

Er. RAKESH RANJAN SINGH

B.E.(CIVIL), F.I.N., M.E.(India)

Consultant Engineer / Chartered Engineer / Valuer

Empanelled Valuer - Income Tax Dept. (Govt. Of India)

Employees Provident Fund Organization (Govt. Of India)

State Bank of India, Bank of India, Union Bank Of India,

Bank Of Baroda, Canara Bank, Jharkhand Gramin Bank,

Punjab National Bank, Indian Bank (Allahabad Bank),

IDBI, Bank Of Maharashtra, Export-Import Bank of India,

J.S.C.Ltd, Bank & Indian oil Corporation.

Addl Bangla Road, Jhumri Telniya,

Dist.-Kodarma-825409.

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DL-04/12/2024,

To,

The Branch Manager,

Bank of India,

Domchanch Branch,

Dist.-Kodarma.

Sub:- Valuation Report of Fixed Assets(Flat).

Dear Sir,

With response to your telephonic order, I am enclosing herewith,
the valuation report.

I am giving below, in brief, the value of the property for your ready reference.

REPORT No. -- VR/RR/24-25/227.

Total Nos. of pages-06.

**Name & Address of the owner (s) and his / their
address (es) with Phone no. (details of share of
each owner in case of joint ownership)**

**Sri Kundan Kumar Sinha, S/O Sri Umesh Prasad Sinha.
R/O- Jhumritelaiya, Singh Mension, Near Sundar Hotel,
Ward No.-23, P.S.-Telaiya, Jhumritelaiya, Distt.-Kodarma.**

Summary of Valuation-

1)Market Value ----- = Rs.30,47,000/= (Rs Thirty Lac, forty seven thousand only)

2)Realizable Value ----- = Rs. 27,50,000/=(Rs. Twenty seven Lac, fifty thousand only)

3)Distress Sale Value ----- = Rs 24,50,000/=(Rs. Twenty four Lac, fifty thousand only)

4) Value as per Govt. rate = Rs. 45,89,000/=(Rs. Forty five Lac, eighty nine thousand only)

Remarks- 1) Here, Market value, is higher than Govt value, only, because off--

The Govt. value of residential house on other road is Rs.3990/= per Sft. is same in entire Jhumritelaiya Nagar
Parisad limit with out considering it's location & specification. it is too higher side for this 10.0 years old & normal
flat as per it's location & specification.

Thanking You

Your Faithfully


04/12/2024

(Er. Rakesh Ranjan Singh)

Panel valuer -Bank Of India

NOTE- Pl. see the Site Photographs on back of page No.-01 to 02 & Google map on back of page No.-03

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P. E.
Consultant Engineer
& Govt. Valuer

