

Total abstract of the entire property -----

Part	Items	Market Value	Govt. Value
A	Land	Rs.5,61,000/=	Rs.96,000/=
B	Building	Rs.9,87,000/=	Rs.14,96,000/=
C	Extra Items	Rs.50,000/=	Nil
D	Amenities-	Nil	Nil
E	Miscellaneous	Nil	Nil
F	Services-	Nil	Nil
TOTAL		Rs.15,98,000/=	Rs.15,92,000/=

(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 calculations.. Also such aspects as (i) Salability (ii) Likely rental value in future and (iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using

GPS/Various Apps/Internet sites

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 a for said Specification is :- Rs.15,98,000/= (Rupees Fifteen Lac, ninety eight thousand only)

The book value of the above property as of -----Not available.

and the distress value -----Rs. 12,75,000/=(Rupees Twelve Lac, seventy five thousand only)

Summary of Valuation-

1)Market Value-----Rs.15,98,000/= (Rupees Fifteen Lac, ninety eight thousand only)

2)Realizable Value-----Rs. 14,25,000/=(Rupees Fourteen Lac, twenty five thousand only)

3)Book Value-----Not available

4)Distress Sale Value -----Rs. 12,75,000/=(Rupees Twelve Lac, seventy five thousand only)

5) Value as per Govt. rate =Rs 15,92,000/=(Rs. Fifteen Lac, ninety two thousand Only)

Place :- Jhumri Telaiya

Date - 17/06/2025.

(Er Rakesh Ranjan Singh)
Panel Valuer -Bank of India.