Property – 24
Laxmisagar – (0.082 Dec)

REF. NO.-IBR/5276/2024 **Date: 12.05.2024**

VALUATION REPORT

OF

IMMOVABLE PROPERTIES (LAND & BUILDING)

OF

NAME OF THE OWNER: M/S GUPTA POWER INFRA STRUCTURE
MD –MR SUKANTA KUMAR NAYAK

PLOT NO-896, CUTTACK ROAD ,
PS-LAXMISAGAR,BHUBANESWAR,DIST-KHURDA,MOB-7894898999

For

CANARA BANK

FAIR MARKET VALUE:- Rs. 2,27,25,000/-

REALIZABLE VALUE:- Rs. 2,04,52,000/-

DISTRESS VALUE:- Rs. 1,81,80,000/-

PREPARED BY :-

I.B.RATH & ASSOCIATES

(Registered Valuer Canara Bank)

AT- "BIBHUTI"

B 2/1, KHARAVEL NAGAR,

P- 24
Laxmisagar 0.082

BHUBANESWAR-1

9437005477, 7873005477

I B RATH & ASSOCIATES

B 2/1, Kharavel Nagar,Bhubaneswar -01

Engineering & Project Consultant

Email : ibrathnassociates@gmail.com
Mob : 7873005477,9437005477

ANNEXURE- 8
VALUATION OF PROPERTY (LAND & BUILDING)

REF. NO.-IBR/5276/2024 **Date: 12.05.2024**

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	:	2.04.2024
	b) Date on which the valuation is made	:	12.05.2024
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 Manager-Mr-Sukanta Kumar Nayak S/o: - Late Ananta Chandra Nayak At- Plot no-896,cuttack road,Ps-Laxmisagar,Bhubaneswar,Dist-Khurda, Odisha,
04.	List of documents produced for perusal	:	ROR, Sale Deed,
05.	Brief description of the property	:	Land
06.	Scope of the valuation	:	Land & Building valuation
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- At- Plot no-896,Cuttack Road,Ps-Laxmisagar,Bhubaneswar,Dist-Khurda, Odisha,
01.	Postal address of the property	:	At- Plot no-896,cuttack road,Ps-Laxmisagar,Bhubaneswar,Dist-Khurda, Odisha,
02.	City/Town/Village	:	Town
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No

03.	Classification of the area	:	Urban
04.	Coming under corporation limit /Village /Panchayat /Municipality	:	corporation limit
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.	:	1116/3337
	Khata No/Drawing No	:	1593/1801
	Police station &No-	:	New Capital Hal Ps-Laxmisagar
	T.S & No.-	:	Bhubaneswar
	Ward/ Taluka/Mouza	:	
	Mandal/Dist.-	:	Khurda

08.	Boundary details	As Per Sale Deed	As Per Verification
	North	Govt Land	Road
	South	Rev Plot no- 1117	Rev Plot no- 1117
	East	Rev Plot no-1116(P)	Vacant Land
	West	Rev Plot no-1115	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

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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	:	A 0.082Dec ie 3571.92 Sqft
03.	Characteristics of the site	:	
	• What is the character of the locality?	:	High Class
	• What is the classification of the locality?	:	Developed
	• 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	:	Yes
	• Power supply is available in the site	:	Yes
	• Advantage of site	:	-

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	• 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 marketability of the land?	:	
04	Value of adopting GLR (Guideline Rate)		
	i. Guideline rate obtained from registers office (evidence thereof to be enclosed)	:	Rs. 11,64,000/- per Acre
	ii. Value of land adopting GLR	:	Rs. 95,44,170 /-
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.3500-4000 per sqft
	ii. Unit rate adopted in this valuation after considering the characteristics of the subject plot	:	Rs.4000/- per sqft
	iii. Value of the land by adopting PMR (3571.92 x 4000.00)	:	**Rs. 1,42,87,680/-**

PART C- BUILDING

	Type of Building		Residential
1.	Type of construction	:	RCC
2.	Quality of construction	:	Good
3.	Appearance of Building	:	Well
4.	Maintenance / Condition of The building	:	NA
5.	Plinth Area	:	GF & FF ,SF & TF-1875sqft each floor
6	Number of floors and height of each floor Including basement if any	:	G+3, floor height 10'6"

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DETAIL OF BUILDING VALUATION

DESCRIPTION	G F & FF	S F
Specification Floor finish, Superstructure, Roof, Doors, Windows, Weathering course	Tiles flooring Teak & Country Wood Brick Word	Tiles Flooring Teak & Country Wood Brick Word
Plinth area	1875 sft & 1875	1875 sft
Year of construction (as reported / as observed / as per the deed)	2022	2022
Age of the building	2yrs	2yrs
If the age is not exactly known , further life expected		
Total life of the building estimated	75 years	75 years
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	Estimatedreplacementrate of construction .Rs.	Replacement Cost Rs.	Depreciation Rs.	Net value after depreciations Rs.
Ground Floor	1875	10'6"	2yrs	1500.00			28,12,500/-
First Floor	1875	10'6"	2yrs	1500.00			28,12,500/-
Second Floor	1875	10'6"	2yrs	1500.00			28,12,500/-
Total							**84,37,500/-**

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.

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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
	Total	:	**Rs.**

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.	:	
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.

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	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.**

TOTAL ABSTRACT OF THE PROPERTY:

Part	Description	Value of adopting	
		GLRRs.	PMRRs.
B	Land	95,44,170.00	1,42,87,680.00
C	Building	84,37,500.00	84,37,500.00
D	Amenities		
E	Services		
	Total Say	1,79,81,670.00	**2,27,25,180.00**
			2,27,25,000.00

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. Less (-)	Rs.
Present Market Value **2,27,25,000/-**	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.**2,27,25,000.00** (Rupees Two Crore Twenty Seven lakh Twenty Five Thousand Only) . The book value of the above property as of is Rs.**2,27,25,000.00** (Rupees Two Crore Twenty Seven lakh Twenty Five Thousand Only) and the distress value is Rs.**1,81,80,000.00** (Rupees One Crore Eighty One Lakh Eighty Thousand Only). Realizable Value is Rs.**2,04,52,000.00** (Rupees Two Crore Four Lakh Fifty Two Thousand 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.**2,27,25,000.00** (Rupees Two Crore Twenty Seven lakh Twenty Five 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 din I (1).
3. The property was inspected on 2.04.2024 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 Canara Bank.

Proprietor
IB RATH & ASSOCIATES
(Panel Valuer)

Place :BHUBANESWAR
Date :12.05.2024

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)

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Inspector General of Registration
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- Model Deed (ModelDeed.aspx)
- Acts & Rules (ActRule.aspx)
- Stamp Act and Rules (StampAct.aspx)
- Marriage Act (Marraige.aspx)
- Partnership Firm Registration
- Society Registration
- Public Service Delivery Timeline (pdf/PublicServicesDeliveryTimeLine.pdf)

BenchMark Valuation

District

KHURDA

Registration Office

KHURDA(BBSR)

Village - Thana

LAXMI SAGAR (UNIT-30) - 52

Kisam

RESIDENTIAL

Plot No.

1100

Area

1

Unit

☆ Area : 1 - Decimal (100D=1Acre)

☆ Areawise Benchmark Value : ₹ 11,64,000

Unit Wise BenchMark Value :

₹ 11,64,00,000 (Per Acre)

₹ 28,76,42,803 (Per Hecter)

₹ 11,64,000 (Per Decimal (100D=1Acre))

₹ 1,16,400 (Per Decimal (1000D=1Acre))

₹ 28,763 (Per Square Meter)

₹ 2,672 (Per Square Feet)

Let's Get In Touch!

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Feedback

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Proprietor
TP RATH & ASSOCIATES