

9437005477, 7873005477

ANNEXURE- 8
VALUATION OF PROPERTY (FLAT)

REF. NO.-IBR/5293/2024

Date: 13.05.2024

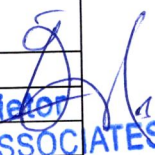
PART A-BASIC DATA

I	GENERAL	
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	: 13.05.2024
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)	: Ms Gupta power Infra Structure MD-Mr Sukanta Kumar Nayak S/o-Late Ananta Chandra Nayak At-Plot no- 896, cuttack road, Ps- Laxmisagar, Bhubaneswar, Dist-Khurda.
04.	List of documents produced for perusal	: Previous Valuation
05.	Brief description of the property	: Freehold
06.	Scope of the valuation	: Flat
07.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	: Canara Bank,

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II	DESCRIPTION OF THE PROPERTY	
01.	Location of the property	: At-Plot No-312/670, Khata no-142/141, Sipasirubuli, Puri sadar, Puri
01.	Postal address of the property	: At-Ashian lagoon 1 st floor, Flat no-101 & 102 Sipasirubuli, Puri sadar, Puri
02.	City/Town/Village	: City
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
03.	Classification of the area	: 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 under agency area/scheduled area/Cantonment area	: NA


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.	:	312/670
	Khata No/Drawing No	:	142/141
	Police station & No-	:	Puri sadar -93
	T.S & No.-	:	Puri sadar -93
	Ward/ Taluka/Mouza	:	Sipasirubuli
	Mandal/Dist.-	:	Puri
08.	Boundary details	As Per Sale Deed	As Per Verification
	North	Corider & Flat no- 103	Corider & Flat no- 103
	South	Open Space	Open Space
	East	Vacant Land	Vacant Land
	West	Open Space	Open Space
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


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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	:	1853sqf	
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 Govt 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	:	-	
	• 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) • Any factors which affect the	:		


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	marketability of the land?		
04	Value of adopting GLR (Guideline Rate)		
	i. Guideline rate obtained from registers office (evidence thereof to be enclosed)	:	Rs.6,00,000/-
	ii. Value of land adopting GLR	:	Rs.17,01,054/-
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)	:	
	ii. Unit rate adopted in this valuation after considering the characteristics of the subject plot	:	
	iii. Value of the land by adopting PMR	:	

PART C- BUILDING

	Type of Building		Residential
1.	Type of construction	:	Rcc
2.	Quality of construction	:	Good
3.	Appearance of Building	:	Good
4.	Maintenance / Condition of The building	:	Good
5.	Plinth Area	:	1853sqft
6	Number of floors and height of each floor Including basement if any	:	

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DETAIL OF BUILDING VALUATION

DESCRIPTION	G F & FF	
Specification Floor finish, Superstructure, Roof, Doors, Windows, Weathering course		
Plinth area		

Year of construction (as reported / as observed / as per the deed)	2010	
Age of the building	14yrs	
If the age is not exactly known , further life expected		
Total life of the building estimated	75	
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.	Net value after depreciations Rs.
Flat 101 & 102	1853		14yrs	Rs.5000/-	Rs.92,65,000/-
				Total	Rs.92,65,000/-

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 / collapsible legates	: Rs.
5.	Open stair case	: Rs.
6.	Wardrobes, showcases, wooden cup boards	: Rs.
7.	Glazed tiles	: Rs.
8.	Extras sinks and bath tub	: NA
9.	Marble/ ceramic tiles 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


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	Total	: Rs.
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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	:	Rs
	Height		
	Length		
	Type of construction		
04.	Pavements	:	
05.	Steel gate	:	
06.	E.B Deposits , water deposits , drainage deposits etc.	:	
07.	Electrical fittings & others	:	Rs.
	Type of wiring		Concealed
	Class of fittings(superior/Ordinary/Poor)		Ordinary
	Number of light Points		10 nos.
	Fan Points		8 nos.
	Spare Plug Points		10 nos.
	Any other item		NA
08.	Plumbing installation	:	Ordinary
	No.of water closet and their type		2 nos.
	No. of washbasins		4 nos.
	No. of bathtubs		NA
	Water meter,tapsetc		2nos
	Any other fixtures		NA
09.	Any other (GI sheet sheds)	:	NA
	Total		Rs.

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TOTAL ABSTRACT OF THE PROPERTY:

Part	Description	Value of adopting	
		GLRRs.	PMRRs.
B	Land	Rs.17,01,054/-	
C	Building(Flat)		Rs.92,65,000/-
D	Amenities		

E	Services		
	Total Say	Rs.17,01,054/-	Rs.92,65,000/-
			Rs.90,00,000/-

Factors favoring for an additional value.		
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.		Rs.
Less (-)		
Present Market Value Rs.90,00,000/-		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.90,00,000.00** (Rupees Ninty lakh Only) . The book value of the above property as of is Rs. . **Rs.90,00,000.00** (Rupees Ninty lakh Only) and the distress value is **Rs.72,00,000.00** (Rupees Seventy Two Lakh Thousand Only). Realizable Value is **Rs.81,00,000.00** (Rupees Eighty One Lakh Only).


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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.**90,00,000.00** (Rupees Ninty lakh 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 din 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.

Proprietor
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(Panel Valuer)

Place :BHUBANESWAR
Date :13.05.2024


Note :This report contains Pages

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)

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	▼
SIPASURUBULI - 78	
Kisam	▼
ROAD	
Plot No.	▼
312/670	
Area	

