

7511-29
RAKESH RANJAN SINGH

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

Assistant Engineer / Chartered Engineer / Valuer

Panelled 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.

Addi Bangla Road, Jhumri Telaiya.

Dist.-Kodarma.-825409.

Mob.- 9155479931, 7250222681, 9304946359.

Mail-v.r.r.singhmt@gmail.com

Di.-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/H.

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 Shiv Shankar Yadav, S/O Sri Kaila Mahato.
R/O-Vaishali Press Gali, Ward No.-26,
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)

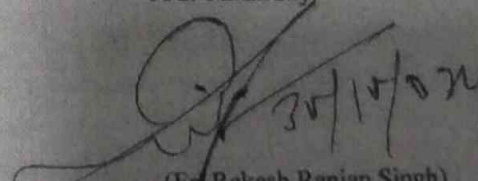
4) Value as per Govt. rate = Rs. 24,94,000/=(Rs. Twenty four Lac, ninety four thousand only)

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
Parisad 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



(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
P. E. (CIVIL)
Chartered Engineer
& Govt. Valuer