

4511-27  
**RAKESH RANJAN SINGH**

**E.(Civil), F.I.V., M.I.E.(India)**

**Chartered Engineer / Valuer**

**Panel 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 Telaiya.

Dist.-Kodarma -825409.

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DL-30/10/2024.

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/24-25/185/G.

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) | Smt. Pushpanjali Kumari, S/O Sri Ram Uday Sharma.<br>R/O-Gandhi School Road, Vill.-Gumo, P.S.-Telaiya.<br>Jhumritelaiya, Distt.-Kodarma. |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|

**Summary of Valuation-**

- 1)Market Value-----= Rs.18,50,000/=( Rs Eighteen Lac, fifty thousand only)
- 2)Realizable Value-----= Rs. 16,60,000/=(Rs. Sixteen Lac, sixty thousand only)
- 3)Distress Sale Value -----= Rs 14,80,000/=(Rs. Fourteen Lac, eighty thousand only)
- 4) Value as per Govt. rate = Rs. 24,94,000/=(Rs. Twenty four Lac, ninety four 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  
Parasad limit with out considering it's location & specification. it is too higher side for this 18.0 years old & normal  
flat as per it's location & specification.

Thanking You

Your Faithfully

  
30/10/24  
(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

ER. RAKESH RANJAN SINGH  
E.C.E.  
Chartered Engineer  
& Valuer