

Vijay Kumar Singh & Associates

B.E. (Civil), M.I.E. (India), F.I.V. (New Delhi)

CHARTERED ENGINEER, DESIGNER & VALUER

o. - CAT 01/181/03-04

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Date :

WITHOUT PREJUDICE TECHNICAL VALUER'S REPORT

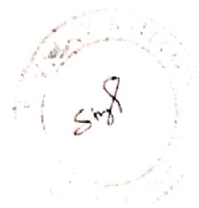
This is certify that the undersigned have inspected the below mentioned Immovable property with view of assign the present fair market value of fixed assets init.

1. Purpose of Valuation : For Self Assessment
2. Date of Valuation : 10.04.2019
3. Name of Owner : **Sri Bipin Kumar Singh**
S/o Late Chandra Mauleshwar Singh
R/o - Mohalla - House No.- A/9, Road No.- 18, Rajiv Nagar,
P.S. - Rajin Nagar, Dist.- Patna.
Phone -
4. Description of Property : Mauza - Mohrampur Bedauli, Pergana - Maner, Survey P.S. -
A. Danapur, Present P.S - Bihta, Dist. - Patna.
Plot no - 950, Khata no - 128, Tauzi no - 2607, Thana no -
49,
B. Boundaries
As per Deed No.- 1241 | As per Deed No.- 898
Area - 20.0 Dec. | Area - 19.0 Dec.
North : Survey Plot No.- 954 | Survey Plot No.- 951 Dibraj
Mahto
South : Survey Plot No.- 945 | Survey Plot No.- 939 & 938
East : Survey Plot No.- 951 Dibraj | Survey Plot No.- 942 Shyam
Mahto
West : Survey Plot No.- 949 Girja | Survey Plot No.- 944 Lal
Shankar | Babu Singh
Total Land Area : Total Land Area = 20.0 Dec. + 19.0 Dec. = 39.0 Dec. = 12.48
Katha = 16988.40 sq.ft.
Value of Land : The GLR in this locality = Rs.1,44,000.00/- Decimal
Taking P.M.R. is Rs.1,44,000.00
i.e. Rs.1,44,000.00/- x 39.0 = Rs.56,16,000.00
Structure Details : The property under valuation is Vacant Land situated at
Mohrampur Bedauli.
Cost of Structure

Vijay Kumar Singh & Associates

1

Bipin Kumar Singh



Panel Valuer : State Bank of India, Allahabad Bank, Central Bank of India, Bank of Baroda, P.N.B., Andhra Bank, Axis Bank,
Vijaya Bank, Indian Overseas Bank, Union Bank of India, IDBI Bank, O.B.C., S B B.J., U.B.I., B.O.M., HUDCO, MBGB & DRT Patna

Floor	B/u area	Cost per sq. ft.	Gross Total	Dopre. @ Nil	Net Value
	Less depreciation i.e.	: Nil%			
	Net Cost of Structure i.e.	: Rs. 0.00			
	Total Value of Property (Land + Building)	: Rs.56,16,000.00			
	Total value of property	Rs.56,16,000.00			
5.	Is it free / lessee hold	: Free Hold			
6.	Marketability	: Good			
7.	Status of the Property	: Good			

VALUER'S APPRECIATION

I certify that the above mentioned property is valued by me based on its location, situation and consultation with local people, my analysis said specification and appraisal. However further charges of circumstances, Govt. policies and market value of the property.

CERTIFICATE

1. It is hereby certified that in my opinion.
- a. The present market value of property by adopting prevailing market rate for property is **Rs.56,16,000.00 (Rupees Fifty Six lakhs Sixteen Thousands) only.**
2. Value varies with the purpose and time. His report is not be to be referred if the purpose is different other then mentioned in 1 to 5.
3. The property was inspected in the presence of **owner.**
4. The legal aspects were not considered in this valuation report.
5. This valuation work is undertaken by this value upon the request made by the owner of the **immovable proper.**

For Vijay Kumar Singh & Associates
PROPRIETOR

Vijay Kumar Singh

For VIJAY KUMAR SINGH &
ASSOCIATES

Vijay Kumar Singh