

Property - 19  
Shankarpur (1.667 Dec)

REF. NO.-IBR/5277/2024

Date: 16.05.2024

**VALUATION REPORT**

OF  
IMMOVABLE PROPERTIES (LAND)  
OF



NAME OF THE OWNER: MR MAHENDRA KUMAR GUPTA  
S/O-LATE JAGDISH RAIJI GUPTA

PLOT NO-1005/2188 & 1005/2189, KHATA NO-1288/94, SANKARPUR,  
PURI SADAR, DIST-PURI. (1.667)

For

CANARA BANK

FAIR MARKET VALUE:- Rs. 11,67,00,000

REALIZABLE VALUE:- Rs. 10,50,30,000

DISTRESS VALUE:- Rs. 9,33,60,000

PREPARED BY :-

I.B.RATH & ASSOCIATES

(Registered Valuer Canara Bank)

AT- "BIBHUTI"

B 2/1, KHARAVEL NAGAR,

BHUBANESWAR-1

9437005477, 7873005477

**ANNEXURE- 8**  
**VALUATION OF PROPERTY (LAND)****REF. NO.-IBR/5277/2024****Date: 16.03.2024****PART A-BASIC DATA**

<b>I</b>	<b>GENERAL</b>	
01.	Purpose for which the valuation is made	: To assess present market value of the property
02.	a) Date of inspection	: 22.03.2024
	b) Date on which the valuation is made	: 16.05.2024
03.	Name of the reported owner with present address and phone number Name of the owner(s) and his /their address (es) with phone no. (Details of share of each owner in case of joint ownership)	: Mr.Mahendra Kumar Gupta S/o-Late Jagdish Raiji Gupta At-Gupta Nivas, Gupta Cable Compound, Cuttack Road, Bhubaneswar-6, Dist-Khurda.
04.	List of documents produced for perusal	: Sale Deed,
05.	Brief description of the property	: Land
06.	Scope of the valuation	: Land
07.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	: Canara Bank,

**Proprietor**  
**I B RATH & ASSOCIATES**

<b>II</b>	<b>DESCRIPTION OF THE PROPERTY</b>	
01.	Location of the property	: At-Plot No-1005/2188 & 1005/2189, Khata no-1288/94, Sankarpur, Puri sadar, Puri
01.	Postal address of the property	: At-Gupta Nivas, Gupta Cable Compound, Cuttack Road, Bhubaneswar-6, Dist-Khurda
02.	City/Town/Village	: Town
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
03.	Classification of the area	: Semi Urban
04.	Coming under corporation limit /Village /Panchayat /Municipality	: Municipality
05.	Whether covered under any State/Central Govt. enactment (e.g., Urban land Ceiling Act) or notified	: NA



	under agency area/scheduled area/Cantonment area		
06.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	No
07.	Location of the property		
	Allot Plot/Plot No./Survey No.	:	1005/2188, 1005/2189
	Khata No/Drawing No	:	1288/94
	Police station & No-	:	Puri sadar -93
	T.S & No.-	:	Puri sadar -93
	Ward/ Taluka/Mouza	:	Sankarpur
	Mandal/Dist.-	:	Puri
08.	Boundary details	As Per Sale Deed	As Per Verification
	North	Hal Plot no- 1005(P) corresponding sabak plot no- 193	Vacant Land
	South	Gnjam Road	Road
	East	Hal Plot no- 1005(P) corresponding sabak plot no- 193	Vacant Land
	West	Hal Plot no- 1005(P) corresponding sabak plot no- 193	Vacant Land
09.	Latitude, longitude, and coordinates of the site	:	
10.	Property tax receipt referred		
	Assessment Number	:	NA
	Tax amount	:	NA
	Receipt in the name of	:	NA
11.	Electricity service connection	:	NA
	Consumer number	:	NA
	In the name of	:	NA
	Other details if any	:	NA
12.	Property is presently occupied by	:	Owner
13.	If tenanted fully, what is the gross monthly rent?	:	NA
14.	If occupied by both By assuming the entire building is let out, i. What is the probable monthly rent? ii. What is the advance amount?	:	Occupied by Owner

Proprietor  
**IB RATH & ASSOCIATES**

III PROCEDURE OF VALUATION		
Valuation Details	:	Discussed in part B,C,D,E &F
F.S.I.	:	
Plot Coverage	:	

### PART B - LAND

01.	Dimension of the site		As per title deed (a)	Actual (b)
		North		
		South		
		East		
		West		
02.	Extent of site (least of 1a & 1b)			
	Size of the plot	:		
	North & South	:		
	East & West	:		
	Total Extent of the plot	:	Ac 1.667Dec	
03.	Characteristics of the site			
	• What is the character of the locality?	:	Middle Class	
	• What is the classification of the locality?	:	Developing	
	• Development of surrounding areas	:	Yes	
	• Possibility of frequent flooding	:	No	
	• Availability of the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All within 2km to 3km Range	
	• Level of land with topographical conditions	:	Leveled	
	• Shape of land	:	Rectangular	
	• Type of use to which it can be put	:	Residential	
	• Any usage restriction	:	No	
	• Is plot in town planning approved layout?	:	No Rev Road	
	• Corner plot or intermittent plot?	:	intermittent plot	
	• Type of road available at present Road facilities are available?	:	Concreat Road	
	• Width of road- is below 20ft. or more than 20ft	:	Below 20ft. road	
	• Is it a land- locked land?	:	No	
	• Water Potentially	:	Yes	
	• Underground sewerage system	:	No	
	• Power supply is available in the site	:	Yes	
	• Advantage of site	:	-	

  
**Proprietor**  
**IB RATH & ASSOCIATES**

	<ul style="list-style-type: none"> <li>Special remarks, if any like threat of acquisition of land for public service purpose, road widening or applicability of CRZ provisions etc (distance from seacoast/ tidal level must be incorporated)</li> <li>Any factors which affect the marketability of the land?</li> </ul>	:	
04	Value of adopting GLR (Guideline Rate)		
	i. Guideline rate obtained from registers office (evidence thereof to be enclosed)	:	Rs. 3,00,00,000/- per Acre
	ii. Value of land adopting GLR (Ac 1.667)	:	Rs. 5,00,10,000 /-
05.	Value by adopting PMR (Prevailing Market Rate)		
	i. Prevailing market rate (Along with details/ reference of two latest deals or transactions with respect to adjacent properties in the areas)	:	Rs.6,00,00,000/- - Rs.7,00,00,000/- per Acre
	ii. Unit rate adopted in this valuation after considering the characteristics of the subject plot	:	Rs.7,00,00,000/- per Acre
	iii. Value of the land by adopting PMR	:	<b>Rs. 11,66,90,000/-</b>

#### PART C- BUILDING

	Type of Building		
1.	Type of construction	:	
2.	Quality of construction	:	
3.	Appearance of Building	:	
4.	Maintenance / Condition of The building	:	
5.	Plinth Area	:	
6	Number of floors and height of each floor Including basement if any	:	

  
**Proprietor,**  
**IB RATH & ASSOCIATES**



### DETAIL OF BUILDING VALUATION

DESCRIPTION	G F & FF	S F & TF
Specification Floor finish, Superstructure, Roof, Doors, Windows, Weathering course		
Plinth area		
Year of construction (as reported / as observed / as per the deed )		
Age of the building		
If the age is not exactly known , further life expected		
Total life of the building estimated		
Depreciation percentage (assuming salvage value 5%)		
Replacement rate of construction with the existing conditions and Specifications		

Particulars of items	Plinth Area in sqft	Roof Height in ft	Age of the building in years	Estimated replacement rate of construction .Rs.	Replacement Cost Rs.	Depreciation on Rs.	Net value after depreciations Rs.
Ground Floor							
First Floor							
Second Floor							
Third Floor							
<b>Total</b>							

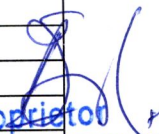
  
**Proprietor**  
**B RATH & ASSOCIATES**

**PART D – AMENITIES & EXTRA ITEMS**  
(Value after Depreciation)

1.	Portico	:	Rs.
2.	Ornamental Front / Pooja door	:	Rs.
3.	Sit-out/ Verandah with Steel grills	:	Rs.
4.	Extra Steel / collapsib legates	:	Rs.
5.	Open stair case	:	Rs.
6.	Wardrobes,showcases,wooden cup boards	:	Rs.
7.	Glazed tiles	:	Rs.
8.	Extras inks and bath tub	:	NA
9.	Marble/ ceramictiles flooring	:	Rs.
10.	Interior decorations	:	Rs.
11.	Architectural Elevation works	:	Rs.
12.	False ceiling works	:	Rs.
13.	Paneling works	:	NA
14.	Aluminum works	:	NA
15.	Aluminum handrails	:	Rs.
16.	Separate Lumber Room	:	NA
17.	Separate Toilet Room	:	NA
18.	Separate water tank/sump	:	Rs.
19.	Trees , gardening	:	NA
20.	Any other	:	NA
	<b>Total</b>	:	<b>Rs.</b>

**PART E – SERVICES**  
(Value after Depreciation)

01.	Water supply arrangements	:	Rs.
	Open well	:	NA
	Bore well	:	Yes
	Hand pump	:	NA
	Motor	:	Yes
	Corporation Tap	:	NA
	Underground level sump overhead water tank	:	NA
02.	Drainage arrangements	:	
	Septic Tank		
	Under ground sewerage		NA
03.	Compound Wall Height Length Type of construction	:	Rs
04.	Pavements	:	
05.	Steel gate	:	
06.	E.B Deposits , water deposits , drainage deposits etc.	:	

  
**Proprietor**  
**IB RATH & ASSOCIATES**

	Class of fittings(superior/Ordinary/Poor)		NA
	Number of light Points		NA
	Fan Points		NA
	Spare Plug Points		NA
	Any other item		NA
08.	Plumbing installation	:	NA
	No.of water closet and their type		NA
	No. of washbasins		NA
	No. of bathtubs		NA
	Water meter,tapsetc		NA
	Any other fixtures		NA
09.	Any other (GI sheet sheds)	:	NA
	<b>Total</b>		<b>Rs.</b>

### TOTAL ABSTRACT OF THE PROPERTY:

Part	Description	Value of adopting	
		GLRRs.	PMRRs.
B	Land	Rs.5,00,10,000/-	Rs.11,66,90,000.00
C	Building		
D	Amenities		
E	Services		
Total Say		Rs.5,00,10,000/-	Rs.11,66,90,000.00
			Rs.11,67,00,000.00

Factors favoring for an additional value.		Rs.
1. Locality of the property,		
2. Scarcity of the land in the area		
3. Future prospects of the land		
Add	(+)	Rs.
Factors favoring for less value.		
1.		
Less	(-)	
Present Market Value		Rs. (F)

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 specifications is Rs. **11,67,00,000.00** (Rupees Eleven Crore Sixty Seven Lakhs Only) . The book value of the above property as of is Rs. **11,67,00,000.00** (Rupees Eleven Crore Sixty Seven Lakhs Only) . and the distress value is Rs. **9,33,60,000.00** (Rupees Nine Crore Thirty Three Lakhs Sixty Thousand Only). Realizable Value is Rs. **10,50,30,000.00** (Rupees Ten Crore Fifty Lakhs Thirty Thousand Only).

  
**Proprietor**  
**IB RATH & ASSOCIATES**



## PARTC-CERTIFICATE

1. It is here by certified that in my opinion.
  - i) The present market value of the property discussed in the report (above) by adopting prevailing market rate for land is Rs. **10,00,20,000.00** (Rupees Ten Crore Twenty Thousand Only )
  - ii) The forced sale value of the property is estimated as 20% less than the present market value.
2. Value varies with the purpose and date of valuation . This report is not to be referred if the purpose is different other than mentioned in I (1).
3. The property was inspected on 22.03.2024 by me in the presence of property owner's representative.
4. The legal specs were not considered in this valuation.
5. This valuation work was / has been undertaken by the valuer based upon the request from branch manager LCB Canara Bank.

Place :BHUBANESWAR  
Date :16.05.2024

(Panel Valuer)

Note :This report contains ..... Pages

  
Proprietor  
IB RATH & ASSOCIATES

### Enclosures:

- Key plan showing the location of the property.
- Site plan with boundaries
- Photograph of owner / representative with property in background
- Screen shot of longitude / latitude and co-ordinates of property using GPS / Various Apps / Internet sites

(Note:The valuer may add any number of additional sheets for providing any vital data and relevant information)

MOUZA SANKARPUR SHEET NO 2  
 Thana Puri Sadar No 93  
 Tahasil Puri Sadar No 606  
 DISTRICT PURI  
 Scale 16 Inches to 1 Mile  
 Year 1977-78



Schedule of Property

Mouza: Sankarpur  
 Khata No: 34  
 Plot No: 193  
 Portion: G  
 Kisam: Bagayat Duee (Two)  
 Area: A0.667 dec. out of Ac.21.650

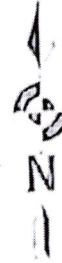
Boundary

Direction Neighbour  
 NORTH Sabak Plot No.193.  
 SOUTH Ganjam Road  
 EAST Vendor Portion H  
 WEST Acrux Realcon Pvt.Ltd.portion F.

12.11.13

X the only survey 12.11.13

MOUZA SANKARPUR SHEET NO 2  
 Thana Puri Sadar No 93  
 Tahasil Puri Sadar No 606  
 DISTRICT PURI  
 Scale 16 Inches to 1 Mile  
 Year 1977-78



Schedule of Property

Mouza: Sankarpur  
 Khata No: 34  
 Plot No: 193  
 Portion: G  
 Kisam: Bagayat Duee (Two) WEST  
 Area: A0.667 dec. out of Ac.21.650

Boundary

Direction  
 NORTH  
 SOUTH  
 EAST

Neighbour


Sabak Plot No.193.  
 Ganjam Road  
 Vendor Portion H  
 Acrux Realcon Pvt.Ltd.portion F.

*Biranchi Sankar Das*  
 12.11.13

X *Pradyumn Kumar Gupta*  
 12.11.13



 (<https://www.facebook.com/>)  (<https://twitter.com/login?lang=en>)

» Skip to Main Content » Download Screen Reader ([ScreenReader.aspx](#)) | [A](#) | [A](#) | [A](#)  
 **Inspector General of Registration**  
**Revenue & Disaster Management Department**  
Govt. of Odisha

#### Citizen Corner

- ☆ Ease of Doing Business ([Ease.aspx](#))
- 🔍 Regd. & Stamp Duty Calculator ([StampDutyCalc.aspx](#))
- 🔍 Model Deed ([ModelDeed.aspx](#))
- 🔍 Acts & Rules ([ActRule.aspx](#))
- 🔍 Stamp Act and Rules ([StampAct.aspx](#))
- 🔍 Marriage Act ([Marriage.aspx](#))
- 🔍 Partnership Firm Registration
- 🔍 Society Registration
- 🔍 Public Service Delivery Timeline ([pdf/PublicServicesDeliveryTimeLine.pdf](#))

#### BenchMark Valuation

District

PURI

Registration Office

PURI

Village - Thana

SANKAR PUR - 93

Kisam

GHARA BARI

Plot No.

1065/2550

Area

1

Unit

6/12/24, 12:35 PM

 (https://www.facebook.com/...)  (https://twitter.com/login?lang=en)

» Skip to Main Content » Download Screen Reader (ScreenRecorder.aspx)   

SHOW

☆ Area : 1 - Decimal (100D=1Acre)

☆ Area wise Benchmark Value : ₹ 3,00,000

Unit Wise BenchMark Value :

₹ 3,00,00,000 (Per Acre)

₹ 7,41,34,743 (Per Hecter)

₹ 3,00,000 (Per Decimal (100D=1Acre))

₹ 30,000 (Per Decimal (1000D=1Acre))

₹ 7,413 (Per Square Meter)

₹ 689 (Per Square Feet)

Highest Transction Value :

₹ 4,97,66,719 (Per Acre)

₹ 12,29,81,431 (Per Hecter)

₹ 4,97,667 (Per Decimal (100D=1Acre))

₹ 49,767 (Per Decimal (1000D=1Acre))

₹ 12,298 (Per Square Meter)

₹ 1,142 (Per Square Feet)

Higest Transction Value : 4,97,66,719

Transction Date : 05-Apr-2024

Let's Get In Touch!

Inspector General of Registration Odisha, 2nd-floor, Board of Revenue Building,  
Chandinchowk , Cuttack (Odisha)-753002



(+91)7894438202  
(+91)7894438220





  
Proprietor  
IB RATH & ASSOCIATE

