

RAHUL S KUMAR & ASSOCIATES
CHARTERED ACCOUNTANTS



At G.T.Road, Kawabandh,
Govindpur, Dhanbad 828109
Mobile No-6201105900
Email Id: carahulkumar121@gmail.com

TO WHOM IT MAY CONCERN

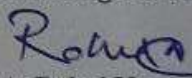
This is to certify that the approximated market value of land of Mr. Sarbeshwar Kumar , S/o-Kalipad Kumar, vide Deed no.4916, Plot no.2984, Khata no. 128, Mouza no.20 for 17 decmil area situated at Ranipokhar,Chas,Dist: Bokaro is Rs. 72,25,000/- (Seventy two lakh twenty five thousand only) .

The above certificate has been issued on the basis of Valuation certificate issued by chartered engineer Partha Pal, Navakarmika,Hirapur , Dhanbad, copies of valuation report attached herewith.

For Rahul S Kumar & Associates

CHARTERED ACCOUNTANTS

Firm Reg. No. 029173C


CA. Rahul Kumar(ACA)

M. No. 449016



Date : 19.01.2021

Place : Dhanbad

NAVAKARMIKA

SHOP NO. 08, GOLF GROUND ROAD OPP. DMC
DHANBAD, HIRAPUR, DHANBAD
CONTACT NO. : 8202352598, 7761072865
8092678015

Er. Partha Pal

B.Tech (Civil), Chartered Engineer AM/184847-2
LICENSE: MADA/ENG/0002/2019
DMC/ENG/0021/2016

- Mada Building Plan • Estimate • Valuation • Residential (Vastu Kala) & Commercial Bldg. Lay Out
- Structural Design Lay Out (3D view) • Dealings in 'Land Property'

Ref. No.- NAV/V/ 31 / 2021

Date- 19.01.2021

VALUATION REPORT					
GENERAL INFORMATION					
Date of visit	19.01.2021	Contact No	9931154788		
Name	Sarbeahwar Kumar s/o Sri Kalipar Kumhar				
Purpose	MADA Declaration				
Document Received	Sale Deed, Mutation and land rent receipt				
PROPERTY INFORMATION					
Property Address	Ranipokhar, Mouza No. - 20, Plot No- 2984, Khata No. -128, Dist- Bokaro				
City	Bokaro	State	Jharkhand		
District	Bokaro	Pin Code	827001		
PROPERTY AREA DETAILS					
LAND AREA			BUILT-UP AREA		
Estimated	Actual		Estimated	Actual	
17dec.	17dec dec.		Ground Floor	X	x
			First Floor		
			Land only		
If Extension, Existing Unit Build Up Area is sqft					
PLINTH AREA DETAILS			CARPET AREA		
Sq. Mts	0	Sq. smt.	0		
Sq. Fts	0	Sq. sft	0		
SALEABLE AREA DETAILS (Builder Purchased Only)					
Sq. Mts	0				
Sq. Fts	0				
As Per Technical (Visiting Engineer)					
Ownership	Sale Deed No. -4916	Approved By	x		
Mortgage Type	none	Location Type	Residential Area		
Land Type	Residential	Survey No.	Plot No- 2984, khata no. 128		
Construction Type	x	Age of the Property	x		
Whether Property is leased or rented	Owner Ship	Approval Received	x.		
Remarks on Property	Plot is demarcated by trench.				
BUILDER DETAILS (Builder Purchased Case Only)					
Name Of Builder	x				
Remarks On Builder	NA				
PROPERTY COST DETAILS					
Construction Type	x				
LAND COST					
Sale Deed Date	4916 dated 10.12.2019				
Govt. Value	2,31,370/-				
Market Valuation	72,25,000/-				
Area of the plot in sqft.	7405.20sft				
Current Cost Per dec.. Of plot	4,25,000/- per dec				

NAVKARMIKA

ER PARTHA PAL

DMC / ENG / 0021 / 2016
MADA / ENG / 0002 / 2019
CHNPC / ENG / 0002 / 2019

COST / sqft for construction	Not Applicable	Not Applicable
Justified Rate Construction per sqft	Not Applicable	
Valuation of Construction after completion	Not Applicable	

LAND + BUILDING OR COMPLETE PROPERTY COST

Sale Deed	
Govt. Value	Rs. 3,00,000/-
Market Value of the Property	2,31,370/-
Total Saleable area	72,25,000/-
Current Rate per Sqft	NA
OTHER COST	X
Stamp Duty + Registration	X
Other's (Advocate Fees)	X

TECHNICAL INFORMATION

Foundation	X
Wall	X
Roof	X
Floor	X
Surrounding	X
Electric Installation	X
Water Supply	X
Sewerage	X
Boundaries Physically Checked	X

Property Bounded By

	Dimension		As per Document	As Per Actual
	As per Document	Actual		
North	X	50'0"	Plot no. 2979	Do
South	X	50'0"	Plot no. 2985	Do
East	X	142'0"	Plot no. 2979	Do
West	X	150'0"	Vendor's own and 30' wide road	Vendor's own and 30' wide road

ACCESSIBILITY & SURVEY OF CONSTRUCTION**ACCESSIBILITY**

Condition of Approach Road	30'0" wide kachcha road
Near By Landmark	

SURVEY OF CONSTRUCTION

Nature Of Soil	Mooram Soil
Type Of Construction	X
Quality of Construction/ Materials	X
Purpose of the valuation	MADA Declaration
Dwelling Unit Type	X
No Of Units	X
Property Type	X

TECHNICAL DOCUMENT MANAGEMENT

Land Tax paid/Property Tax/ Others with receipt No./Date as per Receipt.	Receipt no. : 0205436409 , for the year of 2020-2021 on 17.04.2020
Name of the Person/Persons Staying	Sarbeshwar Kumar
Details of occupation/ Possession certificate/ Letter of Disapproval/ Commencement certificate Order No. and Date.	X
Authority/ Designation of the person issuing the certificate	X
N.A. order issuing Authority / Date	X
Location and layout plan issuing authority and date	X

NAVKARMIKA

Parul's Pat
 P. BARTHA RAI

Drawings Details	
Order No and Date on which it is sanctioned	x
Survey No as mentioned in the drawing	x
Designation of competent authority who has approved	x
No. of Floors as per approved plan	x
Remark on No. of Floor as per approved plan	x
No. of floors actually constructed	x
Remark on No. of floors actually constructed	x
FINAL REMARKS AND DEVIATION	
Deviation Details	No deviation as only land is demarcated by trench
Legal Report	This valuation is valid only after legal report in favour and proper verification of documents

Valuation :

Land

Govt. Rate : 17dec @ 13610/- per dec. = 2,31,370/-

Market Rate : 17dec. @ 4,25,000/- per dec = 72,25,000/-

Distress Value : 85% = 61,41,250/-

Realizable Value : 90% = 65,02,500/-

This Valuation is supported by :

- Sale Deed :** Sri Sarbeshwar Kumar s/o Sri Kalipar Kumhar has purchased this plot by registered sale deed no. 4916 registered at Bokaro sub registry office on 10.12.2019
- Mutation :** This land has been mutated in the name of Sri Sarbeshwar Kumar s/o Sri Kalipar Kumhar by C.O office Chas by mutation case no. 5904/2019-2020 on 25.07.2020
- Land rent receipt :** Sri Sarbeshwar Kumar s/o Sri Kalipar Kumhar has paid land rent to C.O office Chas by land rent receipt no. 0205436409 for the year of 2020-2021 on 17.04.2020

NAV KARMIKA

Partha Pal

ER PARTHA PAL

JMC / ENG / 0021 / 2016

MADA / ENG / 0002 / 2019

CHNPC / ENG / 0002 / 2019