

r.RAKESH RANJAN SINGH.

B.E.(Civil), F.I.V., M.I.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 Maharastra, & Indian oil Corporation,

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

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Dt.-21/01/2026

To ,

The Branch Manager.

Bank of India.

Kujju Branch.

Dist.- Ramgarh.

Sub:- Valuation Report of Fixed Assets(Land & building).

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/25-26/288

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. Urmila Devi , W/O Sri Rampukar Singh.
R/O-Vill+P.O- Kujju, P.S- Mandu, Dist- Ramgarh

Summery of Valuation-

1)Market Value-----= Rs.36,94,000/=(Rs Thirty six Lac ,ninety four thousand Only)

2)Realizable Value-----= Rs 33,00,000/=(Rs. Thirty three Lac Only)

3)Book Value-----= Not available

4)Distress Sale Value -----=Rs 29,50,000/=(Rs. Twenty nine Lac , fifty thousand Only)

5) Value as per Govt. rate =Rs 73,27,000/=(Rs. Seventy three Lac , twenty seven thousand Only)

Remarks- Here, Govt. value, is higher than Market value, only, because off--" The Govt. value of building (Rs.2.745/= per Sft.)
is same for all types of residential building without considering it's specification , age etc. It is
higher side than real market value for this -20.0 years old & simple building.

Thanking You

Your Faithfully

Er. Rakesh Ranjan Singh
B.E.(Civil), F.I.V., M.I.E.
Govt. approved Valuer, Bank's Panel Valuer
Chartered Civil Engineer

(Er. Rakesh Ranjan Singh)

Panel valuer -Bank Of India

NOTE-Pl. see Site Photos on back of page No.-01, 02 , Google map on back of page No.-03