

**Professional Fee - For Sole Banking Arrangement**

The structure of fee payable by the Bank to valuers for valuation is as follows:

<b>Asset Value</b>	<b>Fee Structure (excluding GST)</b>
Upto 5.00 lakhs	Bank Official will do valuation as per guidelines
<b>More than Rs.5.00 lakhs to up to Rs.20.00 lakhs</b>	<b>Rs.2,000.00</b>
<b>More than Rs.20.00 lakhs to up to Rs.1.00 Crore</b>	<b>Rs.3,000.00</b>
<b>More than Rs.1.00 Crore to up to Rs.5.00 Crore</b>	<b>Rs.8,000.00</b>
<b>More than Rs.5.00 Crore to up to Rs.10.00 Crore</b>	<b>Rs.12,000.00</b>
<b>More than Rs.10.00 Crore to up to Rs.50.00 Crore</b>	<b>Rs.15,000.00</b>
<b>More than Rs.50.00 Crore</b>	<b>Rs.25,000.00</b>

**For the fee payable by the Bank for valuation related to Home Loan, circular on UCO Home Loan issued by Retail Loan Department from time to time to be referred.**

**Note on Professional Fee and Other Expenses:**

1. For credit/quasi-credit limits upto and inclusive of Rs.5.00 lac, valuation of property should be made by the bank officials themselves so as to avoid additional cost to borrowers. For credit/quasi-credit limits over Rs.5.00 lac valuation of properties shall be entrusted to valuers on the Bank's approved panel.
2. For Retail and Schematic Loans, wherever guidelines on valuation of securities defined, will continue as it is.
3. The fee structure represents the maximum amount of fee payable as per value of the property and is subject to negotiation at the time of giving assignments on case to case basis depending upon the work/service involved.
4. For valuation of cases admitted in NCLT under Insolvency and Bankruptcy Code (IBC), valuation fee shall be applicable as decided by Committee of Creditors (CoC).
5. For valuation under consortium advances, valuation fee shall be according to



decision of consortium members and to be shared accordingly.

6. Bank shall pay net amount after deduction of applicable taxes at applicable rate from the fee as above on receipt of valuation report along with Mandate for valuer.
  - i) In addition to the professional fee for valuation, cost of photographs and other out-of-pocket expenses incurred by the valuer in connection with valuation shall be reimbursed on actual basis.
  - ii) For outstation assignments, actual railway tickets up to 1<sup>st</sup> class or AC Two tier Sleeper and per day diem of Rs.1000/- may be considered for reimbursement by the Bank.
  - iii) Any claim for reimbursement of expenses incurred should be supported by relative bills in original, duly signed by the valuer.
  - iv) The Bank shall recover upfront the valuation fee and the incidental expenses from the borrower.
  - v) Professional fee/payments to valuers shall be paid by the Bank directly to the valuer within 45 days of submission of valuation report acceptable to the Bank. The said valuation fees will be recovered from the borrower.
  - vi) As far as possible, eligible valuers from each district centre should be included in approved panel with an objective of minimising expenses on travel/diem etc.

