

Format-A

Er. Subodh Kumar Sharma
 B.E. Civil, M.I.E., FIV, CAT /I-F-2188, Pune
Govt. Approved Valuer (Income Tax)
 Approved Valuer of BOI, LIC(H.F.L), I.D.B.I
 S.B.I, P.N.B & AXIS Valuer, Designer, Estimator

Resi- Sri-Krishna Nagar Lane No-2,
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Date :-12/05/2026

Ref. No.- SRS/12/05/26-27

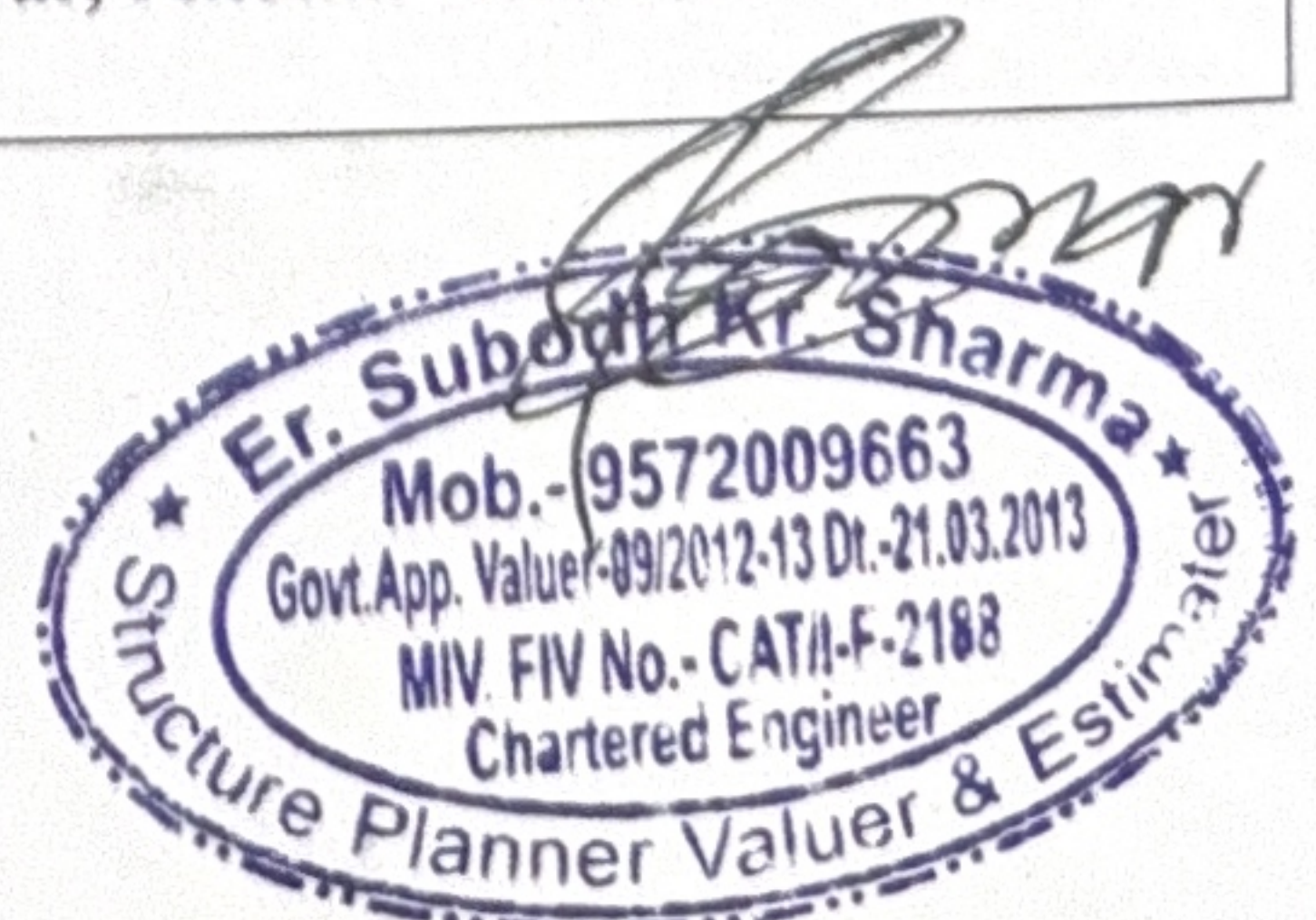
TO,
 BANK OF INDIA

BRANCH:- Rasulpur,

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled in by the Approved Valuer)

I.	GENERAL		
1.	Purpose for which the valuation is made		Bank Loan
2.	a)	Date of inspection	: 11/05/2026
	b)	Date on which the valuation is made	: 12/05/2026
3.	List of documents produced for perusal		:
	i)	Sale Deed	: Deed No-3130, dt.12.07.2018, for-15 Dhur =2.789Decimal
	ii)	Current Receipt No.	: Required
	iii)	Building Map	: Basis Of Previous Valuation Report Er. Ajay Kumar Mishra
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		Sri. Ajay Kumar Sah S/O-Sri. Jag Narayan Sah
5.	Brief description of the property (Including leasehold / freehold etc)		: This Property is situated At-Rasulpur, P.S- Rasulpur, Anchal- Ekma, Thana No.- 99, Dist- Saran.
6.	Location of property		At-Rasulpur, P.S- Rasulpur, Anchal- Ekma, Thana No.-99 , Dist- Saran.
	a)	Plot No. / Survey No.	: Khata No.- 415,110, Khesra No.-3192/3721,3225,
	b)	Door No.	: NA
	c)	T. S. No. / Village	: Rasulpur,
	d)	Ward / Taluka	: Thana No- 99,
	e)	Mandal / District	: Saran.
7.	Postal address of the property		At-Rasulpur, P.S- Rasulpur, Anchal- Ekma, Thana No.-99 , Dist- Saran.



8.	City / Town		:	Saran,	
	Residential Area		:	Yes	
	Commercial Area		:	No	
	Industrial Area		:	No	
9.	Classification of the area		:		
	i)	High / Middle / Poor	:	Middle	
	ii)	Urban / Semi Urban / Rural	:	Rural	
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Village Panchayat	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		:	No	
12	In case it is an agricultural land, any conversion to house site plots is contemplated		:	No	
13.	Boundaries of the property		:		
		As Per Sale Deed		Actually	
	North	Gramin Road		Gramin Road	
	South	Ramji Thakur & Prithvi Nath Thakur		Triloki Thakur	
	East	Abhishek Thakur		Abhishek Thakur	
	West	Plot No-3229 & Abhishek Thakur & Ramji Thakur		Nij Kachcha Rasta	
14.1	Dimensions of the site		:	A	B
			:	As per the Deed	Actual
	North		:	2.789 Decimal (1215 Sft)	29'-0"
	South		:		29'-0"
	East		:		41'-10"
	West		:		41'-10"
14.2	Latitude, Longitude and Coordinates of the site		:	Latitude- 26.99148N Longitude-84.84675E	
15	Extent of the site		:	1215.0Sft = 2.789 Decimal	
16	Extent of the site considered for valuation (least of 14 A & 14 B)		:	2.789 Decimal	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		:	Occupied by the owner	



Part – A (Valuation of land)			
1.	Size of plot		2.789 Decimal
	North & South		As Per above
	East & West		
2.	Total extent of the plot		
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)		Rs. 2,00,000/- TO Rs. 4,00,000/- Dec.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Reg. office rate w.e.f. 01/02/2016 Rs. 1,00,000/- dec.
5.	Assessed / adopted rate of valuation		Rs. 2,50,000/- Decimal
6.	Estimated value of land		2.789 x 2,50,000/- = Rs. 6,97,250/-
Part – B (Valuation of Building)			
1.	Technical details of the building		
	a)	Type of Building (Residential / Commercial / Industrial)	Residential
	b)	Type of construction (Load bearing / RCC / Steel Framed)	RCC
	c)	(i) Year of construction	2018
		(ii) Current Life of the structure	08Yrs.
		(iii) Projected Life of the Structure	67Yrs.
	d)	Number of floors and height of each floor including basement, if any	G. Floor- 11'-0"
	e)	Plinth area floor-wise	G.F-1213.0 Sft.
	f)	Condition of the building	
	i)	Exterior – Excellent, Good, Normal, Poor	Normal,
ii)	Inferior - Excellent, Good, Normal, Poor	Normal,	
	g)	Date of issue and validity of layout of approved map / plan	Basis Of Previous Valuation Report Er. Ajay Kumar Mishra
	h)	Approved map / plan issuing authority	Basis Of Previous Valuation Report Er. Ajay Kumar Mishra
	i)	Whether genuineness or authenticity of approved map / plan is verified	Basis Of Previous Valuation Report Er. Ajay Kumar Mishra
	j)	Any other comments by our empanelled valuers on authentic of approved plan	No

