

# के० टी० के० रॉय

( एम० ए० एम० बी० ए० )

वि० प्र० से०

विशेष पदाधिकारी

नगरपालिका भुमरी तिलैया

अधिसाक्षी क्षेत्र कोडरमा



22467 (O)

23102 (R)

( 06534 )

INDIA


प्रमाण - पत्र

पत्रांक 368

दिनांक 13/3/57

प्रमाणित किया जाता है कि श्री राकेश रंजन सिंह,  
पिता श्री भरत प्रसाद सिंह, अइडी बंगला, वार्ड नं०-5, भुमरीतिलैया,  
जिला-कोडरमा स्वतंत्र स्प से इस नगरपालिका में पंजीकृत परामर्शदाता  
अभियंता के स्प में वर्ष 1990 से कार्यरत हैं। इनका कार्य संतोषप्रद है।

मैं इनके उज्ज्वल भविष्य की कामना करता हूँ।

  
13/3/57  
विशेष पदाधिकारी,  
भुमरीतिलैया नगरपालिका

Speed Post

GOVT. OF INDIA  
कार्यालय मुख्य आयकर आयुक्त,  
OFFICE OF THE CHIEF COMMISSIONER OF INCOME-TAX  
केन्द्रीय राजस्व भवन, मेन रोड, राँची ।  
CENTRAL REVENUE BUILDING, MAIN ROAD, RANCHI.  
Tel. (0651) 301760, 314972 [ PBX - 203733, 209736 Fax - 207138 ]

F.No.CCIT/Ran./Tech./R.V./2003-04/

784

Dated - Ranchi, the May 29, 2003.

30

To

**Shri Rakesh Ranjan Singh**  
**Addi Banglow Road,**  
**Jhumaritalaiya**  
**Kodarma( Jharkhand )**  
**Pin- 825 409**

Sir,

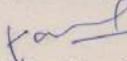
**Sub: Registration as valuer U/s 34AB of the Wealth Act, 1957.....regarding.**

I am directed to refer to your application dated 07.01.2002 on the above subject and to inform you that Chief Commissioner of Income-tax, Ranchi has been pleased to register you name as a valuer under section 34AB of the Wealth Tax Act, 1957 for the class of assets stated below:-

2. Your registration number in the register of valuers maintained by the Chief Commissioner of Income-tax, Ranchi is **12/2003-04** of the **Category - I ( Immovable property)**. Your registration is effective from the date of issue of this letter.
3. Your name as a valuer will continue to remain on the register of valuers until and unless your name is removed under section 34AB of the W.T.Act, 1957.
4. It may please be noted that:
  - i) You are required to submit the report of valuation in the appropriate form ( along with all the required information and documents ) prescribed under Rule - 8 of the W.T.Rules, 1957.
  - ii) The fees to be charged by you for valuation of any asset shall not exceed the amount calculated at the rate prescribed under the W.T.Rules, 1957.
  - iii) You must intimate the Chief Commissioner of Income-tax, Ranchi within a month; the nature of penalty as and when levied against you as mentioned under Rule 8A(13) of the W.T.Rules, 1957.

- iv) You must intimate the Chief Commissioner of Income-tax, Ranchi and the Commissioner of Income-tax, Hazaribag as soon as you accept employment either with the Government/Public Sector undertaking or with any private employer. The Registration will remain suspended for the period of your resuming employment and the valuation report made, if any, during this period will be treated as invalid and
- v) Instances of the violation of Instructions mentioned at (ii) & (iv) above, if any, will render your registration as a valuer liable to be cancelled under Section 34 AB of the W.T.Act,1957.

Your faithfully



[ A. Kachhap ]

Income-tax officer, ( Tech & Audit )

For: Chief Commissioner of Income-tax, Ranchi.

239, विधान सभा मार्ग, मुंबई-21,

यूनियन बँक  
ऑफ इंडिया

239, Vidhan Sabha Marg,  
Mumbai-21.

क्षेत्रीय कार्यालय, रांची  
तृतीय तल, रॉयल स्क्वैयर  
फिरयालाल नैक्सट केऊपर  
अरगोड़ा चौक, रांची-834002  
फ़ोन- 0651-2773010



REGIONAL OFFICE, RANCHI  
Third Floor, Royal Square  
Above Firayal NXT  
Argora Chowk, Ranchi - 834002.  
Phone - 0651-2773010  
E-mail - [roranchi@unionbankofindia.com](mailto:roranchi@unionbankofindia.com)

ई मेल - [roranchi@unionbankofindia.com](mailto:roranchi@unionbankofindia.com)

Ref: ROR:ADV/111/17-18

Date: 4<sup>th</sup> January 2018

To,

Rakesh Kumar Singh  
Regd. Office :-  
Addi. Bangla Road, Jhumeri Teliya  
Dist- Koderma  
Pin- code -825409

Dear Sir,

We would like to inform you that your firm is registered as empanelled valuer {Immovable property other than Agriculture Land }in our bank under Regional office Ranchi. Your empanelment is valid upto 28.02.2018. Renewal process is to be completed by our Competent Authority within the month of January'2018. You are requested to submit fresh application for renewal with complete details for onward submission to our central office within 10.01.2018. Please submit renewal application immediately to us.

Thanking You,

Yours sincerely,

Deputy Regional Head

यूको बैंक  
सम्मान आपके विश्वास का



UCO BANK  
Honours your Trust

Ref No. BBSR.CIRC/CR-MON/ 356 /2017-18

Date: 12.02.2018

Ms/Mr/M/S. Rakesh Ranjan Singh  
Addi Bangla Road  
Jhumritelaiya- 825409  
Dist.- Kodarma, Jharkhand


Dear Madam/Sir

Sub: - **Empanelment Advice – Your Listing on the Bank's Panel of Valuers for valuation of Land & Building/ Real estate under Category 'B'**

Ref: - **Your application Ref: NIL dated 30.08.2017**

1. We refer to your application under reference above, bio data of individual partners/directors and the enclosures seeking empanelment as valuer on the Bank's panel.
2. We are pleased to inform you that your name has been approved for enlistment on Bank's Panel of Valuers for our **Zonal Office at Ranchi**.
3. Your empanelment has been made solely on the basis of information furnished in your application and other related papers submitted and without having ground to suspect your involvement either in misconduct in carrying out professional assignments entrusted or de-paneling by other Banks, Fis, Courts, Government departments, other organizations, etc, including punitive action imposed on you for negligence/lapses/deficiencies in the services rendered by you.
4. The terms and conditions of your empanelment are as follows:
  - i) This is merely an empanelment advice and does not tantamount to appointment and/or does not confer any right to appointment in the Bank to you or to any of your employees.
  - ii) The Bank is at liberty to employ the services of any other person/firm/company of its choice for undertaking valuations from time to time.
  - iii) You shall not scout/source any business/lead on your own.
  - iv) You cannot claim entrustment of any valuation assignment solely to you and/or as a matter of your right. Assignment of jobs of valuation shall be at the sole and absolute discretion of the Bank.
  - v) The Bank neither guarantees nor makes any commitment regarding availability and allotment of valuation work and/or payment of any retainer ship/stipend to you.

सर्किल कार्यालय भुवनेश्वर-सी ,तृतीय तल ,2, अशोक नगर-यूनिट ,II, भुवनेश्वर-751009  
Circle Office Bhubaneswar, 3rd floor, C-2 Ashok Nagar, unit- II, Bhubaneswar-751009  
दूरभाष Phone: 0674: 2392553, 2533899, 2392552 फैक्स सं FAX No. 0674-2532890  
ई डाक-E Mail : [fgm.orissa@ucobank.co.in](mailto:fgm.orissa@ucobank.co.in), [fgmoffice.bbsr@ucobank.co.in](mailto:fgmoffice.bbsr@ucobank.co.in)

  
05/02/18



भारतीय स्टेट बैंक  
State Bank of India

साख एवं निष्पादन निगरानी विभाग, छठा तल्ला  
स्थानीय प्रधान कार्यालय, पटना-800001  
CPM Department, 6<sup>th</sup> Floor  
Local Head Office, Patna

Tele: 0612- 2219092 | Fax: 0612-2209089 | E-mail: agmcpm.lhopat@sbi.co.in

Date : 15.06.2017  
Ref. No.: CPM/VAL/16-17/49

To  
Rakesh Ranjan Singh  
Addi Bangla Road  
Jhumri Telaiya  
Koderma  
825 409

Dear Sir,

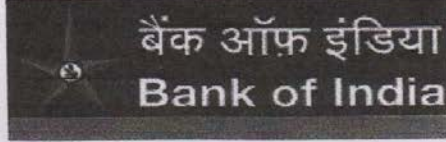
**EMPANELMENT AS VALUERS OF SECURITIES**

With reference to your application dated 27.01.17 for empanelment of your name in Bank's panel, we are pleased to advise that the Competent Authority has approved your name for empanelment on Bank's panel of Valuers for Patna Circle. This empanelment shall be valid from the date of receipt of acknowledgement until the next review of which you will be intimated at proper time.

2. Inclusion of your name in the Bank's Panel does not confer on you any right that you alone shall be entrusted with the Bank's work and the Bank is free to employ any Valuer of its choice at its own discretion.
3. Your services will be utilized by our Branches in Bihar & Jharkhand states, as and when the need arises.
4. The valuation report of Land & Building, Apartment and Plant & Machinery is required to be submitted in the enclosed format 'A', 'B' and 'C' respectively. Valuation of other assets, if any may be done on compatible format specified by the Institution of Valuers.
5. The professional fee for valuation assignments shall be negotiated at the time of offering and shall be subject to maximum as under.

Sr.	Valuation Amount of asset	Fees Charged
1	Upto Rs. 5.00 lacs	0.50% of the Value (Minimum Rs. 500/-)
2	For the next Rs. 10 lacs	0.20% of the Value
3	For the next Rs. 40 lacs	0.10% of the Value
4	For the next value amount	0.05% of the Value

However if the property is in the form of vacant land/house site, the maximum fee payable will be Rs. 2000/-  
Service Tax as applicable will be payable.  
Travelling expenses will be on actual basis by 2<sup>nd</sup> AC or equivalent.  
Valuer's fee will be calculated and paid on the distress sale value only.



JHUMRI TELAIYA BRANCH  
RANCHI PATNA ROAD P.O.: JHUMRI TELAIYA  
DIST: KODERMA (JHARKHAND)-825409  
Phone-06534-222573  
e-mail: jhumritelaiya.hazaribagh@bankofindia.co.in

**To Whom So Ever may Concern**

This is to certify that Mr. Rakesh Ranjan Singh, At- Addi Bangla Road,  
Jhumritelaiya Dist- Koderma is Our Valuer since 1995.

His Work is Satisfactory.

15/04/17

*Signature*



06.08.2012

To,

Shri Rakesh Ranjan Singh  
Addi Banglow Road,  
Jhumritelaiya  
Koderma(Jharkhand)  
Pin-825409

Sir,

Re:-your request for empanelment in our bank's approved list of Valuers.

We are pleased to inform you that your name has been empanelled as VALUERS in our bank's approved list on the following terms condition.

1. This empanelment is subject to annual review of your performance. The bank reserves the right to delete your name from the panel any time and without giving any prior notice and assigning any reason.
2. The empanelment does not entitle you for any claim on the bank. That inclusion of your name in the approved panel does not amount to an appointment or gives any right or claim on the bank. Allotment of any work is subject to banks discretion only.
3. The professional fee will be decided by the branch /regional office while entrusting the valuation /consultant architecture work (restricted to the banks schedule fees).
4. You will maintain strict secrecy of the business given to you by the bank .
5. You will be responsible for findings /suggestion /implication of your report on the assignment allotted to you.
6. You will not claim any fee for any option or claim TA/DA or any type of reimbursement for visiting branches.
7. That terms of empanelment is subject to change of bank's guidelines.
8. That this empanelment does not entitle you to quote the empanelment for use bank's LOGO in your any personal / professional letters /signboards etc.

Besides above you are desired to maintain ,while carrying out the valuation as follows:

1) The valuer firm should

- ❖  carry out the physical verification of property in presence of the Representative of Owner.
- ❖  submit valuation report along with photographs or documents, if any, duly certified by the authorized partners / directors / professionals etc.
- ❖  bring out in the report any variation in measurements, areas, addresses, Ownership and any other aspect in respect of the property to be valued.
- ❖  not use IDBI's name or symbol in their letter heads, signboards, name plates or at any other place / instance or reveal details about the assignment given to them by IDBI.
- ❖  maintain secrecy of the assignment given to them

(2) Technical scrutiny of Property is the responsibility of a Valuer who should examine whether the company has all technical sanctions from local bodies, permissions like approval of the building plan, Town planning Department  
सामंता एडिफिस, काली के पास, रांची-पटना रोड, हाऊ घर-जुमरीतलैया, जिला-कोडरमा झारखंड - 825 409.

Samata Edifica, Near Kall Mandir, Ranchi-Patna Road, PO-Jhumritelaiya, Distt-Koderma Jharkhand - 825 409.

पंजिकृत कार्यालय : आईडीबीआई टॉवर, इन्फ्यूटीसी कॉम्प्लेक्स, कफ़ परेड, मुंबई - 400 005. Webside: www.idbi.com  
Registered Office : IDBI Tower WTC Complex Cuffe Parade Mumbai - 400 005. Webside: www.idbi.com





इंडियन ऑयल कॉर्पोरेशन लिमिटेड  
( विपणन प्रभाग )

बिहार राज्य कार्यालय

लोकनायक जयप्रकाश भवन ( 5वाँ तल्ला )

डाकबंगला चौक, पटना-800 001

दूरभाष: 0612-2211629 ( कार )

Indian Oil Corporation Limited

(Marketing Division)

Bihar State Office

Loknayak Jaiprakash Bhawan (5th Floor)

Dak Bunglow Chowk, Patna-800 001

Tel.: 0612-2211629 (O)



IndianOil

Ref.: BSO/Valuer/2012-14

Date : 25.04.2012

To,  
Er. Rakesh Ranjan Singh  
Ward No.- 05(Old), 08 (New),  
Addi Bangla Road, Jhumri -Telaiya - 825409,  
Dist.- Koderma (Jharkhand)  
Ph.- 9431142885

Dear Sir,

Sub : Empanelment of Govt. approved valuers

Reference is made to your application against our press advertisement in Times of India (English) , Hindustan ( Hindi) on 26.10.2011 and further interview on 14.03.2012 at our Bihar State Office, Patna regarding empanelment of Govt. approved valuers.

We are pleased to empanel you as our Govt. approved valuer for the purpose of conducting valuations for land and building at various locations under the state of Bihar and Jharkhand. This empanelment shall be effective from the date of receipt of this letter and will be 'valid till 31.03.2015'.

We have five Divisional offices located at Patna, Begusarai and Muzaffarpur in Bihar & Ranchi and Dhanbad in Jharkhand. Officials from these Divisional Offices will be availing your services as and when required based on need.

You are required to follow the below mentioned guidelines while submitting your report :

1. You will submit your detailed valuation report only after making the site visit. The report should be submitted as early as possible , but not later than 7 days of carrying out the site visit. The report should contain full description of the property, ownership, lay out drawing and photographs, 2 nos, of the same.
2. The valuation carried out should be realistic and impartial in assessment. If the valuation carried out by you is found to be inflated under certain influence , the Corporation would be at liberty to take suitable action against you as deemed fit, including termination of your empanelment.
3. Valuation report should be submitted in sealed envelope with full confidentiality and under no circumstances the details of valuation should be shared with any one.
4. Your report should clearly indicate the basis for valuation by verifying the records with Govt. revenue department , recent property deals in the adjoining area, market trend and any other factor affecting the value of the property. Where ever there is a variation between the guideline value and your assessment , reason for the same should be clearly brought out in the report.

पंजीकृत कार्यालय: जी- 9, अली यावर जंग मार्ग, बान्द्रा ( पूर्व ) मुम्बई-400 051 ( भारत )

Regd. Office: G-9, Ali Yavar Jung Marg, Bandra (East) Mumbai-400 051 (India)

Date: 11.03.2014

To,  
Rakesh Ranjan Singh  
Addi Bangla Road Jhumritelaiya,  
Distt. Koderma,  
Jharkhand 825409

Dear Sir,

**Reg: Empanelment as valuers of Securities**

This has reference to your application in the captioned context we are pleased to inform you that authorities have approved your name on panel of valuers for valuation of properties mortgaged / charged and to be mortgaged / charged to our bank.  
It should be ensured that the valuation report is submitted as per the Performa and the market and realizable value of the property should also be indicated separately.

**Empanelled valuers shall be engaged by the banks on the following terms & conditions:**

- Commencement of work – the valuer shall commence the valuation work after a letter of appointment is issued to the valuer by the bank.
- Duties of the valuer – the valuer shall perform his duties as described in Handbook.
- Assistance by Bank officials – the valuer shall be provided support as described in Handbook.
- Confidentiality and Non Disclosure- the valuer shall maintain confidentiality of the work being undertaken and shall not disclose information to any other person other than the person who has issued the appointment letter to the valuer.
- The valuer shall ensure that the employees of his organization also follow the policy of the confidentiality and non disclosure.
- The valuer shall complete the assignment within the stipulated time period as agreed to in the appointment letter. In case the valuer takes up the assignment but does not deliver the valuation report in a reasonable time even after three reminders, the bank shall take necessary steps to recommend the case for adjudication by the conflict resolution committee and in the meanwhile, appoint another valuer to undertake the assignment.
- In case the valuer takes up the assignment but is not in a position to deliver due to any genuine reason, hardship or contingency, the valuer shall inform the bank of the same and some extension of the time may be given to the valuer to complete the assignment.
- The valuer shall not contract the work to any other valuer but valuer shall carry out the work himself.
- The professional fee for valuation assignment shall be paid as per extant guidelines.
- All communications between the bank and the valuer shall be in writing / e-mail.

Yours Faithfully

  
Chief Manager



E-mail - mdjscb@gmail.com

Ph. No. 0651-2510283

## Jharkhand State Cooperative Bank Ltd, Ranchi

3<sup>rd</sup> Floor The Agriculture Marketing Board's Building, Itki Road, Hehal, Ranchi- 834005

Phone : 0651-2510283 E-mail : mdjscb@gmail.com

Letter no. 1362 / Ranchi

Date: 02/01/15

From,

**Chief Executive Officer,**  
Jharkhand State Co-operative Bank Ltd.  
Ranchi.

To,

**Sri Rakesh Ranjan Singh,**  
Addi Bangla Road,  
Jhumaritelaiya,  
Dist. - Koderma  
Jharkhand - 825409

Sub :- **Empanelment as Valuer.**

Dear Sir,

With reference to the interview of valuer on 22/12/2014, we are pleased to inform you that competent authority has approved your name as empanelled valuer in our bank's approved list on the following terms and conditions :-

1. The empanelment is for three years subject to annual review of your performance. The Bank reserves the right to delete your name from the panel any time and without giving any prior notice and assigning any reason.
2. The empanelment does not entitle you for any claim on the bank. The inclusion of your name in the approved panel does not amount to an appointment or gives any right or claim on the bank. Allotment of any work is subject to bank's discretion only.
3. The professional fee will be decided by the branch/Head office while entrusting the valuation/consultant architecture work (restricted to the bank's schedule fees).
4. You will maintain Strict Secrecy of business given to you by bank.
5. The valuer shall ensure that the employees of his organization also follow the policy of confidentiality and non disclosure.
6. You will be responsible for findings/ Suggestion/ implication of your report on the assignment allotted to you.
7. Photo graphs of the property are to be taken in all the cases of valuation and made available with the valuation report.
8. Mention the year of construction of the building/Structure and then make the valuation as per the discounted value of the cost of construction. It must be stated in your valuation report that building is constructed as per approved plan and only the value of the approved construction is to be included.
9. The Name of the occupant of the building premise at the time of valuation should be reported by you. The property must be specially indentified and property described with its boundaries in your report.
10. Please note that the bank is at liberty to initiate any suitable action against the valuers, in case of submission of wrong certificate, wrong/over valuation etc, including depanneling from the list of approved valuers immediately.

  
Rakesh Ranjan Singh  
EG (Civil)/E.V.  
Bank's Pannel Valuer



ZO/REC/07/2015-16

Date: 09/04/2015

RAKESH RANJAN SINGH  
ADDI BANGLA ROAD,  
JHUMRITELAIYA, KODERMA - 825409

Dear Sir,

**LETTER OF EMPANELMENT**

This has reference to your application for empanelment as Valuer in our Bank. We are pleased to inform that your application has been accepted and you are selected as empanelled valuer of our Bank under "C" category i.e. for valuation of properties up to Rs 1.00 crore (Rs 3.00 crore in case of metropolitan city). Your empanelment is subject to following terms:

1. **Duration** -The duration of the empanelment will be for 5 years,
  2. **Review** -The quality of the service provided by you will be reviewed annually by the Bank,
  3. **Commencement of Work** -you shall commence the valuation work after a letter of appointment is issued by the Bank.
  4. **Duties of the Valuer** - you shall perform the duties as described,
  5. **Assistance by Bank officials** - you shall be provided support and assistance by Bank Officials,
  6. **Confidentiality and Non Disclosure** - you shall maintain confidentiality of the work being undertaken and shall not disclose information to any other person other than the person who has issued the appointment letter.
  7. You shall ensure that the employees of your organization also follow the policy of confidentiality and non disclosure,
  8. You shall complete the assignment within the stipulated time period as agreed to in the Appointment Letter. In case you take up the assignment but do not deliver the valuation report in a reasonable period of time even after three reminders, the Bank shall take necessary steps to recommend the case for adjudication by the conflict resolution committee and in the meanwhile, appoint another valuer to undertake the assignment
  9. In case you take up the assignment but is not in a position to deliver due to any genuine reason, hardship or contingency, you shall inform the Bank of the same and some extension of time may be given to complete the assignment
  10. You shall not sub-contract the work to any other valuer but shall carry out the work by self,
  11. All communications between the Bank and you shall be in writing/e-mail
  12. Any disagreement/dispute which cannot be resolved amicably between the Bank and you shall be referred to the conflict resolution committee of the Bank. Such a referral can be made either by the Bank or you.
  13. You must act with independence, integrity and objectivity and undertake all valuation works with an independent mind and not to be influenced by any body.
- Commission /fee structure is enclosed for your reference.  
Acknowledgment of this letter should be sent to us within seven days from receipt of this letter

Encl: as stated

Your's faithfully,

  
(Ajit Kumar Jha)

Asstt.General Manager

cSad vkWQ  
egkjk'Va



Bank of Maharashtra  
(A Govt. Of India Undertaking)

Zonal Office: 3, N. S. Road,  
KOLKATA - 700001

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Head Office: 'LOKMANGAL', 1501, Shivaji Nagar, Pune - 411 005

☎: 22482976, 22430286 FAX: 033 22310392 Email: creagr\_cal@mahabank.co.in

AX 9/ Empanel/Valuer/2015-16/02/ 5810

Date: 16<sup>th</sup> July, 2015.

Mr. Rakesh Ranjan Singh  
Addi Bangla Road,  
Jhumritelaiya - 825409,  
Dist. - Kodarma, Jharkhand  
Cell: 07250222681, 9155479931.  
E-mail: r.r.singhjmt@gmail.com

Valuer copy 1

Dear Sir,

**Re: Empanelment of valuer of Immovable Property (Other than agricultural lands, forests, mines & quarries).**

We are pleased to inform you that Bank has considered your application favorably and your empanelment is subject to acceptance of our terms and conditions:

- ❖ Your name initially for one year as Valuer for the purpose of assessment of value of immovable properties/ asset held as security to the Bank.
- ❖ After one year your performance will be reviewed by bank and accordingly bank may continue/discontinue your enlistment for further period.
- ❖ Bank reserves its right to cancel any enlistment of any firm without assigning any reason whatsoever.
- ❖ This empanelment will not amount to any commitment on the part of the Bank to provide you any professional assignment.
- ❖ We are appointing you as valuer in our Bank. Your opinions/certificates are being used as an input for our decision making from time to time. We would like to state that in the event of your opinion/certification turning out to be untrue and factually incorrect causing loss to the Bank, we may seek such clarification as may be required to investigate the matter and fix the responsibility. In the event, it is established that there was gross negligence on your part or that you had colluded with the customer in causing pecuniary damage/loss to the Bank, we may recommend your name for inclusion in the "Caution List" being maintained by "Indian Banks Association" for circulation amongst member

Empanelment of Valuer/Sanction  
Kolkata Zone

Page 1



युनाइटेड बैंक ऑफ इंडिया  
**United Bank of India**

CREDIT OPERATIONS DEPARTMENT

Telephone : 033 2248-9803/2077  
: 033 2248-7471 (Extn.599/601)  
Fax : 033 22622066

HEAD OFFICE  
11, Hemanta Basu Sarani  
Kolkata – 700 001

Ref No : CROP/EMP/ 148 /2017-18

Dated:10.04.2017

**Rakesh Ranjan Singh**  
Addi BanglaRoad,Jhumritelaiya,  
Distt-Kodarma,Jharkhand-825409

**Re: Your Application for empanelment as valuer with our Bank**

Dear Sir/Madam,

With reference to your application for empanelment as valuer, we are pleased to inform that your name/firm's name has been selected for empanelment as an approved valuer of our Bank. You are requested to contact nearest Regional Office of the Bank for verification of documents and execution of agreement. Please submit to the Regional Office, copy of all the relevant documents as per empanelment criteria in Bank's notice dt. 18.11.2016 in Bank's corporate website for empanelment of valuers, which have been furnished by you alongwith your application for empanelment. Please also produce originals of the same before Regional Office for verification by them. You are further requested to execute stamped agreement with the Regional Office, format of which is enclosed.

Please note that your empanelment will be effective only after verification of documents and execution of stamped agreement and will remain valid upto 31.03.2022. Your services shall be availed of as and when required by our Regional Office and Branches.

Your empanelment shall be governed by the following broad terms and conditions:-

The Valuer shall abide by the Terms of Agreement executed with the Bank for empanelment.

Commencement of Work: the valuer shall commence the valuation works only after receipt of the Letter of Engagement for the work, issued to the valuer by the Bank.

The valuer shall abide by the standards and procedures as laid down in the Bank's Policy on Valuation and/or standards & procedures laid down by Institution of Valuers or such professional bodies and/or standards & procedures for real estate valuation as formulated by IBA and NHB.

The valuation report must contain (a) Fair Market Value (b) Investment Value (based on income capitalization concept for income producing properties) and (c) Liquidation/Distress sale value.

The report must be based on documentary evidence and not on hearsay.





विजया बैंक

(भारत सरकार का उपक्रम)

क्षेत्रीय कार्यालय,  
सतकार शापिंग आर्केड  
फ्रेजर रोड

पटना बिहार - 800001

दूरभाष Phone : 0612-2233935

08/2256

**VIJAYA BANK**  
(A Government of India Undertaking)

**Regional Office,**

SATKAR SHOPPING ARCADE,

FRASER ROAD

PATNA BIHAR - 800001

Phone : 0612-2233935

Email-ropatnarm@vijayabank.co.in

Ref.: ROP/legal/AS/728/2015

Dated: 28.09.2015

To,

Shri Rakesh Ranjan Singh  
R/o Ward Old No. 05, New No. 08  
Addi Bangla Road  
Jhumritelaiya  
Distt Kodarma  
PIN 825409  
Mob: 7250222681/ 9155479931

**Sub: Your request for empanelment as an approved valuer**

This has reference to your letter (undertaking) dated 16.07.2015 requesting for placing your name in the bank's panel of Approved Valuer.

We are glad to inform you that your name has been included in the panel of our Approved Valuer for rendering the services for retail valuation at **our Hazaribagh and nearby Branches** subject to the following terms and conditions:

1. The panel of approved valuers is initially for 5 years and is subject to annual review by Head Office Level Annual Performance Review Committee as regards to continuation or otherwise.
2. Each valuation report is to be authenticated only by you after due verification.
3. In case of change of constitution from the existing Individual/firm/partnership/association, the same is to be informed immediately.
4. You shall give an undertaking to the bank to abide by the rules/terms stipulated for appointment as per the attached Annexure.
5. You have to submit the valuation report as per Annexure I/II (as the case may be) of HOC 13064 dated 20.03.2013 or as amended from time to time. Copy of same would be provided to you by the Branch.
6. You shall commence the valuation work after a letter of appointment is issued to you by the bank.



# रियन्टल बैंक ऑफ कॉमर्स

( भारत सरकार का उपक्रम )

प्रादेशिक कार्यालय :

प्रथम तल, वर्मा सेंटर, बोरिंग रोड, पटना - 800001

दूरभाष : 2540437, 2540479, 2540436 ( सू. प्रौ. )

फैक्स : 0612 - 2540478

ई-मेल : rh\_ptn@obc.co.in

ro\_ptn@obc.co.in



ओ.बी.सी.

# ORIENTAL BANK OF COMMERCE

( A GOVERNMENT OF INDIA UNDERTAKING )

Regional Office :

1st Floor, Verma Centre, Boring Road, Patna - 800001

Phone : 2540437, 2540479, 2540436 (IT)

Fax : 0612 - 2540478

e-mail : rh\_ptn@obc.co.in

ro\_ptn@obc.co.in

ROPTN/LOANS/ /2010/11

Date 08.03.2011

Sh. Rakesh Ranjan Singh  
Adi Bangla Road, Jhumri Talaiya,  
Distt. Kodarma-825409

Dear Sir,

## Reg- Request for empanelment as approved valuer

With reference to your request for empanelment as Bank's valuer, we are pleased to inform you that you have been empanelled as Bank's valuer with effect from the date of your acceptance of this letter. Please note that entrusting of Bank's valuation job shall be at the Bank's sole discretion and there should be no cause of complain to the Bank in this regard. The Bank reserves its right to delist your name from the list of empanelled valuer without assigning the reason thereof.

It is expected that you will perform the work with utmost sincerity and make an impartial and realistic valuation of the asset that you may be required to value in order to protect the interest of the Bank. If any loss is caused to the bank due to any deficiency/negligence on your part while carrying out valuation of any property on behalf of the Bank, you shall be personally liable for the loss caused to the Bank due to such deficiency, without prejudice to the Bank's right to proceed against you legally in the matter. Please note that the following points are also to be complied with while making valuation of properties:-

- 1 Photographs of the property are to be taken in all the cases of valuation and made available with the valuation report.
- 2 Mention the year of construction of the building/structure and then make the valuation as per the discounted value of the cost of construction.
- 3 It must be stated in your valuation report that building is constructed as per approved plan and only value of the approved construction is to be included.
- 4 The name of the occupant of the building premise at the time of valuation should be reported by you
- 5 The property must be specially identified and properly described with its boundaries in your report.

We are sending this letter in duplicate with a request to return the duplicate copy of the letter duly signed by you if the above mentioned terms and conditions are acceptable to you

Yours faithfully,

*SD*  
Dy. General Manager

Copy to : The B.M. B/o Barhi for information and necessary action.

*NO*  
Dy. General Manager

प्रधान कार्यालय : ई-ब्लॉक, कनॉट प्लेस, नई दिल्ली-110 001 H.O. : E-Block, Connaught Place, New Delhi - 110 001

दूरभाष / Telephone : 23417121, 23416691, 23415598, 23416021, 23416171

E-mail : obc@obc.co.in या या या Telex/telegraphic Address : 'बैंक' 'BANK' 'OBC'





**बैंक ऑफ बड़ौदा Bank of Baroda**

RO:JR ADV:25/ 302

Date :- 16.05.2011

**Mr. Rakesh Ranjan Singh**  
B.E. ( Civil ), F.I.V.  
C/O- Addi Bangla Road  
Jhumri Telaiya  
Koderma  
Jharkhand

Dear Sir,

**Re:- Your request for Empanelment in our bank's approved list of Valuers .**

We are pleased to inform you that your name has been empanelled as VALUERS in our bank's approved list on the following terms and conditions :-

1. This empanelment is subject to annual review of your performance. The Bank reserves the right to delete your name from the panel any time and without giving any prior notice and assigning any reason.
2. The empanelment does not entitle you for any claim on the bank. That inclusion of your name in the approved panel does not amount to an appointment or gives any right or claim on the bank. Allotment of any work is subject to bank's discretion only.
3. The professional fee will be decided by the branch / Regional office while entrusting the valuation / consultant architecture work ( restricted to the bank's schedule fees).
4. You will maintain strict secrecy of the business given to you by the bank.
5. You will be responsible for *findings / suggestions / implications* of your report on the assignment allotted to you.
6. You will not claim any fee for any opinion or claim TA / DA or any type of reimbursement for visiting branches.
7. That the terms of empanelment is subject to change of Bank's guidelines.
8. That this empanelment does not entitle you to quote this empanelment for use bank's LOGO in your any personal / professional letters / signboards etc.

We now request you kindly sign and return the duplicate copy of this letter as a taken of having accepted the above terms & conditions.

Yours faithfully,

( R K KALA )  
Asstt. General Manager

क्षेत्रीय कार्यालय (झारखण्ड क्षेत्र), बैंक ऑफ बड़ौदा बिल्डिंग, प्रथम तल, मेन रोड, बिष्टुपुर, जमशेदपुर-831001  
दूरभाष : 91 0657-2438392, 2249410, फैक्स : 910657-2431297, ई-rm.jharkhand@bankofbaroda.com  
Regional Office (Jharkhand Region), Bank of Baroda Building, 1st Floor, Main Road, Bistupur, Jamshedpur-831001  
Phone : 91 0657-2438392, 2249410, Fax:91 0657-2431297, E-rm.jharkhand@bankofbaroda.com



**EMPLOYEES' PROVIDENT FUND ORGANISATION**  
(MINISTRY OF LABOUR, GOVT. OF INDIA)  
**REGIONAL OFFICE, JHARKHAND**  
BHAGIRATHI COMPLEX, NEAR CIRCUIT HOUSE  
KARAMTOLI, RANCHI-834001  
PHONE: 0651-2209174, 2209185, 2209145, FAX: 0651-2209149

No. JH/RO/RNC/Recovery/06/ 305

Date: 22.08.2006

To,  
Sri Rakesh Ranjan Singh  
Addi Bunglow Road  
Jhumri Teliaya (Koderma)  
Jharkhand

**Sub:- Empanelment as valuer subject to the same terms and condition as envisaged under Income-Tax & Wealth Tax Rules.**

Sir,

I am to refer to your letter dated 20.02.2006 on the above subject and to inform you that Regional Provident Fund Commissioner, Employees' Provident Fund Organisation, Jharkhand has been pleased to empanel your name as valuer of Employees' Provident Fund Organisation, Jharkhand. This empanelment shall be valid for two years from the date of the receipt of this letter.

2. In this connection, please note that :

- (a) The valuation report of land and building, apartment and plant & machinery is required to be submitted on format specified by the Institution of Valuer.
- (b) The valuation of land is to be based on the minimum value specified by the concerned Revenue authority within 2 years from the date of valuation or the latest actual transactions evidenced by a copy of sale deed to the maximum extent 1.5 times the rates prescribed by the revenue authority which ever is higher should only be considered for valuation of land. If the rates fixed by the revenue authority is more than 3 years old, 10% yearly increase may be considered for valuation purpose.
- (c) Civil construction should usually be valued as indicated below. Reasoned deviation is exceptional deserving cases, if any, need to be explicitly recorded by the valuer.
  - (i) Residential buildings more than 30 years old need to be valued at salvage price.
  - (ii) Similar may be the case with commercial building more than 25 years old, as the buyer will invariably dismantle the existing structure.
  - (iii) Industrial properties of closed units with out dated equipments particularly if it is more than over 15 years old also need to be valued at salvage price.
  - (iv) Assets of less than 25 years of age in respect of an ongoing concern may be valued by the replacement cost method.
3. This letter does not entitle you to any right of assignment The Employees' Provident Fund Organisation shall offer the assignment subsequently.
4. If any assignment will be offered to you, the professional fee for valuation shall be negotiated at the time of offering the assignment and fee including other expenditure shall be limited to the rates specified for the purpose by the Govt. of India, Department of Income Tax and Institution of Valuers, whichever is less.
5. You shall adhere to the professional ethics associated with the profession and the Employees' Provident Fund Organisation shall not be responsible for litigations, if any, arising out of any such assignments.

Yours faithfully,

(P.B. VERMA)

Regional Provident Fund Commissioner-II  
Regional Office, Ranchi  
JHARKHAND.

यूको बैंक

सम्मान आपके विश्वास का



UCO BANK

Honours your trust

RZO/CR-MON/2013-14/076

Date: 11-11-2013

Mr. Rakesh Ranjan Singh  
Ward No.old -05, New -08  
Addi Bangla Road, Jhumritelaiya -825409  
Dist. Kodarma (Jharkhand)

Dear Sir,

Sub: Request for Empanelment as Valuer

With reference to your request for empanelment as Bank's valuers, we are pleased to inform you that you have been empanelled as Bank's valuer with effect from 07-11-2013

Your terms and empanelment as valuers are as per guidelines contained in the Banks guideline a copy whereof is annexed hereto for your reference and due compliance. You are advised to go through the said guideline laid down by the Bank and if the term and conditions as stipulated therein are acceptable to you, you may return the duplicate copy of this letter duly signed by you as a token of your acceptance.

You may further note that entrustment of the Bank's valuation job to you will be at Bank's sole discretion and no complaint in this regard will be entertained by the Bank.

It is expected that you will perform the work with utmost sincerity and make an impartial and realistic valuation of any asset which you may be required to value in order to protect the interest of the Bank. Should there be any deficiency/ negligence on your part while carrying out valuation of any property on behalf of the Bank, you shall be liable to make good the loss, if any the Bank suffer due to such deficiency/ negligence, without prejudice to the Banks right to proceed against you legally in any manner deemed fit and proper.

Dy Zonal Head

Encl: As above

cc - B/o Jhumritelaiya for information

यूको बैंक, अंचल कार्यालय, सैनिक बाजार, मेन रोड, राँची - 834 001.

UCO Bank, Zonal Office, Sainik Bazar, Main Road, Ranchi - 834 001 .

Phone: 0651-2330428, 0651-2330845, Fax: 0651-2330152 E-mail: [zo.ranchi@ucobank.co.in](mailto:zo.ranchi@ucobank.co.in)



**देना बैंक**  
**DENA BANK**

( Govt .Of India Undertaking )

**JHUMRI TILAIYA BRANCH**  
Maa Gayatri Surya Complex  
1<sup>st</sup> Floor, Near Jawahar Talkies Campus  
Jhumri Tilaiya (Jharkhand)

Phone : 06534-227551

E-mail: [jhumeri.tilaiya@denabank.co.in](mailto:jhumeri.tilaiya@denabank.co.in)

Ref.No. DB/JT/ADV/01/2016.

Date: 22<sup>nd</sup> June, 2016.

Er.Rakesh Ranjan Singh,  
Addi Bangla Road,  
Jhumri Tiulaiya.  
Distt. Koderma.

Dear Sir,

**Reg: Your empanelment as Valuer for Non SARFAESI.**

With reference to above, we would like to inform you that as per our Zonal Office letter no. DB/PZO/ADV/927/2015-16 dated 14/03/2016, you have been empanelled as valuer on Bank's Panel for carrying our valuation of securities for Non SARFAESI. In this regard, we are enclosing herewith acceptance letter of the terms of empanelment.

You are, therefore, requested to acknowledge the receipt of the same.

Thanks,

Yours faithfully,

Branch Manager



Encl: As above.

हजारी शाखा (1267)  
रानिसती कामप्लेक्स  
भूमितल  
126 इन्द्रपुरी चौक  
हजारीबाग-825 301



कार्पोरेशन बैंक  
Corporation Bank

HAZARIBAGH BRANCH (1267)

Ranisati Complex  
Ground Floor,  
126, Indrapuri Chowk  
Hazaribagh-825 301

सार्वजनिक क्षेत्र का अग्रणी बैंक Premier Public Sector Bank

OR/CORP/HZB/ 47/ 10-11

DT: 01.11.2010

Rakesh Ranjan Singh  
Addi Bangla Road  
Jhumri Telaiya -825409  
Distt: Koderma  
Jharkhand

Dear sir,

Sub: Empanelment As approved valuer of the bank

With reference to your application for empanelment as a valuer we are pleased to inform you that the competent authority has approved your name as empanelled valuer of our bank with effect from 12.10.2010 for a period of three years.

We are enclosing the letter of sanction for your ready reference.

Yours faithfully

Branch manager

Fax :  
Z.O. : KOLKATA (8808)  
E-mail : cb1267@corpbank.co.in

06546-265710  
265711

phone { offi. 31197  
Res. 54185

# BIHAR COLLEGE OF PHARMACY

BAILEY ROAD, PATNA—800014

Affiliated to Magadh University, Bodh Gaya, Pharmacy Council of India, New Delhi  
Recognised by All India Council of Technical Education, Ministry of Human Resources. (Education Deptt.)  
Govt. of India, New Delhi, Department of Health Services and Department of Science & Technology, Govt. of Bihar.

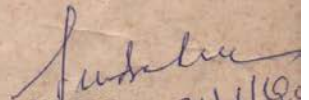
Ref. No. ~~Principal~~/Chairman

Dated...31st Jan. '93.

TO WHOM SO EVER IT MAY CONCERN

This is to certify that Sri Rakesh Ranjan Singh, B.E. (Civil), S/o Sri Bharat Prasad Singh of Addi Banglow Road, Jhumritelaiya, Dist. Hazaribag has worked in our college as a Civil Engineer from 10.08.'89 to 12.10.'91. The design and Construction of the College and Hostel Building has been done by him.

To the best of my knowledge, he bears a good moral character, I wish him all success in his life.

  
CHAIRMAN. 31/1/93



## Earthborn Eleins

Mfr. & Exporters :  
Mica & Mica Insulating Products

B/P-62, Shalimar Bagh, DELHI-110052, INDIA • Ph. : (011)-7210344 • Fax : 91-11-7242427  
Telex : 031-65503 FXRS IN • Cable : 'MICASKILL' Delhi.  
Works/Mining off.: Rajgarhia Road, P.O. Jhumri Telaiya - 825409  
Station : Kodarma, BIHAR • ☎ (06534)-22413

TO WHOM SO EVER IT MAY CONCERN

This is to certify that Sri Rakesh Ranjan Singh, Consultant Civil Engineer/Architect, Addi Bungla Road, Jhumritelaiya, Dist. Kodarma has designed and supervised the Construction Work of our "Guest House" in 2001-2002, situated at Ward No.07, Rajgarhia Road, Jhumritelaiya, Dist. Kodarma.

He is intellegent and have a good knowledge in his job.

We are very much satisfy with his "work-performance" and behavior.

*Nitin Rishu*  
*25-9-2002*

Proprietor.



TO WHOME SO EVER MAY BE CONCERNE

This is certified that Mr.Rakesh Ranjan Singh,civil engineer,At-Addi Bangla Road,Jhumari Telaiya,Dist.-Koderma is our consulatant civil engineer & at present our VASUNDHARA APARTMENT (At-Ranchi Patna Road,Kodarma)is going to be constructed under his design & supervision.

We are satisfied with his work & behavior.

FOR BUNDELSONS INFRASTRUCTURE

A handwritten signature in black ink, appearing to read 'Sunny Krishna', is written over a circular stamp or mark.

PROPRIETER





# GRIZZLY VIDYALAYA

(Affiliated to : CBSE, New Delhi, School No - 52007)

Ref. No. Gv/09/07-08


Dated... 28/04/07

## TO WHOM SO EVER MAY CONCERN

This is to certify that our entire School, Hostel, Staff Quarter, Teacher's flats, Mess & Sick-room have been designed and supervised by Sri Rakesh Ranjan Singh, Consultant Civil Engineer/Architect, Addi-Bunglow Road, Jhumari Telaiya satisfactory.

We are very much admire with his subject knowledge, behavior and performance.





Director



# GRIZZLY COLLEGE OF EDUCATION

(Recognised by NCTE, ERC, Bhubaneswar)

A SECONDARY LEVEL TEACHER'S TRAINING INSTITUTION

Ref No. ....

Date ... 21/12/10 .....

## TO WHOM IT MAY CONCERN

This is to certify that Mr. Rakesh Ranjan Singh consultant civil engineer resident of Addi Banglow Road, Jhumri Telaiya, District Koderma is working with us as a consultant Civil Engineer.

~~He~~ <sup>He</sup> We prepared, checked & supervised, designed and estimated the building of Grizzly College of Education (B.Ed. College), Jhumri Telaiya.

As per his design estimate and under his supervision, the building of Grizzly College of Education, Jhumri Telaiya has been constructed.

Mr. Singh is smart, sincere, hard working experienced and honest to his job.

**We wish him all success in life.**

**(A.K. Seth)**  
**Secretary**



## B.D.P. INDUSTRIES PVT. LTD

Manufacturer of Basic Drugs & Chemicals, S.S.I Registration No. - 03/06/04017  
C.S.T. No-KD-369(C), B.S.T. No. - KD-1765(R)

Regd. Office : K-128, People's Cooperative Colony, Kankarbagh Patna-20, Ph : 353312

Ref :

Date : 7/10/97

### TO WHOM IT MAY CONCERN

This is to certify that SRI RAKESH RANJAN SINGH Son of Sri Bharat Prasad Singh of Addi Bunglow Road, P.O. Jhumaritelaiya, Dist. Hazaribagh (Bihar) is working in my factory as Civil Engineer from 1/10/97. The entire construction and design of my factory building, water tank etc, has been completed by him independently as successful.

He is intelligent and was impressed as with his knowledge.

To the best of my knowledge he bears a good moral character. I wish him all success in his life.

For, B.D.P. Industries Pvt. Ltd.

*Sandip*  
Director.

7/10/97

# Jagdish Distilleries Pvt. Ltd.

Regd. Office : 53, Radha Bazar Lane, Kolkata - 700 001  
Telephone : 225 4404 / 4510 Telefax : 225 3281

Ref. No. ....

Date..... 03/02/09

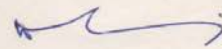
TO WHOM SO EVER MAY CONCERN

This is to certify that Mr. Rakesh Ranjan Singh,  
Civil Engineer, Addi-Bunglow Road, at & P.O.-Jhumritelaiya  
Dist- Koderma (Jharkhand) is our Consultant Project Engineer.

Our entire factory shed, Godowns, Watertank, Office  
building, Sump, Staff Quarters have been *assigned* by him.

All Construction works are being done under his  
supervision.

He is very intelligent and has a good grasp over  
his subject-.

  
03/09/02  
DIRECTOR.

Works : Plot No. 95/96 Ranchi-Patna Highway, Village-Lalmandighutu  
Chandwara, P.O. Jhumritelaiya, District Koderma, Jharkhand.  
Branch Office : Bye-pass Road, Next to Gayatri mandir, Jhumritelaiya • Phone : 06534-23118