

Er. Rabindra Kumar Singh

B.Sc. Engg. (Civil), MIE, FIV, LLB

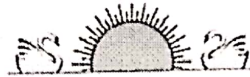
Chartered Engineer (India)

Consulting Engineer & Architect

Govt. Regd. Property Valuer (Cat. - 1)

Reg. No. - CCIT/RNC/TECH/33/10-11

Ministry of Finance, Govt. of India

Residence:
Jeevan Path, Kumhar toli, Hazaribag

Office: Kali Bari Road,

Guru Teg Bahadur Marg, Hazaribag

☎ 06546 265549,

☎ 9431155539, 9431798064, 9576593288

ravinder.haz@gmail.com

Ref no. VAL /200/25-26**Date - 21/08/2025.**

To,
THE SR. BRANCH MANAGER
BANK OF INDIA
BAZAR BRANCH
HAZARIBAG

Subject : Valuation report of property Land with G. Floor building in finishing stage stands registered in the individual names vide registered Deed no. 2800 Dated 15/03/2014 of Smt. Seema Devi W/O Sri Sanjay Kumar for the purpose of current market rate.

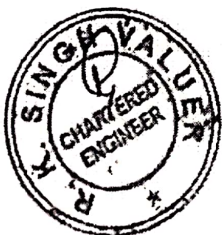
Dear Sir,

As per your telephonic instruction Valuation report of the property Land with G. Floor building in finishing stage constructed on land having under Plot no- 198 Khata no- 90 Area of land 2.00 Decimal only in Mouza- Rewali Pragana- Champa P.S. no- 124 Katkamsandi Police Station Dist- Hazaribag. in the individual names vide registered Deed no. 2800 Dated 15/03/2014 of Smt. Seema Devi W/O Sri Sanjay Kumar.

I have inspected the property on 18/08/2025 with husband of the owner Sri Sanjay Kumar.

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

I. GENERAL		
1.	Purpose for which the valuation is made	To determine the present Fair Market Value.
2.	a) Date of inspection	: 18/08/2025
	b) Date on which the valuation is made	: 21/08/2025
3.	List of documents produced for perusal	Yes
	i) Photo copy of Deed	: Photo copy of Deed no. 2800 Dated 15/03/2014
	ii) Rent receipt of Land & Holding Tax	: Rent receipt of Land Rs. 1.10 p.a. as per receipt no. JH/16 - A 216143 year 2014-15 dated 6/11/2014 (Please ask up to date rent receipt before extention of mortgage)
	iii) Mutation Paper	: Mutation case no. Which is registered in reg. 2 vide mutation case no. 554/14-15 dated 27/09/2014,
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)	: In the individual name of Smt. Seema Devi W/O Sri Sanjay Kumar Mobile no-
5.	Brief description of the property (Including leasehold/freehold etc)	: Freehold, Plot no- 198 Khata no- 90 In Mouza- Rewali Pragana- Champa P.S. no- 124 Katkamsandi Police Station Dist- Hazaribag. Area of land 2.00 Decimal only
6.	Location of property	
	a) Plot No. / Survey No.	: Plot no- 198 Khata no- 90 Area of land 2.00 Decimal only
	b) Door No.	: NA
	c) T.S No. / Village	: Mouza- Rewali
	d) Ward / Taluka	: Mouza- Rewali Pragana- Champa P.S. no- 124 Katkamsandi Police Station Dist- Hazaribag.
	e) Mandal / District	: Hazaribag
7.	Postal address of the property	:



4.	C.B. deposits, fittings etc.	NO
5.	Pavement	NO
	Total	Rs.
Total abstract of the entire property		
Part- A	Land	Rs. 10,00,000.00
Part- B	Building	Rs. 6,27,520.00
Part- C	Extra Items	Rs.
Part- D	Amenities	
Part- E	Miscellaneous	
Part- F	Services	Rs. 16,27,520.00
	Total	Rs. 16,27,520.00
	Say	

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as (i.) Salability (ii.) Likely rental values in future in (iii.) Any income it may generate, may be discussed).

Present Fair Market Value

Cost of Land 2.00 Decimal @ Rs. 5,00,000.00/ Decimal = Rs. 10,00,000.00
 Cost of G. Floor Building 784.40 sft @ Rs 800/sft = Rs. 6,27,520.00
 = Rs. 16,27,520.00

Govt. Registered Value

Cost of Land 2.00 Decimal @ Rs. 48,020.00/ Decimal = Rs. 96,040.00
 Cost of G. Floor Building 784.40 sft @ Rs 800/sft = Rs. 6,27,520.00
 = Rs. 7,23,560.00

Distress Sale Value (+20% less than fair market value)
Realizable Sale Value (+15% less than fair market value)

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is

(Rs Sixteen Lac Twenty Seven Thousand Five Hundred & Twenty only)

And the distress value is

= Rs. 13,00,000.00
 (Rs Thirteen Lac only).

And the Realisable value will be

= Rs. 14,00,000.00
 (Rs Fourteen Lac only).

The book value of the above property as of

(Rs. Seven Lac Twenty Three Thousand Four Hundred & Sixty only)

DECLARATION

I hereby declare that-

- The information furnished in my valuation report dated 21/08/2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- I have personally inspected the property On dated 18/08/2025 with husband of the owner Sri Sanjay Kumar
- The work is not sub-contracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment;
- I have not been found guilty of misconduct in my professional capacity.
- I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" as enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- I have read the international Valuation Standards (IVS) and the report submitted to the Bank for the respective assets class is in conformity to the "Standards" as enshrined for valuation in the IVS in "Classical Standards" and "Asset Standards" as applicable.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- I am registered under Section 34 AB of the Wealth Tax Act, 1937.

