VALUATION REPORT OF IMMOVABLE PROPERTY

NAME OF THE BORROWER	**SRI. SARAT PANDA** **S/O. BANSIDHAR PANDA**
NAME OF THE PROPERTY OWNER	**SRI. SARAT PANDA** **S/O. BANSIDHAR PANDA**

MARKET VALUE	**Rs.**	**2,408,000.00**
REALIZABLE VALUE	**Rs.**	**2,167,000.00**
BOOK VALUE OF THE PROPERTY	**Rs.**	**2,260,000.00**
DISTRESS SALE VALUE OF THE	**Rs.**	**1,927,000.00**

NAME OF THE BANK	**CANARA BANK**
NAME OF THE BRANCH	**BADAPADA BRANCH, PATTAMUNDAI**

PREPARED BY
ER SANTOSH KUMAR PANDA

APPROVED VALUER FOR
STATE BANK OF INDIA, PUNJAB NATIONAL BANK, INDIAN OVERSEAS BANK, UCO BANK, UNION BANK OF INDIA, **CANARA BANK,** PANJAB & SINDH BANK, UTKAL GRAMEEN BANK, ODISHA GRAMYA BANK, D.C.B BANK, IDFC FIRST BANK ETC..

INSURANCE SURVEYOR & LOSS ASSESSOR :
MOTOR, FIRE & ENGINEERING (FELLOW) - SLA - 34205

CONSULTANT :
Engineering. Plan, Estimation, & Designs.

S. K. ASSOCIATES
GANDHI NAGAR 4TH LANE, BERHAMPUR, GANJAM, ODISHA
CONTACT NO-0680 - 2223132, 9437031326, 7077931326
C/O P.K MOHAPATRO, PLOT NO-115,ACHARYA VIHAR, BHUBANESWAR-13, ODISHA.
CONTACT NO-0674- 2540040, 2543326, 9437031326, 7077931326

Annexure – 8

Format – A

TO,
NAME OF THE – CANARA BANK
BRANCH – BADAPADA BRANCH, PATTAMUNDAI

VALUATION REPORT (INRESPECT OF LAND / SITE AND BUILDING)

I	**GENERAL**	
1	Purpose of valuation	– To assess the market value of the property.
2	a Date of inspection	– 02.05.2026
	b Date on which the valuation is made	– 02.05.2026
3	Name of the reported owner with present address and phone number Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of each owner in case of joint ownership)	– SRI. SARAT PANDA S/O. BANSIDHAR PANDA At - Dihudipur, Po - Badapada, Ps - Dist. : Kendrapara, Odisha, Pin - 754224.
4	List of documents produced for perusal	
	1 Legal Opinion	– Yes, Adv. Sarada Prasanna Nayak, dt. 28.12.20
	2 Regd. Sale Deed	– RSD No. 10971900797 dt. 02.08.2019
	3 ROR	– Khata No. 526 / 166
	4 EC	– EC No. EC0972020001305 Period from 01.01.1995 to 09.12.2020
	5 Sanctioned Building Plan	– Plan approved by Sarpanch Badapada G.P.
	6 Property Tax Receipt	– Tax paid vide cist receipt No - 4053008, dt. 16.12.2020
	7 Holding Tax Receipt	– Not Applicable
	8 Electricity Bill	– Not Produced.
	9 Water Bill	– Not Applicable
	10 Previous Valuation Report	– No.
5	Brief description of the property taken for valuation (Including leasehold /	– Free hold

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	freehold etc)	
6	Scope of valuation	– To obtain loan from bank
7	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	– No
II	**DESCRIPTION OF THE PROPERTY**	
1	Postal address of the property with pin code	– At / Po - Badapada, Ps - Pattamundai, Dist. : Kendrapara, Odisha.
2	City / Town	Under Badapada G.P.
	Residential Area	– Residential Area
	Commercial Area	– ---
	Commercial & Residential Area	– ---
	Industrial Area	– ---
3	Classification of the area	
	a High / Middle / Poor	– Middle Class
	b Urban / Semi Urban / Rural	– Rural
4	Coming under corporation limit / Village Panchayat / Municipality	– Under Badapada G.P.
5	Whether covered under any state / Central Govt. enactments (e.g. Urban land ceiling act) or notified under agency area / scheduled area / Cantonment area	– N.A.
6	In case it is an agricultural land, any conversion to house site plots is contemplated	– N.A.
7	Location of Property	
	a Plot No. / Nagar / Survey No.	– 83 / 1801
	b Khata No.	– 526 / 166
	c Door No.	– ---
	d S.F. No. / T.S. No. / R.S. No	– T.S. No - 131
	e Village / Block	– Mouza - Badapada
	f Taluk / Ward	– ---
	g Mandal / District / Municipality / Corporation	– Kendrapara
8	Boundaries of the Property	
	North	– Anabadi (Govt. Land) & Road.
	South	– Land of Natabar Singh.
	East	– House of Mr. Tofan.
	West	– Land of Santosh Kumar Bolo & others.
9	Latitude, Longitude and coordinates of	– Latitude – 20.506849

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	the site	– Longitude	– 86.594653
10	Property tax receipt referred		
	Assessment number	– N.A.	
	Tax amount	– N.A	
	Receipt in the name of	– N.A.	
11	Electricity service connection consumer number	– Not Produced	
	In the name of	– N.A.	
	Other details, if any	– N.A.	
12	Property is presently occupied by	Owner	
13	If tenanted fully,	– No	
	What is the gross monthly rent?	Rs. 0.00	
14	If occupied by both	No	
	By assuming the entire building is let out,		
	i What is the probable monthly rent?	– Rs.	0.00
	ii What is the advance amount?	– Rs.	0.00
III	**PROCEDURE OF VALUATION:**		
	Valuation Details	Discussed in Part B,C,D,E &F	
	1 F.S.I.	– 174.36%	
	2 Plot Coverage	– 87.18%	
	PART – A (VALUATION OF LAND)		
1	Dimensions of the site	As per the deed (A)	Actual (B)
	North	– Not Mentioned.	33 feet 0 inches
	South	– Not Mentioned.	33 feet 0 inches
	East	– Not Mentioned.	39 feet 0 inches
	West	– Not Mentioned.	39 feet 0 inches
	Extent	– Ac. 0.030 Dec.	Or 1307.00 Sqft.
2	Extent of Site (least of 1a & 1b)	– Size W- 33 x L- 39 =	1287 sqft(as per visit)
	Size of plot		
	North & South	– 33 feet 0 inches	& 33 feet 0 inches
	East & West	– 39 feet 0 inches	& 39 feet 0 inches
	Total Extent of the Plot	– Size W- 33 x L- 39 =	1287 sqft(as per visit)
3	Characteristics of the site		
	i What is the character of the locality?	– Situated in a developed village area.	
	ii What is the classification of the locality?	– Middle Class	
	iii Development of Surrounding areas	– Developed Area	
	iv Possibility of frequent flooding /	– No	

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		Sub merging	
	v	Feasibility to the civic amenities like school, hospital, bus stop, market etc.	– All civic amenities are available within 2 Kms.
	vi	Level of land with topographical conditions	– Level
	vii	Shape of Land	– Rectangular Shape
	viii	Type of use to which it can be put	– Residential
	ix	Any usage restriction	– No
	x	Is plot in town planning approved layout	– N.A.
	xi	Corner plot or intermittent plot	– Intermittent Plot
	xii	Road facilities	– Yes
	xiii	Is it a land – locked land ?	– No
	xiv	Water Potentiality	– Yes
	xv	Type of road available at present	– Concrete Road
	xvi	Width of road-is below 20 ft or more than 20 ft.	– More than 20 ft. wide road
	xvii	Underground sewerage system	– No
	xviii	Is power supply available at the site ?	– Yes
	Advantage of the site		– Situated in a developed village area.
	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provision etc. (Distance from sea coast / tidal level must be incorporated)		– No
	a	Any factors which affect the marketability of the land?	– No
	b	Type of the land?	– Residential (Gharabari)
	c	Accessibility	– Yes
4	Value on adopting GLR (Guideline		
	i	Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)	– Rs. 35.00 Per Sqft.
	ii	Value of land by adopting GLR (……. X ……)	– Rs. 45,045.00
5	Prevailing market rate (Along with		– Rs. 150.00 to Rs. 200.00 Per Sqft.

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	details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	
6	Unit rate adopted in this valuation after considering the characteristics of the subject plot Value of land by adopting PMR	– Rs. 150.00 Per Sqft. Rs. 193,050.00

PART – B (VALUATION OF BUILDING)

1	Type of building	– Residential Building
2	Type of Construction	– RCC framed structure
3	Quality of construction	– Normal
4	Appearance of Building	Common
5	Maintenance/Condition of the Building	
	i Exterior – Excellent, Good, Normal, Poor	– Normal
	ii Interior – Excellent, Good, Normal, Poor	– Normal
6	Plinth Area	– As per IS 3861 – 1975
7	Plinth area floor wise	–
	Ground Floor	RCC Roof – 33.00 X 34.00 = 1122.00 Sqft
	First Floor (Under Construction)	RCC Roof – 33.00 X 34.00 = 1122.00 Sqft
8	Year of construction	– G F - 2022 F F - 2022
9	Age of the building	– 4 Year
10	Residual life of the building	– 76 Years
11	Number of floors and height of each floor including basement, if any	– Ground + 1 Height of each floors are 10'-0"

Details of Valuation

Sl. No.	Particulars of items	Plinth Area in Sqft.	Roof Ht. in Feet.	Age of Building in year	Estimated replacement Rate in Rs.	Replacement Cost in Rs.	Depreciation Cost in Rs.	Net value after depreciation in Rs.
1	G.F.	1122.00	10'-0"	4	1300.00	1458600.00	87516.00	1371084.00
2	F.F.	1122.00	10'-0"	4	800.00	897600.00	53856.00	843744.00
					Total	**2356200.00**	**141372.00**	**2214828.00**

1	Drawing approval	
	a. Date of issue and validity of layout of approved map/plan	– No
	b. Approved map/plan issuing authority	– Plan approved by Sarpanch Badapada G.P.
	c. Whether genuineness or authentic of approved map/plan is verified?	– Yes

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d.	Any other comments by our empanelled valuers on authentic of approved plan?	– No
e.	(Discuss on the building approval, reference, violations observed, consequences of violation etc.)	– No
f.	Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications. Depreciation is calculated by straight-line method assuming a salvage value of %	– N.A.

Specification of construction (floor-wise) in respect of

No.	**Description**	Ground Floor	Other Floors
1	Foundation	RCC framed structure	---
2	Basement	No	---
3	Superstructure	K.B. brick work	K.B. brick work
4	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Sal wood frame & Piasal wood shutter	Under Construction
5	RCC works	Plinth, Lintel & Roof	Lintel & Roof
6	Plastering	Cement Plastering	Cement Plastering
7	Flooring, Skirting, Dadoing	Tile flooring	Under Construction
8	Special finish as marble, granite, wooden paneling, grills etc.	Tile flooring	Under Construction
9	Roofing including weather proof course	RCC Roof	RCC Roof
10	Drainage	Yes	Under Construction
11	Compound wall	No	---
	a Height	---	---
	b Length	---	---
	c Type of construction	---	---
12	Electrical installation	Yes	Under Construction
	a Type of wiring	Normal	---
	b Class of fitting (Superior / Ordinary / Poor)	Ordinary	---
	c Number of light points	8	---
	d Fan points	3	---
	e Spare plug points	4	---
	f Any other items	No	---
13	Plumbing Installation	Yes	Under Construction
	a No of water closets and their type	1	---

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	b No. of wash basins	2	---		
	c No. of urinals	1	---		
	d No. of Bath Tubs	---	---		
	e Water meter, taps etc.	Tap - 4	---		
	f Any other fixtures.	No	---		
	PART – C (AMENITIES & EXTRA ITEM)				
1	Portico		–	Rs.	0.00
2	Head room		–	Rs.	0.00
3	Sit out / Verandah with steel grills		–	Rs.	0.00
4	Extra Steel/collapsible gates		–	Rs.	0.00
5	Open staircase		–	Rs.	0.00
6	Wardrobes, showcases, wooden cupboards		–	Rs.	0.00
7	Glazed tiles		–	Rs.	0.00
8	Extra sinks and bath tub		–	Rs.	0.00
9	Modular kitchen		–	Rs.	0.00
10	Interior decorations		–	Rs.	0.00
11	Front Elevation works		–	Rs.	0.00
12	False ceiling works		–	Rs.	0.00
13	Paneling works		–	Rs.	0.00
14	Aluminum works		–	Rs.	0.00
15	Aluminum handrails		–	Rs.	0.00
16	Separate Lumber Room		–	Rs.	0.00
17	Separate Toiler Room		–	Rs.	0.00
18	Separate water tank/sump		–	Rs.	0.00
19	Trees, gardening		–	Rs.	0.00
20	Any other		–	Rs.	0.00
			Total –	Rs.	0.00
	PART – D (SERVICES)				
1	Bore well & Water supply arrangements		–	Rs.	0.00
	a. Open Well		–	Rs.	0.00
	b Deep bore		–	Rs.	0.00
	c. Hand pump		–	Rs.	0.00
	d. Motor		–	Rs.	0.00
	e. Corporation Tap		–	Rs.	0.00
	f. Underground level sump		–	Rs.	0.00
	g. Overhead water tank		–	Rs.	0.00
2	Drainage arrangements		–	Rs.	0.00
	a. Septic Tank				
	b Underground sewerage				
3	Compound Wall - 100 Rft. @ Rs. 500.00		–	Rs.	0.00

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4	Pavements	– Rs.	0.00
5	Steel gate	– Rs.	0.00
6	E.B Deposits, water deposits, drainage deposits etc.	– Rs.	0.00
7	Electrical fittings & others	– Rs.	0.00
	Type of wiring	– Rs.	0.00
	Class of fittings (superior/Ordinary/Poor)	– Rs.	0.00
	Number of light Points	– Rs.	0.00
	Fan Points	– Rs.	0.00
	Spare Plug Points	– Rs.	0.00
	Any other item	– Rs.	0.00
8	Plumbing installation	– Rs.	0.00
	No. of water closets and their type	– Rs.	0.00
	No.of wash basins	– Rs.	0.00
	No.of bath tubs	– Rs.	0.00
	Water meter, taps etc	– Rs.	0.00
	Any other fixtures	– Rs.	0.00
9	Any other item	– Rs.	0.00
		Total – Rs.	0.00

TOTAL ABSTRACT OF THE ENTIRE PROPERTY.

1	PART – A	–	LAND	–	Rs.	193,050.00
2	PART – B	–	BUILDING	–	Rs.	2,214,828.00
3	PART – C	–	EXTRA ITEMS & AMENITIES	–	Rs.	0.00
4	PART – D	–	SERVICES	–	Rs.	0.00
			TOTAL	–	Rs.	2,407,878.00
			OR SAY	–	Rs.	2,408,000.00

	Factors favouring for an additional value		
	1		
	2		
	Add	(+) Rs.	0.00
	1		
	2		
	Less	(-) Rs.	0.00
	Present Market Value	Rs.	0.00

ANY OTHER DETAILS :

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as i) saleability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

As a result of my appraisal and analysis, it is my considered opinion that the present fair

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market value of the above		
property in the prevailing condition with aforesaid specifications is Rupees Twenty Four Lakh Eight Thousand Only.	Rs.	2,408,000.00
The realisable value of the above property as of 2026 is Rupees Twenty One Lakh Sixty Seven Thousand Only.	Rs.	2,167,000.00
The book value of the above property as of 2026 is Rupees Twenty Two Lakh Sixty Thousand Only.	Rs.	2,260,000.00
The distress value of the above property as of 2026 is Rupees Nineteen Lakh Twenty Seven Thousand Only.	Rs.	1,927,000.00

NOTE :

* After going through the approved building plan we observed that the signature of the owner and Key map of the plot is silent / not mentioned in the approved building plan.
* During analysis of documents of the property under valuation we observed that the size of the plot is not mentioned in R.S.D. However during our course of physical inspection the width of the plot is 32 Feet 10 inches and length is 30 Feet which is also tallied with the building plan.
* The actual construction area for ground floor is 1122.00 Sqft (W – 33 X L – 34) and first floor is 1122.00 Sqft (W – 33 X L – 34). We are considering the actual construction area in our valuation report, as because the subject case is NPA.
* There is no authorized signature available on trace map.
* During our analysis and after going through bhunaksa we observed that the govt land bearing plot No. 77 is situated on northern side of the subject property under valuation which is connected to road. On discussion the borrower told us that the govt land is used for road but unable to provide any documentary evidence in this regard. This is for your information.
* During our course of inspection the electric meter which is fixed in the building bearing Sl No is BT3023959, but the borrower is not providing the electric bill for our scrutiny
* On verification of Bhunaksha the by plots are not showing. However the main plot is having 2 part including main plot and there is no ROR showing as on date in the name of the borrower excluding subject by plot under valuation.
* In our opinion if anything observed which is differ with our report during renewal / enhance of loan / processing of loan by the banker / Financial Institution the same may be communicated to us for further analysis / rectification of report.

SANTOSH KUMAR PANDA Digitally signed by SANTOSH KUMAR PANDA Date: 2026.09.09 13:11:53 +05'30'

Place Bhubaneswar

Date 02.05.2026

Signature

ER. SANTOSH KUMAR PANDA

Plot No. 110 (P), Acharaya Vihar, Bhubaneswar, Dist. Khorda.

dt. 02.05.2026

on

We are satified that the fair and reasonable market value of the property is Rs. _____ (Rs. _____ only).

Property is directly accessible –Yes / No

Date

Signature

(Name of the Branch Manager with official Seal)

Encl :

1 Declaration-cum-undertaking from the valuer (Annexure - 22).

2 Model code of conduct for valuer (Annexure - 23).

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Date: 2026.09.09 13:12:04 +05'30'

PART G – CERTIFICATE	
1	It is hereby certified that in my opinion
	(i) The present market value of the property discussed in the report (above) by adopting (ii) prevailing market rate for land is Rs. 193,050.00 (Rupees One Lakh Ninety Three Thousand Fifty only)
2	Number of title deed(s) involved in this property is 1 . The relevant document for the subject property in the opinion of this valuer is the deed dated 02.08.2019 with Registration Number - 10971900797 registered in the Pattamundai Registrar's Office, Kendrapara.
3	If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest
4	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).
5	The property was inspected on 02.05.2026 by Er. Santosh Kumar in the presence of Sri. Sarat Panda.
6	The legal aspects were not considered in this valuation.
7	This valuation work was/ has been undertaken by the valuer based upon the request from Canara Bank, Badapada Branch, Pattamundai.

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Date: 2026.09.09 13:12:15 +05'30'

Place – Bhubaneswar
Date – 02.05.2026

Signature
ER. SANTOSH KUMAR PANDA
Plot No. 110 (P), Acharaya Vihar, Bhubaneswar, Dist. Khorda.

Note : This report contains 10 Pages.

Enclosures:

- ✓ Online ROR.
- ✓ Online Mouza Map
- ✓ Photograph of owner/representative with property in background
- ✓ Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

Annexure – 22

FORMAT - A			
DECLARATION FROM VALUERS			
I hereby declare that -			
a	The information furnished in my valuation report 02.05.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.		
b	I have no direct or indirect interest in the property valued;		
c	I have personally inspected the property on 02.05.2026 The work is not subcontracted to other valuer and carried out by myself.		
d	I have not been convicted of any offence and sentenced to a term of imprisonment;		
e	I have not been found guilty of misconduct in professional capacity.		
f	I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability		
g	I have read the lnternational Valuation Standards (lVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable		
h	I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III-A signed copy of same to be taken and kept along with this declaration)		
i	I am registered under Section 34 AB of the Wealth Tax Act, 1957.		
j	I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report		
k	Further, I hereby provide the following information.		
No.	**Particulars**		**Valuer Comment**
1	Background information of the asset being valued	–	Self acquired. The property is situated in good developed residential area of Badapada.
2	Purpose of valuation and appointing authority	–	To asses the present market value of the property for security purpose. The branch manager of above said bank is the appointing
3	Identify of the valuer and any other experts involved in the valuation	–	We are authorized valuer for land & building, so there is no need to appoint as expart for this valuation.
4	Disclosure of valuer interest or conflict, if any;	–	No such interest is involved.
5	Date of appointment, valuation date and date of report	–	02.05.2026 – 02.05.2026 – 02.05.2026
6	Inspections and/ or investigations undertaken	–	We have inspected the property by physical measurement & matched with the revenue map to verify the exactness of the property & data collected regarding market transaction & inspect the quality of construction.
7	Nature and sources of the information	–	Market transaction values are collected from

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	used or relied upon.		nearby Builder, Brockers, Local people regarding land value derived on basis of CPWD / OPWD rate & contractors information.
8	Procedures adopted in carrying out the valuation and valuation standards	–	Land & Building Method.
9	Restrictions on use of the report, if any	–	The report has been prepared for specific branch for security purpose against loan.
10	Major factors that were taken into account during the valuation	–	The identification of the property, topography, land development, surrounding development, road development, quality of construction & interior fixing & finishing items & lastly the nature & behaviour of the customer.
11	Caveats, limitations and disclaimers to the extent they, explain or elucidate the limitations faced by valuer which shall not be for the purpose of limiting his responsibility for the valuation report.	–	No such limitation found.

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Date: 2026.09.09 13:12:40 +05'30'

Place – Bhubaneswar
Date – 02.05.2026

Signature
ER. SANTOSH KUMAR PANDA
Plot No. 110 (P), Acharaya Vihar, Bhubaneswar, Dist. Khorda.

Annexure – 23

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

	Integrity and Fairness
1	A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his / its dealings with his /its clients and other valuers.
2	A valuer shall maintain integrity by being honest, straight forward, and fortright in all professional relationships.
3	A valuer shall endeavour to ensure that he / it provides true and adequate information and shall not misrepresent any facts or situations.
4	A valuer shall retrain from being involved in any action that would bring disrepute to the profession.
5	A valuer shall keep public interest foremost while delivering his services.
	Professional Competence and Due Care
1	A Valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.
2	A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
3	A valuer shall continuously maintain professional and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
4	In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
5	A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
6	A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.
	Independence and Disclosure of Interest
1	A valuer shall act with objectivity in his/ its professional dealing by ensuring that his/ its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the Valuation assignment or not.
2	A valuer shall not take up an assignment if he/ it or any of his/ its relatives or associatesis not independent in terms of association to the company.
3	A valuer shall maintain complete independence in his/ its professional relationships and shall conduct the valuation independent of external influences.
4	A valuer shall wherever necessary disclose to the clients possible sources of conflicts of duties and interests while providing unbiased services.

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5	A valuer shall not deal in securities of any subject company after any time when he/ it first becomes aware of the possibility of his/ its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading). Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
6	A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
7	As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
8	In any fairness opinion or independent expert opinion submitted b a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.
	Confidentiality
1	A Valuer shall not use or divulge to other clients or any other party any confidential information about the subject company , which has come to his/ its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.
	Information Management
1	A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
2	A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/ it is registered or any other statutory regulatory body.
3	A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/ it is registered or any other statutory regulatory body.
4	A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.
	Gifts and hospitality :
1	A Valuer or his/ its relative shall not accept gifts or hospitality which undermindes or affects his independence as a valuer.
2	{(Explanation – For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the companies Act, 2013 (18 of 2013).}
3	A Valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.
4	Remuneration and Costs.

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5	A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
6	A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.
7	Occupation, employability and restrictions.
8	A valuer shall refrain from accepting too many assignments, if he/ it is unlikely to be able to devote adequate time to each of his/ its assignments.
9	A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

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Place – Bhubaneswar
Date – 02.05.2026

Signature
ER. SANTOSH KUMAR PANDA
Plot No. 110 (P), Acharaya Vihar, Bhubaneswar, Dist. Khorda.

ଖତିୟାନ

ପରିଶିଷ୍ଟ - କ	ମୌଜା : ବଡପଡା	ତହସିଲ : ପଟ୍ଟାମୁଣ୍ଡାଇ
ଫର୍ମ ନଂ - 99	ଥାନା : ପଟ୍ଟାମୁଣ୍ଡାଇ	ତହସିଲ ନମ୍ବର : 131
ପରିଚ୍ଛେଦ - 402	ଥାନା ନମ୍ବର : 131	ଜିଲ୍ଲା : କେନ୍ଦ୍ରାପଡା

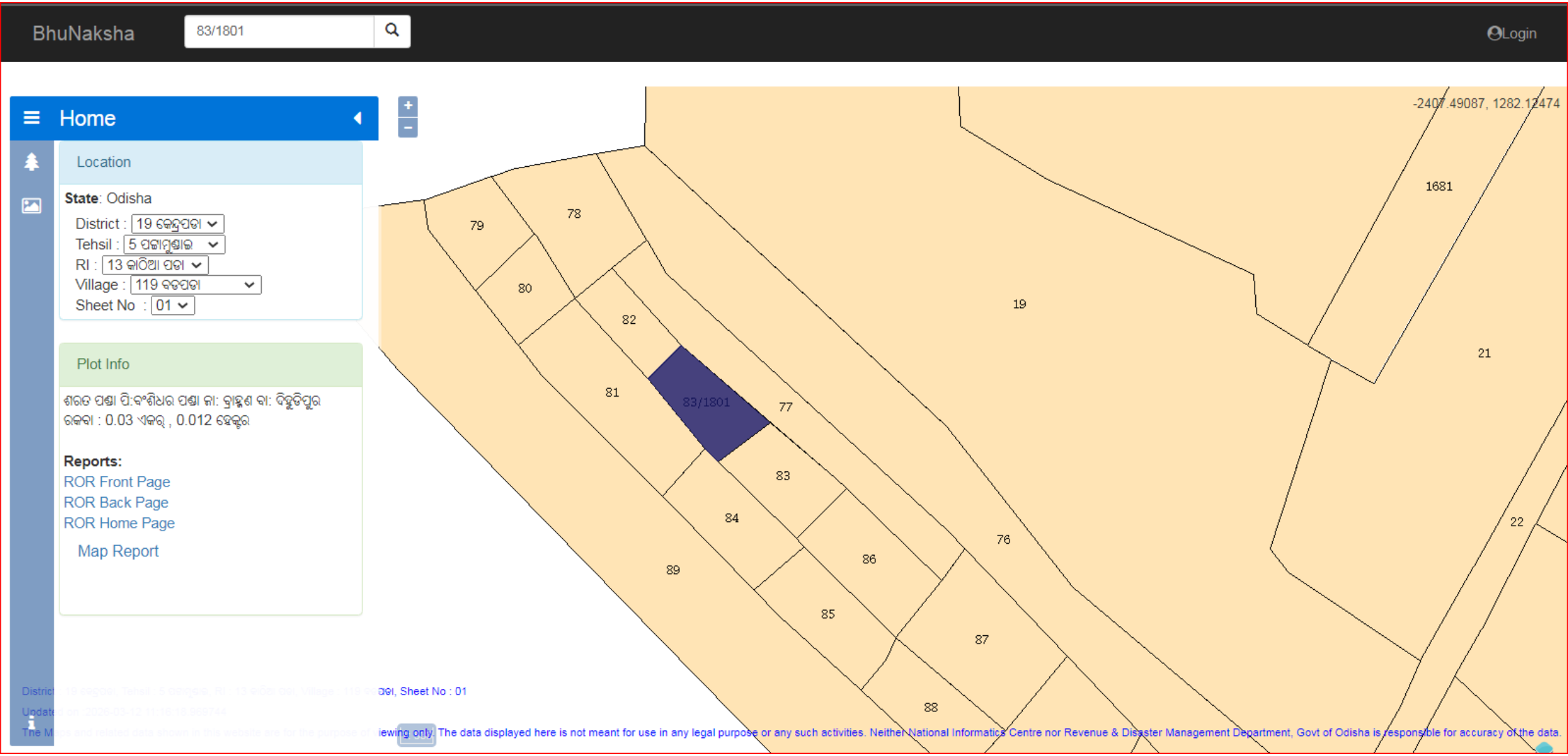
୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨)ଜମିଦାରଙ୍କ ନାମ ଓ ଖେୱାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର					୩) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ
526/166	ଓଡିଶା ସରକାର ଖେୱାଟ ନମ୍ବର 1					ଶରତ ପଣ୍ଡା ପି:ବଂଶିଧର ପଣ୍ଡା ଜା: ବ୍ରାହ୍ମଣ ବା: ଦିହୁଡିପୁର
୪) ସ୍ୱତ୍ୱ	୫) ଦେୟ					୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
ସ୍ଥିତିବାନ	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	
		9.00	7.00	0.00	16.00	
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦାଖଲ ଖାରଜ କେଶ ନଂ 4760/2019 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 83/1801 ରକବା ଏ 0.0300 ଡ଼ି ପୁରାତନ ଖାତା ନଂ 526/100 ରୁ OLR U/S 8(A) Case No. 119/2020 ଦାଖଲ ଖାରଜ କେଶ ନଂ 2658/2020 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 83/1801 ରକବା ଏ 0.030 ଡ଼ି ର କିସମ ଘରବାରି କରାଗଲା ।					
BLANK SPACE FOR STAMPING						
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ : ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :						

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ଖତିୟାନର କ୍ରମିକ ନଂ : 526/166			ମୌଜା : ବଡପଡା				ଜିଲ୍ଲା : କେନ୍ଦ୍ରାପଡା	
ଚକର ନମ୍ବର	ଚକ ଭୁକ୍ତ ହୋଇ ଥିବା ପ୍ଲଟ	ଚକ ଭୁକ୍ତ ହୋଇ ନଥିବା ପ୍ଲଟ	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ଚକ ଭୁକ୍ତ ହୋଇ ନଥିବା ଜମିର କିସମ	ମନ୍ତବ୍ୟ
				ଏକର	ଡି.	ହେକ୍ଟର		
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		83/1801		0	0300	0.0121	ଘରବାରି	
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Inspector General of Registration
Revenue & Disaster Management Department
Govt. of Odisha

View Market value

Citizen Corner

- ☆ Ease of Doing Business
- Regd. & Stamp Duty Calculator
- Model Deed
- Acts & Rules
- Stamp Act and Rules
- Marriage Act
- Partnership Firm Registration
- Society Registration
- Public Service Delivery Timeline

BenchMark Valuation

District: KENDRAPARA

Registration Office: PATTAMUNDAI

Village - Thana: BADAPADA - 131

Kisam: RESIDENTIAL

Plot No.: 83/1801

Area: 0.030

Unit: Acre

SHOW

☆ Area : 0.030 - Acre

☆ Areawise Benchmark Value : ₹ 45,840

Unit Wise BenchMark Value :

- ₹ 15,28,000 (Per Acre)
- ₹ 37,75,930 (Per Hecter)
- ₹ 15,280 (Per Decimal (100D=1Acre))
- ₹ 1,528 (Per Decimal (1000D=1Acre))
- ₹ 378 (Per Square Meter)
- ₹ 35 (Per Square Feet)

Activate Windows
Go to Settings to activate Windows.

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Govt. of Odisha

Cadastral View

ORSAC

Know Your Location | Switch Basemap | Legend



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