



Selling of our bank Vehicle Bearing No. AP-09-BZ-9638 under Surat Zone

The details are as under;

Date of Commencement	01/11/2023
Last date for submission of tender	07/11/2023 up to 05.00 P.M.
Opening of Financial Bid	07/11/2023 at 5:30 PM
Visit of Vehicle	01/11/2023 to 06/11/2023
Base Price	85,500/- (Below base price of the vehicle bids will not be eligible.)
Allotment of Vehicle	H-1 Bidder (Highest Price of Bidder)
Issue of tender document	Tender documents can be download from https://www.ucobank.co.in
Bids to be submitted	UCO Bank, Zonal Office, 2 nd floor, Riddhi Shoppers, Opp. Star Bazar, Adajan-Hazira Road, Adajan -395009.

BIDS FOR SELLING OF BANK VEHICLE BEARING NO. AP-09-BZ-9638

SR. NO.	MAKE	MODEL	ITEMS/ASSECCORIES	AVAILABLE	REMARKS
1.	MARUTI ZEN ESTILO	2010	ORIGINAL RC	YES	
2.			KEYS -02 NOS.	YES	
3.			ORIGINAL PURCHASE PAPERS	NO	
4.			SPARE WHEEL	YES	
5.			TOOLS KIT	NO	
6.			INSURANCE	TILL 16.07.2024	
7.			BASE PRICE	Rs. 85,500/-	Below base price of the vehicle bids will not eligible.
8.	Allotment of Vehicle		H-1 Bidder (Highest Price of Bidder)		
NOTE: AFTER ALLOTMENT OF H-1 BIDDER					
1. NAME OF OWNER TO BE IMMEDIATE CHANGE ON THE NAME OF PURCHESER & CONCERN ALL FORMALTIES & CHARGES WILL BE BORN BY THE BIDDER.					
2. FULL PAYMENT TO BE MADE ON THE NAME OF OUR BANK “ZONAL MANAGER ZONAL OFFICE UCO BANK SURAT”					

APPLICATION BIDS OF VEHICLE

<u>SR.</u>	<u>NAME OF APPLICANT</u>	<u>DECLARATION & DATE FOR INSPECTION OF VEHICLE</u>	<u>PRICE BID (Rs.)</u>	<u>REMARKS</u>
				<u>All the above terms & conditions understood by bidder.</u>

NAME & SIGNATURE OF BIDDER

Table of Contents

SECTION – I.....	4
A. Preamble	4
B. Basis of Valuation	4
C. Definition of Fair Value	4
D. Definition of Realizable Value	5
E. Definition of Distress Sale Value	5
F. Pecuniary Interest Declaration	5
G. Assumptions and limiting conditions	6
H. Scope of work.....	6
SECTION – II.....	7
A. Valuation of Vehicles	7
I. Basis and Methodology.....	7
II. Sales Comparison method	7
III. Notes and Observations.....	7
IV. Valuation Summary:.....	8
V. Photos of the vehicle	8

SECTION – I

A. Preamble

Name of the Client	M/s. UCO Bank, Zonal Office, Surat.
Name of the Valuer and Reg. No.	Ronak M Mistry SRT/CCIT/JCIT (OSD) (HQ)/34AB/RMM/2020-21
Purpose of Valuation	Fair Market Valuation of specified Vehicle (Maruti ZenEstilo) Wide Reg. No. AP 09 BZ 9638 for Sale Purpose Chassis No. MA3EMDE1S00308078FA
Assets Valued	Private Vehicle
Date of Valuation	31 st August 2023
Conduct of Valuation/ Methodology	While Conducting the valuation, we have relied upon International Valuation Standards issued by the International Valuation Standards Council (IVSC).
Date of Report	31 st August 2023

The information and facts were observed and gathered from the client. These are recorded in our valuation report and the value evaluated is based on current market trends and valuation norms.

B. Basis of Valuation

Fair Value on as is where is basis is considered for this Valuation exercise. To determine the valuation, we have carried out an inspection of the subject assets. We have adopted Sales Comparison Method under Market Approach and all methodologies have been described in the attached report.

C. Definition of Fair Value

‘Fair Market Value’ is defined as “estimated realizable value of the assets, if they were to be exchanged on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had acted knowledgeably, prudently and without compulsion.

Indian Accounting Standard (Ind AS) defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

A fair value measurement is for a particular asset or liability. Therefore, when measuring fair value an entity shall consider the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Such characteristics include, for example, the following:

- a) the condition and location of the asset; and
- b) Restrictions, if any, on the sale or use of the asset.

A fair value measurement assumes that the transaction to sell the asset or transfer the liability takes place either:

- a) in the principal market for the asset or liability; or
- b) in the absence of a principal market, in the most advantageous market for the asset or liability.

D. Definition of Realizable Value

"Realizable value is the estimated selling price of an asset in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale"

The aforesaid Market Value is normally realizable in a perfect market scenario. However, when Bank / financial institution wishes to recover its money by sale / auction of the assets in one go (complete payment at one time) it results in a discounted payment. Further, marketability may also be reduced because this kind of assets has its maximum value in its existing situation and not in 'Ex Situ'. Further costs may also be required to be incurred in advertising and management of sale process. In our professional opinion the realizable value may be in the region of a discount of 10% to 20% over the Fair Market Value.

E. Definition of Distress Sale Value

The Distress Sale Value has to be considered for Cost of sale processes like advertisement, brokerage and a reasonable time period for marketing, in such transactions, payments are deferred in nature and installments are spread over a period of time. Further, the valuation report is issued to the bank for the sale purpose. Bank wants to sale the premises to recover their money. In such type of transactions, normally the prospective buyer is in a better bargaining position than the seller. It is virtually a buyer's market. Further, the transaction normally happens in a forced-sale situation wherein the seller has to liquidate by compulsion or is in urgent need of funds. All these result in a distress-sale scenario. The distress sale value would be in the range of a discount of 20% to 40% over the Fair Market value.

F. Pecuniary Interest Declaration

The Valuer has no pecuniary interest in the said asset, past, present or prospective, and the opinion expressed is free of any bias in this regard. The Valuer strictly follows the code of conduct of his Registered Valuation Organization of IBBI.

G. Assumptions and limiting conditions

During the course of this valuation exercise/process, the following limitations and assumptions were made, which require a special mention:

- The statements of facts presented in the report are correct to the best of Valuer's knowledge.
- The analysis & conclusions are limited only by the reported assumptions & conditions.
- The valuer has no interest in the subject Asset
- The valuer's fee is not contingent upon any aspect of the report
- The valuation was performed in accordance with the ethical code and performance standards
- The valuer has experience in the category of the asset class being valued
- Possession of any copy of this report does not carry with it the right of publication, nor may be used for any purpose by any one, except the addressee and the asset owner, without the previous written Consent of the valuer, and in any event, only may be revealed in its entirety.
- The analysis of this report is based on publicly available information, Industry Benchmark / Standards or our Professional Judgment, as the case may be, where the information has not been furnished by the company
- The condition assessment and the estimation of useful life is based on visual observations / review of maintenance, performance & service records and based on professional judgment. We have not carried out any structural design or stability study; we have also not carried out any physical tests to assess
- Individuals who are familiar with valuation-assessment of such assets carried out the inspection, due diligence and condition-assessment of the assets. However, we do not opine on, nor are we responsible for its conformity to any health, safety, environmental or any other regulatory requirements that were not readily apparent to our team of experts during their inspection
- This valuation is valid only for the purpose mentioned in this report; and neither intended nor valid to be used for any other purposes.
- The valuation is not a precise science and the conclusions arrived at in many cases will be subjective and dependent on the exercise of individual judgment. Hence, there is no indisputable single value and we normally express our conclusion as falling within a likely range.
- Whilst we consider our conclusions to be both reasonable and defensible based on the information available to us, others may place a different value based on the same information.

H. Scope of work

Our scope of work includes Fair market Valuation of Specified Vehilce (Maruti Zen Estilo,Reg. No. AP 09 BZ 9638) as on the date of valuation.

SECTION – II

I. Valuation of Vehicles

I. Basis and Methodology:

Normally Sales Comparison Method is adopted for valuation of vehicle under market approach.

II. Sales Comparison method:

The sales comparison approach also known as market approach is the systematic gathering, recording and analysing data of similarly affected properties recently sold and comparing sales to the contaminated property being valued. When adequate data exist for similarly affected properties, this approach is considered the most objective and supportable.

The sales comparison approach requires sufficient sales of similar properties. As in the general sales comparison approach when data on comparable contaminated properties are limited, the valuer should expand strata, the period from which sales are drawn, and geo-economically defined areas. However, appropriate adjustments must be made to ensure that proper comparability is achieved. Rather than relying only on the limited data available for similarly contaminated property, sales of similar uncontaminated (or unimpaired) property can also be used.

In this way a benchmark, unencumbered value can be established for the subject property, after which adjustments can be made for the contamination. Such adjustments should be based on the cost to cure (properly discounted or amortized), imposed limitations on use, increased insurance and financing costs, and potential liability.

This is the process wherein joint efforts of valuers and environmental expert are needed. The contribution of the valuer is to undertake valuation of impaired property or as if unimpaired but comparable in characteristics whereas the contribution of environmental engineer is to compare the contaminant present and the level of contamination of the comparable contaminated properties identified by the valuer with the subject property proposed to be valued.

The following steps are followed in this method:

- **Identification of contaminated properties.**
- **Analyses and Comparison**
- **Adjustment of prices of comparable properties**
- **Determination of the value estimate or stigma assessment**

III. Notes and Observations:

- During our visit, we inspected the Vehicle available at site. Photographs taken by us during our visit can be downloaded from the link below.

Photos of the Vehicle:

<https://photos.app.goo.gl/eMVgkECpgEg24FNDA>


- The Client has provided us with the information of assets available at the site that we verified during our visits. The information had provided in terms of Make, Date of Purchase, Vehicle Reg. No. and other relevant asset information.
- Evaluation was carried out keeping in view machinery and equipment's present condition, economic life, technological advancement and future usage.
- We have arrived at the fair value figure of vehicle with our experience in the evaluation of the similar type of vehicles and from discussions with automobile experts.

IV. Valuation Summary:

Particulars	Fair Market Value (In INR)
Vehicle (Maruti Zen Estilo) Wide Reg. No. AP 09 BZ 9638, Chassis No. MA3EMDE1S00308078FA	95,000
Total	95,000

V. Photos of the vehicle:



 **ANDHRA PRADESH TRANSPORT DEPARTMENT**
CERTIFICATE OF REGISTRATION

Regn. Number : **AP09BZ9638**

Regd. Owner : **UCOBANK ZONAL OFFICE**
CHIEF OFFICER

Address : **8-2-624**
GROUND FLOOR, ROAD NO:
BANJARA HILLS

Maker's Class : **MARUTI ZEN VXi ESTILO**

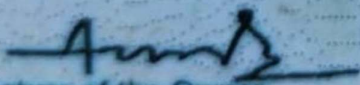
Vehicle Class : **MOTOR CAR**


Mth. Yr. of Mfg : **6/2010**

Fuel Used : **PETROL**

Type of Body : **SEDAN**

Chassis Number	:	MA3EMDE1S00308078FA
Engine number	:	K10BN4083981
Cubic Capacity	:	998
Wheel Base	:	2360
Seating Capacity	:	5
Unladen Weight	:	865
Colour	:	SUPERIOR WHITE
Date of Registration	:	23/09/2010
Regn. Valid Upto	:	22/09/2025
Tax	:	Rs. 53720 (Life Tax)
Hypothecated To	:	


Signature of the Owner


Registering Authority
RTA-HYDERABAD-CZ

