



S. SEN & ASSOCIATES..

THREE DECADES OF DEDICATION

CONSULTING ENGRS/CHARTERED ENGINEER & GOVT. APPROVED VALUERS WITH THE INCOME TAX/ WEALTH TAX DEPARTMENT, FELLOW OF INSTITUTION OF ENGINEERS & VALUERS. INCOME TAX REGISTRATION NO. W.B. Cat-1/65/C.C. of 1988 & W.B./CCIT-4/Kol/103/2017-18/Registration of Valuer/ Kalyan Kumar Das

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UCO BANK

ENGAGED BY: UCO BANK

BRANCH: BASIRHAT

VALUATION REPORT IN RESPECT OF AN IMMOVABLE PROPERTY COMPRISING SECOND FLOOR, FLAT NO. 04, IN A (G+4) FIVE STORIED BUILDING NAMED “ADITYA APARTMENT” LOCATED AT HOLDING NO. 264/374, KOLKATA-BASIRHAT ROAD, P.S. & P.O. BASIRHAT, DISTRICT-NORTH 24 PARGANAS, PIN-743411 WITHIN THE AMBIT OF BASIRHAT MUNICIPALITY

OWNER: Since Deceased Ayan Sarkar S/O Sri Karthick Sarkar

On the instructions received from Branch Manager UCO Bank, Basirhat Branch, and our subsequent engagement, **M/S. S. Sen & Associates** has been appointed to estimate the Market Value of the Flat located at the above address. Accordingly, our professional has undertaken the inspection of the said property after discussion over phone with the party concern and the report on valuation is based on the facts, figures, documents, particulars, information so far obtained by viewing the said property or made available to us during the said inspection and to the best of our knowledge & judgment. Further While carrying out these instructions, we undertook verbal/web-based enquiries referred to in relevant sections of this report. We have relied on this information as being accurate and complete. In particular we detail the following: -

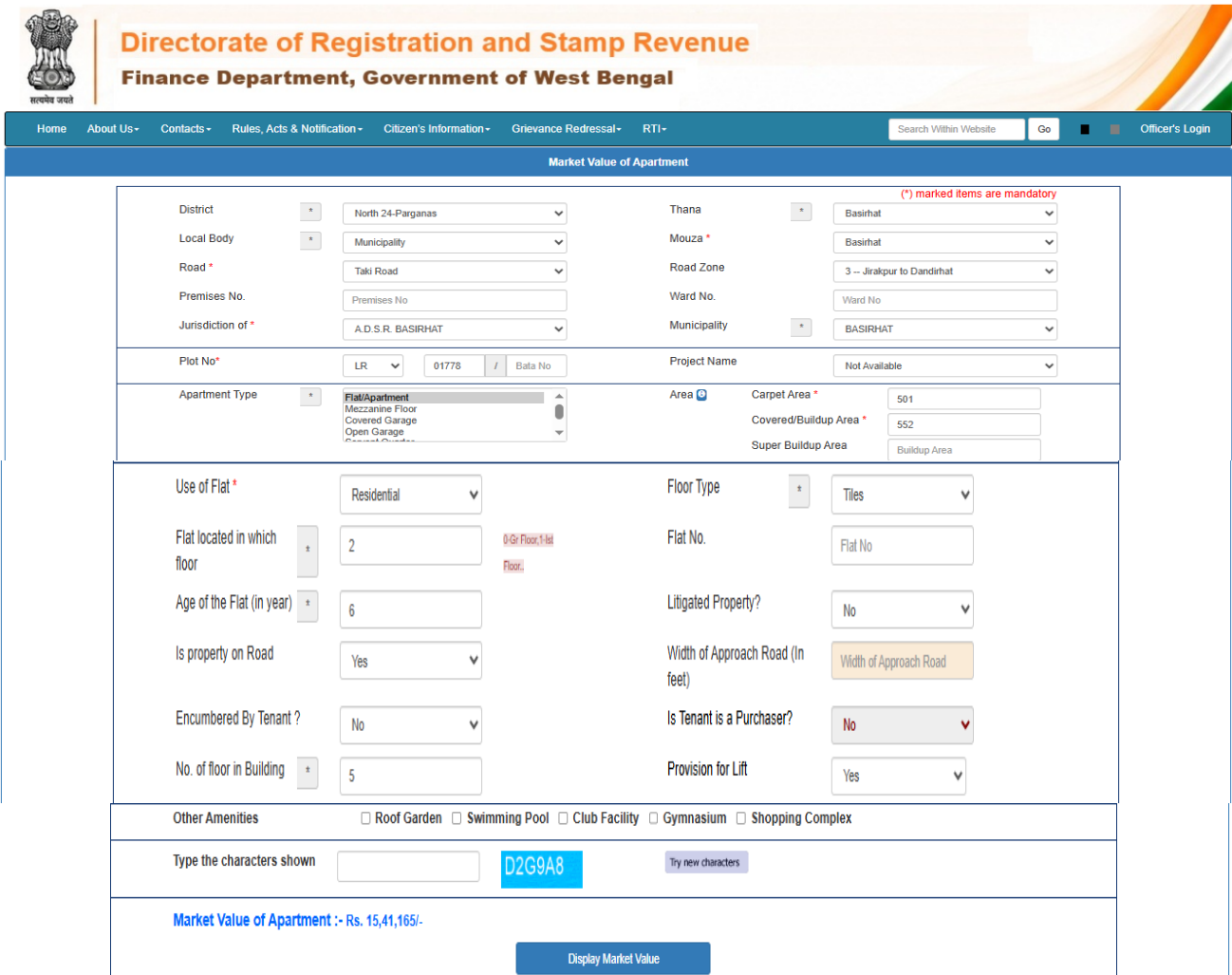
I	GENERAL	
1	Purpose for which the valuation is made	
2	a)	Date of Inspection
	b)	Accompanied by
	c)	Date on which the valuation is made
	d)	Reference No.
3	List of documents produced for perusal	i) Copy of Deed no I- 151101147, Dated 07.2.2023 Book No-I, Volume No 1511-2023, Page from 22986 to 23014 ii) Copy of Sanction Building Plan no.24, Dated- 25.08.2020, approved by Sub-Asst. Engineer of Basirhat Municipality
4	a). Name of the Owner and his/their address(es) with Phone no (details of share of each owner in case of joint ownership)	Since Deceased Ayan Sarkar S/O Sri Karthick Sarkar
	b) Name of the Purchaser and his/their address(es) with Phone no (details of share of each owner in case of joint ownership)	Since Deceased Ayan Sarkar S/O Sri Karthick Sarkar

5	Brief description of the property	The property comprises Second Floor of Residential Flat admeasuring 690.00 Sq. Ft. Super Built-up area situated on a (G+4) Five Storied Building named "Aditya Apartment" constructed over a land admeasuring 8.657 Decimal more or less located at Second Floor, Flat No. 04, Mouza-Basirhat, J.L. No. 43, Re. Sa. No. 133, Touzi No. 600, Khatian No. 393 & 398, L.R. Khatian No. 11926, Hal Khatian No. 18139, 4911 & 10617, R.S. & L.R. Dag No. 1778, Pargana-Baliya, Holding No. 264/374, P.S. & P.O. Basirhat, District-North 24 Parganas, Pin-743411. Within the ambit of Basirhat Municipality, Ward No. 10 Accommodation: 2 Room, 1 Toilet, 1 Kitchen, 2Balcony, 1 Dinning
6	Location of property	
	a). Plot No/Survey No	Mouza-Basirhat, J.L. No. 43, Re. Sa. No. 133, Touzi No. 600, Khatian No. 393 & 398, L.R. Khatian No. 11926, Hal Khatian No. 18139, 4911 & 10617, R.S. & L.R. Dag No. 1778,
	b). Door No	Kolkata-Basirhat Road
	c). Ward/Taluka	Ward No. 10
	d). T.S. No/Village	Mouza-Basirhat
	e). Mandal/District	Dist. North 24 Parganas
	f). Date of issue and validity of layout of approved map/plan	Issue Date: 25.08.2020 Valid Date: Not Mentioned
	Approved map/plan issuing authority	Sub-Asst. Engineer of Basirhat Municipality
	Whether genuineness or authenticity of approved map/plan is verified	Yes Verified
	Any other comments by our empanelled valuers on authentic of approved plan	No comment as the building plan duly sealed & stamped affixed therein has been approved by Sub-Asst. Engineer of Basirhat Municipality
7	Postal address of the property	"Aditya Apartment", Second Floor, Flat No. 04, Holding No. 264/374, Kolkata-Basirhat Road, P.S. & P.O. Basirhat, District-North 24 Parganas, Pin-743411 Within the ambit of Basirhat Municipality Land Mark - near Mother Teresa Multi-Specialty Hospital/Basirhat Chowmatha
8	City/Town	Town
9	Classification of the area	
	i). High/Middle/Poor	Middle
	ii). Urban/Semi- Urban/Rural	Semi-Urban
10	Corporation /Village Panchayat /Municipality	Within the ambit of Basirhat Municipality
11	Covered under any State/Central Govt. enactments (Urban land ceiling Act) or notified under agency area / scheduled area/ cantonment area)	Whilst we may make verbal enquiries or gather information in this regard, we do not normally carry out requisition with public or statutory authorities to confirm whether the subject property is not adversely affected by any public schemes, such Urban land Ceiling Act or notified under agency area/Schedule area/cantonment area. If reassurance is required, we recommend that such verification be obtained from the client's lawyers or other professional advisors. Our analyses are prepared on the supposition that the premises and any improvements thereon comply with all relevant statutory regulations. We have valued the Property assuming that it is a freehold property and has no attached encumbrances or development constraints attached to.

12	Boundaries of the property: -			
	As per Deed – Land		As per Physical Inspection- The Subject Flat	
	North	By the Khitish Karmakar.		By Open to Sky
	South	By the 35 ft. wide Taki Road.		By Flat No - 03
	East	By the Common Passage.		By Common Passage
	West	By the Nirmal Kumar Ghosh.		By Open to Sky
13	Dimension of the Site	A		B
		As per Site plan		Actuals
	North	20'3"		-
	South	7'10", 9'9" & 4'8"		-
	East	3',12'1" & 17'4"		-
	West	11'5", 9' & 8'5"		-
14	Extent of the site	Land Area: 8.657 Decimal more or less Flat As Per Sale Agreement: Super Built-up Area: 690.00 Sq. Ft. more or less		
14.1	Latitude. Longitude and Coordinates of the site	Latitude-22.6589168, Longitude- 88.8573619 Coordinates-22°39'32.1"N 88°51'26.5"E		
15	Extent of the site considered for valuation (least of 13 A & 13 B)	Floor	Flat No.	Super built-up area in sq. ft.
		Second Floor	04	690.00 Sq. Ft.
16	Whether occupied by Owner / Tenant? If occupied by Tenant, since how long? Rent Received per month.	Owner Occupied		
II	APARTMENT BUILDING			
1	Nature of the Apartment	Residential Building		
	Classification of Locality	Residential area with some commercial activities nearby		
2	Location			
	T.S. No	Mouza-Basirhat,		
	Ward No.	Ward No. 10		
	Village/Municipality/ Corporation	Within the ambit of Basirhat Municipality		
	Door No. Street or Road (Pin Code)	Holding No. 268/378, Taki Road, Basirhat, Pin-743428		
3	Description of the locality (Residential / Commercial/ Mixed)	Residential area		
4	Year of construction	2020 (as Informed During Inspection)		
5	Number of Floors	(G+4) Five Storied building		
6	Type of Structure	R.C.C. Framed Structure		
7	Number of Dwelling units in the building	Good Numbers of Flat in Each Floor		
8	Quality of construction	As per norms of Construction of High-Rise Building.		
9	Appearance of the Building	Good, so reveal during inspection.		
10	Maintenance of the Building	Good, so reveal during inspection.		
11	Facilities Available			
	Lift	Available		
	Protected Water supply	Underground and overhead water reservoirs.		
	Underground sewerage system	Sewerage is taken care to septic tank.		
	Car parking-Open/Covered	No		
	Is compound Wall Existing?	Available		
	Is pavement laid around the building	Not Available		

III	FLAT/OPEN TERRACE	
1	The floor on which the Flat is situated	Second Floor
2	Door No of the Flat/Open Terrace	Flat No. 04
3	Specification of the flat/Open Terrace	
	Roof	RCC
	Flooring	Tiles Flooring
	Doors	Wooden
	Windows	Sliding Glass window with grill
	Finishing	
	Wall	Inside Outside
	Fittings	Plastered & Putty Plastered & Painted
4	House Tax	Documents not provided during inspection.
	Assessment No.	Documents not provided during inspection.
	Tax paid in the name of	Documents not provided during inspection.
	Tax amount	Documents not provided during inspection.
5	Electricity Service Connection No.	Documents not provided during inspection.
	Meter Card is in the name of	Documents not provided during inspection.
6	How is the maintenance of the Flat/Open Terrace?	Good, so reveal during inspection.
7	Sale Agreement/Indenture executed in the name of	Deed of Conveyance not executed but necessary sale agreement has been made between the Owners & Purchaser
8	What is the undivided area of land as per Sale Agreement/Indenture?	8.657 Decimal more or less
9	What is the plinth/Covered area of the Flat/Open Terrace?	Plinth area = 552.00 Sq. Ft. N.B. As per present market trend generally Super Built-Up area for such type of Apartment may vary between 20-40%. Since nothing has been mentioned about the percentage of Super Built-Up area in the Agreement, we are considering 20% as SBU area.
10	What is the floor space index (app.)	NA
11	What is the Carpet area of the Flat/Open Terrace?	Carpet area = Built Up area / 1+10% of Built-Up area (Treating 1 as Built-Up area) = 552/1.10 = 501.81 Sq. Ft. N.B. As per present market trend generally Built-Up area for such type of Apartment may vary between 10-15%. Since nothing has been mentioned about the percentage of Built-Up area in the Indenture, we are considering 10%
12	Is it Posh/I class/Medium/Ordinary?	Medium
13	Is it being used for Residential or Commercial purpose?	Residential Purpose
14	Is it Owner occupied or let out?	Owner Occupied.
15	If rented, what is the monthly rent?	No, occupied by the Owner
IV	MARKETABILITY	
1	How is the marketability?	Having potential of good marketability
2	What are the factors favoring for an extra Potential Value?	The property is situated at Taki Road of Basirhat Area . Every facility available with very close distance and beside the particular this area is very peaceful & suitable for residential

		purpose usage.
3	Any negative factors are observed which affect the market value in general?	Not as such
V	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Along with details/ reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	We consulted the offers prevalent as on the date of our inspection and found that the average non-speculative market price in the locality for such type of Flat being used for residential purpose may vary between Rs.2,000.00 & Rs.3,000.00 per Sq. ft. of Super Built-up area on the date of our inspection in the open market. We have adopted a rate of Rs. 2,500.00 per Sq. ft. in our calculations considering the advantage explained above. We have endeavored to keep the market rate at a non- speculative fair market price by using our experience and judgment.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the Showroom under comparison (give details)	Rs. 2,500.00 Per Sq. ft. of Super built-up area.
3	Break up for the rate	
	i) Building +Services	Rs.1,800.00 per Sq. Ft. (including all services)
	ii) Land + Others	Rs. 700.00 per Sq. Ft. (including others charges)

4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	
	 The value of the Flat has been calculated on the basis of information collected by us from the offers for Real Estate transactions given in the relevant Network addresses and prepared a comparative statement as follows: -	

	Web Site	Super Built-Up Area	Rate per sq. Ft.	Total Rate
	W.B. Govt. Rate	690.00 (Super Built-up Area) or 501.81 (Carpet Area)	Rs. 2,233.57 (Super Built-up Area) or Rs. 3,071.21 (Carpet Area)	Rs. 15,41,165.00
	From the above it appears that the Govt. Web site rate is Substantially lower Side in comparison to Local rate and other Web site rate, as of now keeping in view the development of surrounding areas, marketability, connectivity, Demand of Vacant Residential spaces etc. Hence the Govt. guide line rate cannot be taken as a barometer for assessing the fair market value which, evidently, does not allow for market trends that take into consideration such factors as location, shape & size, nature of surrounding, tenure & status, usage, demand & supply of the commercial and Residential spaces etc. Since this has been an exclusive and affluent locality where real estate properties are in considerable demand, the available information tends to become speculative. As a matter of fact, the price of Real Estate Sector has recently been affected considerably by the recent market trends and consequences of various factors that have come into play in market trends recently. As a result, substantial disparities have come about between the Government rates and fair open market prices of Residential Spaces. This, evidently, is a phenomenon of recent origin of unpredictable duration. We have endeavored to keep the market rate at a non- speculative fair market price by using our experience and judgment. Hence after comparing Web-site rate prevailing as on the date of inspection it is prudent to apply average rate taking into consideration a conservative approach.			
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a	Depreciated building rate			
	Replacement cost of Flat with Services {V (3)I}		Rs.1,800.00 per Sq. Ft.	
	Age of the building		06 Years	
	Life of the building estimated		Life of the building 80 Years	
	Depreciation percentage the salvage value as 10%		[{(06 X 0.9)/80 X 100}] = 6.75%	
	Depreciated ratio of the building		0.93:1 (Considering 1 as Initial cost of construction)	
b	Total composite rate arrived for valuation			
	Depreciated building rate VI(a)		Rs. 1,678.5 per Sq. Ft.	
	Rate of Land & other V (3) ii		Rs. 700.00 per Sq. Ft.	
	Total Composite Rate		Rs. 2,378.5 Per Sq. ft. of Super built-up area	

Details of Valuation

SL. No	Description	Super built Area in Sq ft.	Rate per Sq. ft. in Rs.	Estimated Value in Rs.
1	Second Floor	690.00	2,378.5	Rs. 16,41,165.00
2	Wardrobes			Nil
3	Showcase			Nil
4	Kitchen Arrangements			Nil
5	Superfine Finish			Nil
6	Interior Decorations			Nil
7	Electricity deposits /electrical fittings, etc.			Nil
8	Extra Collapsible gates /grill works			Nil
9	Potential value if any			Nil
10	Others (Car Parking)			Nil
	Total			Rs. 16,41,165.00
	Or Say			Rs. 16,41,000.00

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income approach and cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening /public service purpose, sub merging & Applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and their effect on i) Salability ii) Likely rental values in future in iii) Any likely incomes it may generate, may be discussed).

As a result of my appraisal and analysis. It is my considered opinion that the present:

PRESENT VALUE	
PRESENT MARKET VALUE	Rs. 16,41,000.00 (Rupees Sixteen Lac Forty-One Thousand Only)
REALIZABLE VALUE (Less 10% of Fair Market value & rounded off)	Rs. 14,76,900.00 or say Rs.14,77,000.00 (Rupees Fourteen Lac Seventy-Seven Thousand Only)
DISTRESS VALUE (Less 20% of Fair Market value & rounded off)	Rs. 13,12,800.00 Or Say Rs. 13,13,000.00 (Rupees Thirteen Lac Thirteen Thousand only)

Date: 19.08.2026

Place: Kolkata

MANDATE FOR VALUER

Sri Name of The Valuer with Address → S. Sen & Associates , MAIN OFFICE 4/12, MORDECAI LANE, DUMDUM, NORTH 24 PARGANAS, KOLKATA-700074 Mob: <u>7439636788/9433543012</u>			
Date of Visit- 19.08.2026			
1	Nature of Security		Allready Mortgage
	a.	Vacant Land [Agriculture / non agriculture]	Non-Agriculture
	b.	Land with Building thereon	Second Floor Flat
2	Area of the land		Land Area: 8.657 Decimal more or less
3	In case of Flat, S/ built-up area		Super Built-up Area: 690.00 Sq. Ft. more or less
4	In case of Flat under construction, status/ progress of construction and approximate time required for completion		Complete
5	Distance of the site from the branch		2.1 Km
6	Location (with boundary)		Butted and bounded by (As per physical Inspection)
	North –		By Open to Sky
	South –		By Flat No - 03
	East –		By Common Passage
	West –		By Open to Sky
	Fair description and proper location of the assets, which are the subject of the valuation, giving clearly identification, comments with reference to legal rights and restrictions in ownership, if any		
7	Plot No./Dag No.	R.S. & L.R. Dag No. 1778,	Mouza-Basirhat, J.L. No. 43, Re. Sa. No. 133, Touzi No. 600, Pargana-Baliya, Holding No. 264/374, P.S. & P.O. Basirhat, District-North 24 Parganas, Pin-743411
	L.R. Khatian No.	Khatian No. 393 & 398, L.R. Khatian No. 11926, Hal Khatian No. 18139, 4911 & 10617,	
	P.S.	Basirhat	Within Sub- Registrar's office of - A.D.S.R.O. Basirhat, Dist-North 24 Parganas
	The valuer should enclose the sketch of the property identified along with his report and the owner of the property should also sign on drawing or sketch made thereon. In case of a large plot, the valuer must arrange for the 'Amin'/ 'Local Government Officials' to measure the property and identify the boundaries from all the four sides. The valuer should pay visit to the 'Amin' in his office.		
8	Name of the present owner of the property		Since Deceased Ayan Sarkar S/O Sri Karthick Sarkar

9	Present address of the owner	Residing at Vill-Choto Jirakpur, P.O. & P.S. Basirhat, Dist. North 24 Parganas, West Bengal
10	Name of the Borrower	Since Deceased Ayan Sarkar S/O Sri Karthick Sarkar
11	Present address of the Borrower	NA
12	Occupation of the owner (if other than the applicant)	NA
13	Relationship with the applicant	Self-property
14	No. of stories and age of the Flat	(G+4) Five Storied Building, Age – 06 Years
15	Whether the property has been purchased by the present owner or inherited or received as gift	Received as a Purchased
	The valuer should verify seller's photo Id and address	Verified
16	Consideration / reason for offering the property as mortgage (In case of third-party property) in case of third-party collateral security.	Allready Mortgage
	Valuer should obtain certified copy of the same documents and compare it with originals submitted to the Bank. He should collect the receipt from the 'Amin' with date and seal. The valuer should verify documents Like Patta, title deed and legal heir certificates from the issuing authorities. The valuer should also verify the latest property tax receipt, electricity bills, etc.	Mentioned Above
17	Whether the property is free from tenancy?	Yes
	The valuer should make enquiries with people residing in the property. He should also note the nature of tenancy (commercial or residential) and period of occupation. He should apply suitable reduction in the value.	No tenancy at the time of inspection
18	Who is the occupying the house at present?	Owner
19	Condition of the land / land & Flat from the point of view of sale.	Having Potential of Good Marketability.
20	Whether local enquiry made to satisfy about history of the property.	Yes
21	The valuer in his report should mention the name / names of the persons present at the time of inspection or the person identifying the property.	Owner was Present
22	Comments on the locality\	Posh / Middle class / Lower Class- Middle Class.
23	Surroundings	Very good / good / average- Good.
24	Connections of the locality with main city	Well connection / gradual development taking place. Well connected.
25	Type of construction of the building	RCC Frame Structure- Photocopy Enclosed
26	Any discouraging report about the property	Nothing else.

I/We certify that

THE PROPERTY AS MENTIONED ABOVE HAS BEEN INSPECTED BY ME/US PHYSICALLY ON 19.08.2026 AND BASED ON LOCAL ENQUIRY I/WE AM/ARE SATISFIED THAT THE INFORMATION OBTAINED ABOUT HISTORY OF THE PROPERTY IS CORRECT AND THE VALUATION MADE BY ME IS REALISTIC AND VALUED AT Rs. 16,41,000.00

DURING INSPECTION I/WE HAVE TALKED TO THE OWNER OF THE PROPERTY AND HAVE SATISFIED MYSELF/OURSELVES ABOUT HIS IDENTITY. I/WE HAVE VERIFIED HIS RATION CARD/ VOTER'S IDENTITY CARD/ PASS PORT/ PAN CARD. THE REASON GIVEN BY THE OWNER FOR OFFERING THE PROPERTY AS SECURITY IS APPARENTLY ACCEPTABLE.

I/WE AM/ARE IN NO WAY HAVING ANY INTEREST IN THE PROPERTY.

I/WE HAVE REVISITED THE SITE ONCE AGAIN ON TO MAKE LOCAL ENQUIRIES FROM THE MARKET AND NEIGHBORS TO CONFIRM LOCATION, OWNERSHIP, VALUE, BOUNDARIES, ETC.

METHODS USED, FACTORS INFLUENCING THE ANALYSIS, OPINIONS, CONCLUSION AND ASSUMPTIONS MADE ARE CLEARLY RECORDED IN THE VALUATION CERTIFICATE.

SIGNATURE OF THE VALUER WITH SEAL

