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30/1/80

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Ref no. VAL /25/25-26

Date - 24/04/2025.

To,
THE SENIOR MANAGER
BANK OF INDIA
BARKAGAON BRANCH
HAZARIBAG

Subject : Valuation Report of the Property Vacant Land with boundary wall stands registered in the individual name vide registered Deed no. 2037 Dated 27/02/2013 of Smt. Shanti Devi W/O Sri Ranvijay Kumar for the purpose of current market rate.

Dear Sir,

As per your telephonic instruction Valuation report of the property Vacant Land with boundary wall having under Plot no- 801, 802, 803, 804, 805 & 806 Khata no- 107, 81, 61, 217, 18 & 15 Area of land- 2.35 +2.55 +2.50 +3.65 +3.90 +1.05 Decimal Total Area of land 16.00 Decimal Only in Mauza- Sirsi-II Pragna- Babhanbai P.S. no - 121 Katkamsandi Dist.- Hazaribag in the individual name of Smt. Shanti Devi W/O Sri Ranvijay Kumar vide registered Deed no- 2037 Dated 27/02/2013.

I have inspected the property on Dated 20/04/2025 with bank staff.

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

1. GENERAL		
1.	Purpose for which the valuation is made	To determine the present Fair Market Value.
2.	a) Date of inspection	: 20/04/ 2025
	b) Date on which the valuation is made	: 24/04/2025
3.	List of documents produced for perusal	Yes
	i) Photo copy of Deed	: Photo copy stand Deed vide registered Deed no- 2037 Dated 27/02/2013
	ii) Rent receipt of Land	: Rent receipt of Land - (Rs.0.65 p.a. As per receipt no. JB/41-7029770 Dated 25/07/2013 Year 2013-14 for 16.00 Decimal Only)
	iii) Mutation case no	: Mutation case no. vide mutation case no. 1/167/13-14 dt. 24/07/2013.
4.	Name of the owner(s) and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	: In the Individual name of Smt. Shanti Devi W/O Sri Ranvijay Kumar
5.	Brief description of the property (Including leasehold/freehold etc)	: Mauza- Sirsi-II Pragna- Babhanbai P.S. no - 121 Katkamsandi Dist.- Hazaribag
6.	Location of property	: Plot no- 801, 802, 803, 804, 805 & 806 Khata no- 107, 81, 61, 217, 18 & 15 Total Area of land 16.00 Decimal Only
	a) Plot No. / Survey No.	: NA
	b) Door No.	: Mauza- Sirsi-II
	c) T.S No. / Village	: Mauza- Sirsi-II Pragna- Babhanbai P.S. no - 121 Katkamsandi Dist.- Hazaribag
	d) Ward / Taluka	



5.	Interior decorations	:	NO
6.	Architectural elevation works	:	NO
7.	Paneling works	:	NO
8.	Aluminum works	:	NO
9.	Aluminum hand rails	:	NO
10.	False ceiling	:	NO
	Total		

Part E- (Miscellaneous)(Amount in Rs.)

1.	Separate toilet room	:	NO
2.	Separate lumber room	:	NO
3.	Separate water tank/sump	:	NO
4.	Trees, gardening	:	
	Total		

Part F- (Services)(Amount in Rs.)

1.	Water supply arrangements	:	NO
2.	Drainage arrangements	:	Rs.
3.	Compound wall (Short height boundary wall)	:	No
4.	C.B. deposits, fittings etc.	:	No
5.	Pavement	:	Rs.
	Total		

Total abstract of the entire property

		:	Rs. 48,00,000.00
Part- A	Land	:	
Part- B	Building	:	
Part- C	Extra Items	:	
Part- D	Amenities	:	
Part- E	Miscellaneous	:	Rs. 80,000.00
Part- F	Services	:	Rs. 48,80,000.00
	Total	:	Rs. 48,80,000.00
	Say		

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as (i.) Salability (ii.) Likely rental values in future in (iii.) Any income it may generate, may be discussed).

Present Fair Market Value

Cost of Land : 16.00 Decimal @ Rs 3,00,000.00 / Decimal
Cost of Boundary Wall

= Rs. 48,00,000.00
= Rs. 80,000.00
= Rs. 48,80,000.00

Govt. Registered Value

Cost of Land : 16.00 Decimal @ Rs 1,68,520.00 / Decimal
Distress Sale Value (20% less than fair market value)
Realizable Sale Value (15% less than fair market value)

= Rs. 26,96,320.00
Rs. 39,00,000.00
Rs. 41,50,000.00

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is
(Rs. Forty Eight Lac & Eighty Thousand only).
Rs. 48,80,000.00
Rs. 26,96,320.00
Rs. 39,00,000.00
(Rs. Thirty Nine Lac only)

The book value of the above property as is
(Rs. Twenty Six Lac Ninety Six Thousand Three Hundred & Twenty only).

And the distress value