

Er. 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 Maharashtra, Export-Import Bank of India,
J.S.C. Ltd. Bank & Indian oil Corporation.

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Dt.-30/04/2026.

To,
The Branch Manager.
Bank of India.
Marar Branch.
Dist.-Ramgarh.

Subj:- Valuation Report of Fixed Assets(Land only).

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/26-27/16.

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. Shashi Prabha Devi, W/O Mr Jilendra Kumar.
R/O- Vill-Barhi, P.S-Barhi, Distt.-Hazaribag.

Summary of Valuation:-

(A) Market Value----- Rs.43,84,000/= (Rupees Forty three Lac eighty four thousand only)

B) Realizable Value----- = Rs 39,50,000/= (Rupees Thirty nine Lac fifty thousand only)

C) Distress Sale Value----- = Rs.35,00,000/= (Rupees thirty five Lac only)

D) Value as per Govt. approved Rate----- Rs.14,19,000/=(Rs. fourteen Lac nineteen thousand Only)

NOTE-Here, Market rate is higher than Govt. rate, only, because of:-

(1) The Govt. rate on other road (Rs. 3,14,450/= per Dec.) is same in this village without considering it's shape, size, location,
& width / type of road While market value depends upon all these aspects.

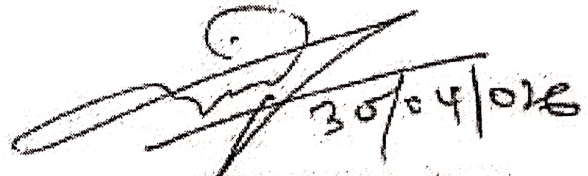
Here, this land is a corner plot & is approx. 1.0 Km. from Ramgarh market / Commercial Zone.

(2) The land value of this area is not available on 83 Acre & magic brick site.

(3) The Govt. value have been fixed by Govt. to collect the revenue and not reflecting the actual market value.

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
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