Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : କଟାପଥର | ତହସିଲ : ବାଙ୍କୀ

ଥାନା : ବୈତେଶ୍ୱର | ତହସିଲ ନମ୍ବର :

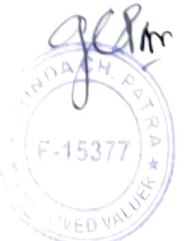
ଥାନା ନମ୍ବର : 19 | ଜିଲ୍ଲା : କଟକ

ରୟିତଦାରଙ୍କ ନାମ ଓ ଖେୱାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡିଶା ସରକାର ଖେୱାଟ ନମ୍ବର				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		299/197				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ସଞ୍ଜୟ କୁମାର ସାହୁ ବା:, ରଞ୍ଜୟ କୁମାର ସାହୁ ପି: ଦାଶରଥି ସାହୁ ଜା: ଗୁଡ଼ିଆ ବା: କଟାପଥର				
3) ସ୍ୱତ୍ୱ	ସିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି ଜିନ୍ଦି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		21.00	15.75	2.10	38.85	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି ଜିନ୍ଦି ଥାଏ		ବା. ଖା କେଶ ନଂ 3404/2016 ତା 28.12.2016 ରିଖ ରୁ. ମୂ ଖାତା ନଂ 299/27 ରୁ I OLR 8(A) କେସ ନଂ 37/2019 ତା 13.10.2019 ରୁ ମୂ ପ୍ଲଟ ର ଜିସମ ଘରବାରି ଜରି ଜମା ବୃଦ୍ଧି କରାଗଲା				

BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -

ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -



Part – C (Extra Items) Building:

1)	Front M.S Gate (L.S)	Rs. 40,000.00
2)	Stair hall(ACC In Structure)	Rs. 25,000.00
3)	Over head water tank(RCC)	--
4)	Portico/Garage	--
5)	Security L.S	--
	TOTAL	**Rs. 65,000.00**

Part - D (Amenities): Nil

1)	Septic tank & soakpit	--
2)	Interior decorations work. Furniture work, Cupboard etc.	--
3)	Front elevation work of the building, Still Work	--
	TOTAL	**NIL**

Part – E (Miscellaneous): Nil

Part – F (Services):

1)	For W/S Arrangement with bore well, Piping Arrangement With All Accessories fittings Etc .	Rs. 1,00,000.00
2)	Add for electrification & power supply to the building by CESU with all Arrangement and fittings, Accessories Etc	Rs. 1,00,000.00
3)	Extra L & B	--
4)	Brick Masonry Compound Wall Having --Rft.Of An Avg. Ht.-ft @ Rs. -- /Rft	-
5)	Para Pet Wall (L.S)	Rs. 25,000.00
6)	Drainage Arrangement	--
	TOTAL	**Rs. 2,25,000.00**

TOTAL ABSTRACT OF THE ENTIRE PROPERTY AS PER PLAN

			Market Value (Rs.)	***Realizable Value (Rs.)***	***Distress Sale Value (Rs.)***
PART-A	***LAND***	:	**Rs.6,27,264.00**	**Rs.5,64,537.00**	**Rs. 5,08,084.00**
PART-B	***BUILDING***	:	**Rs. 26,18,000.00**	**Rs.23,56,200.00**	**Rs. 21,20,580.00**
PART-C	***EXTRA ITEMS***	:	**Rs. 65,000.00**	**Rs.58,500.00**	**Rs. 52,650.00**
PART-D	***AMENITIES***	:	--	--	--
PART-E	***MISCELLANEOUS***	:	--	--	--
PART-F	***SERVICE***	:	**Rs.2,25,000.00**	**Rs.2,02,500.00**	**Rs. 1,82,250.00**
	TOTAL	:	**Rs.35,35,264.00**	**Rs.31,81,737.00**	**Rs.28,63,564.00**
	Or Say	:	**Rs.35,35,000.00**	**Rs.31,82,000.00**	**Rs.28,63,000.00**

s a result of our verification and analysis, we are of the opinion that, the present market value of the above roperty in present condition & specifications will be around **Rs.35,35,000.00** ***(Rupees Thirty-Five Lakhs hirty-Five Thousand Only)***

GOBINDA CH. PATRA F-15377 APPROVED VALUER

ଖତିୟାନର କ୍ରମିକ ନଂ 299/197		ମୌଜା : ଜଡ଼ାପଥର				ଜିଲ୍ଲା : କଟକ
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	ଜିସମ ଓ ପ୍ଲଟର ଖଜଣା	ଜିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମନ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10		11	12
41/6/12	ଘରବାରି		0	0140	0.0057	
1 plot			**0**	**0140**	**0.0057**	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 14/04/2026 09:38:20 IP :117.231.227.83

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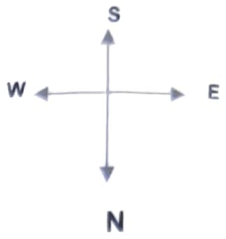
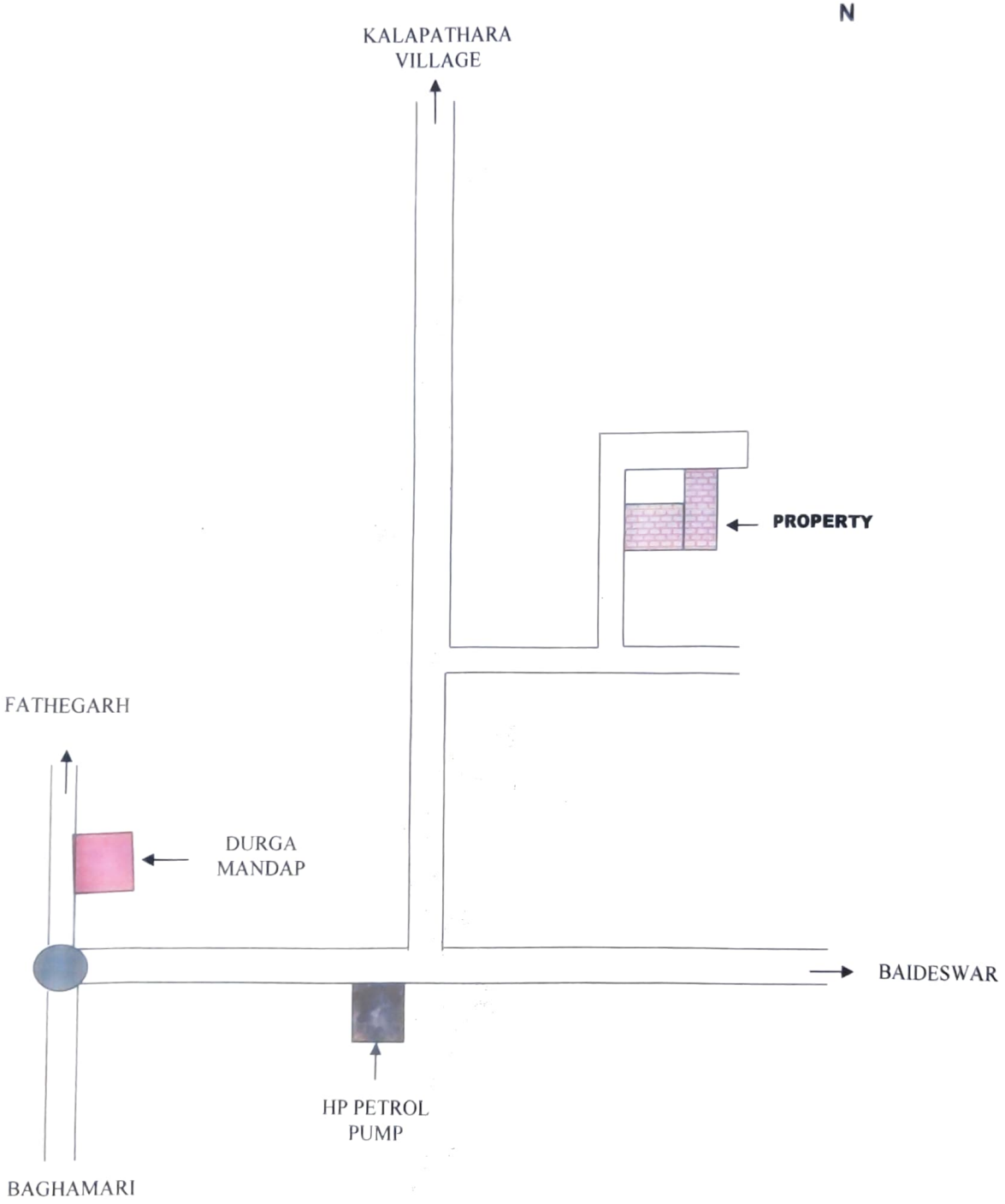
ROAD MAP TO REACH THE PROPERTY





GOBINDA C.H. PATRA * F-15377 * APPROVED VALUER

ଖତିୟାନର କ୍ରମିକ ନଂ : 299/201		ମୌକା : କଳାପଥର				ଜିଲ୍ଲା : କଟ
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମନ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10		11	12
419 565 615	ଘରବାରି		0	0100	0.0040	
1 plot			0	0100	0.0040	

PART-B (Valuation Of Building)			
01	**TECHNICAL DETAILS OF THE BUILDING:**		
a)	Type of building (Residential/ Commercial/Industrial)	:	*Residential Area*
b)	Type of construction (Load bearing/RCC/Steel Framed)	:	*RCC Column Structure*
c)	Year of construction	:	*2022-23*
d)	Number of floors & height of Each floor including basement, if any	:	*Double Storied 10'6" Height*
e)	Residual Life Of Building		*70 Yrs*
f)	Latitude, Longitude And Coordinates Of The Site		*Latitude- 20.1718.0N, Longitude- 85.22.50.2E*
g)	Plinth area floor-wise	:	***AS PER PLAN*** *G. +1 Floor(RCC)- 850 Sqft(Each Floor)*
h)	Condition of the building i) Exterior- Excellent, Good, Normal, Poor ii) Interior-Excellent, Good, Normal, Poor	: :	*Good* *Good*

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF:

S.N.	Description		***G. + 1 Floor (RCC)***
01.	Foundation	:	*RCC Column Structure*
02.	Basement	:	*N.A*
03.	Superstructure	:	*KB Brick work structure*
04.	Joinery/ Doors & Windows(please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	:	*Sal wood frame with nonsal wood shutter fittings and windows are in aluminum frame with glass shutter fittings*
05.	RCC Works	:	*Column, Slab, Chajja, Lintel*
06.	Plastering	:	*16 MM thick Cement mortar Plastering*
07.	Flooring, skirting, dadoing.	:	*Marble & V tile flooring*
08.	Special finish as marble, granite, wooden paneling, drills etc.	:	*Yes*
09.	Roofing including weather proof course	:	*25 MM Thick grading plaster over roof*
10.	Drainage		*No*
11.	Compound Wall	:	*No*
12.	Electrical Installation Type of wiring Class of fittings(Superior/Ordinary/Poor)	: : :	*Yes* *Canceled* *Superior*

DETAILS OF VALUATION: AS PER PLAN

Particulars Of Item	*Plinth Area Sq.Ft.*	*Roof Ht.*	*Age Of Building Years*	*Estimated Replacement Rate Of Construction Per Sq.Ft. Rs.*	*Replacement Cost Rs.*	*Depreciation Rs.*	*Net Value After Depreciation Rs.*
G .Floor (RCC)	*850*	*10'.6"*	*3YR*	*1700.00*	*14,45,000.00*	*54,188.00*	*13,90,812.00*
F.Floor (RCC)	*850*	*10'.6"*	*3 YR*	*1500.00*	*12,75,000.00*	*47,812.00*	*12,27,188.00*
						Total	***26,18,000.00***

GOBINDA CH. PATRA F-15377 REGD. VALUER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Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : କଳାପଥର
ଥାନା : ବୈଦେଶ୍ୱର
ଥାନା ନମ୍ବର : 19

ତହସିଲ : ବାଙ୍କୀ
ତହସିଲ ନମ୍ବର :
ଜିଲ୍ଲା : କଟକ

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେୱାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡିଶା ସରକାର ଖେୱାଟ ନମ୍ବର					
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	299/201					
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ସଞ୍ଜୟ କୁମାର ସାହୁ ବା:, ରଞ୍ଜୟ କୁମାର ସାହୁ ପି: ଦାଶରଥି ସାହୁ ଜା: ଗୁଡ଼ିଆ ବା: କଳାପଥର, ଥା - ବୈଦେଶ୍ୱର, ଜି - କଟକ					
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣି
		15.00	11.25	1.50	27.75	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦା. ଖା କେଶ ନଂ 3403/2016 ତା 28.12.2016 ରିଖ ହୁ. ମୁ ଖାତା ନଂ 299/28 ରୁ । OLR 8(A) କେସ ନଂ 88/2019 ହୁ ମୁ ପ୍ଲଟର କିସମ ଘରବାରି କରି ଜମା ବୃଦ୍ଧି କରାଗଲା ।					

BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -

ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -

APPROVED VALUER F-15377

12.	Dimension of the property	:	A(As per document)	B (Actual)
	North	:	65'-4"	65'-4"
	South	:	65'-4"	65'-4"
	East	:	16'-0"	16'-0"
	West	:	16'-0"	16'-0"
13.	Extent of the site	:	1. Plot no. 416/612- Ac. 0.014 Dec 2. Plot no. 419/565/615- Ac. 0.010 Dec Ac. 0.024 Dec Or Say 1,045.44 Sqft.	
14.	Extent of the site considered for Valuation (least 14a & 14b)	:	Ac. 0.024 Dec Or Say 1,045.44 Sqft.	
15.	Weather occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month	:	Occupied by owner	

II.	**CHARACTERISTICS OF THE SITE**		
01.	Classification of Locality	:	Middle
02.	Development of surrounding areas	:	Developed
03.	Possibility of frequent flooding	:	No
04.	Availability of the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	Within1- 5 Km
05.	Level of land with topographical conditions	:	Leveled
06.	Shape of land	:	Rectangular
07.	Type of use to which it can be put	:	Residential
08.	Any usage restriction	:	No
09.	Is plot in town planning approved layout?	:	Yes, by Kalapathar GP Vide letter no.31 on dtd.14.08.2019
10.	Corner plot or Intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Concrete Road
13.	Width of road- Is it below 20ft. or more than 20ft	:	Within 20'ft
14.	Is it a Land- locked Land?	:	No
15.	Water Potentiality	:	Yes
16.	Underground sewerage system	:	No
17.	Power supply is available in the site	:	Yes
18.	Advantage Of Site	:	The Property Is Situated In Kalapathar mouza,Under banki Tahasil. about 100 mtr distance from Durga Mandap. It is About 1km Distance From HP Petrol pump. All The Civic Amenities Are within 1- 5 Km Radious
19.	General Remarks if any	:	---

PART-A (Valuation Of Land)

01.	Size of plot	:	As Per Revenue Map
	North & South	:	65'-4"
	East & West	:	16'-0"
02.	Total extent of the plot	:	Ac. 0.024 Dec Or Say 1,045.44 Sqft.
03.	Prevailing market rate	:	Rs.600/- to Rs.800/- Per Sqft.
04.	Guide line rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.1,50,00,000/- per acre Or Say Rs. 344/- per sqft
05.	Assessed/ adopted rate of valuation	:	Rs.600/- Per Sqft.
06.	Estimated value of Land (as per market land rate)	:	**Rs.6,27,264/- (600 x 1045.44)**
07.	Estimated value of Land (as per benchmark land rate)	:	**Rs.3,59,631/- (344 x 1045.44)**

GOBINDA CHANDRA PATRA F-15377 APPROVED VALUER

ER. GOBINDA CHANDRA PATRA
B.SC. (ENGG.) CIVIL, FIE (IND.), F.I.VALUERS (IND.)
F.I.P.H.E. (IND.), C. ENGG. (IND.)
PANEL VALUER OF SBI, NEELACHAL, NGB, KGB GRAMYA BANK, PNB, BOB,UBI,OBC,
HDFC BANK, CANARA BANK, UCO BANK, IDBI BANK, UTI INFRASTRUCTURE & SERVICES,
CANFIN HOME FINANCE LTD,BANK OF INDIA, HUDCO, ALLAHABAD BANK
FORMERLY SUPERINTENDING ENGINEER (P.H), LEVEL-1, GOVT. OF ORISSA.
Regd No. 66/2009-10 of Cat-I {Chief Commissioner Income Tax of Bhubaneswar}

REF.NO W- 1/BOB BANK/ 2663/2025-26 Dt. 25.03.2026

BANK OF BARODA

PATIA BRANCH, BBSR

VALUATION REPORT IN RESPECT OF LAND & BUILDING

I.	**GENERAL**		
01.	Purpose for which the valuation is made	:	*To assess present market value of the property*
02.	a) Date of Inspection	:	*24.03.2026*
	b) Date on which the valuation is made	:	*25.03.2026*
03.	List of documents produced for perusal	:	*Xerox Copies Of sale deed with sketch map, ROR, Plan copy etc*
i)	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. SANJAY KUMAR SAHOO & MR. RANJAY KUMAR SAHOO BOTH ARE S/O : DASARATHI SAHOO, AT/PO: KALAPATHARA, PS: BAIDESWAR, DIST: CUTTACK, ODISHA, PIN-754009.***
04.	Brief description of the property	:	*Land & Building*
ii)	Location of the property	:	
	I. Mouza		*Kalapathara*
	II. Allot Plot/ **Plot No**. / Survey No.	:	*416/612 & 419/565/615*
	III. **Khata No** / Drawing No	:	*299/197 & 299/201*
	IV. Police Station & No.-	:	*Baideswar & No-19*
	V. T.S. & No. /	:	*Banki*
	VI. Ward / Taluka	:	*Kalapathar,*
	VII. Mandal / District	:	*Cuttack*
iii)	Postal address of the property	:	*At/Po:- Kalapathara, Near HP Petrol pump Ps: - Baideswar, Dist: - Cuttack, Pin:-754009(Odisha).*
05.	City/Town/ Village	:	*Village*
	Residential area/ Commercial area/Industrial area	:	*Rural*
06.	Classification of the area i) High/Middle/Poor ii) Urban/Semi-Urban/Rural	: :	*Middle*
07.	Coming under Corporation limit / Village Panchayat / Municipality	:	*Under G.P Limit.*
08.	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*
09.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	*No*
10.	Boundary (As Per Document)		*AS PER Verification*
11.	**As Per Documents**		***Verification***
	North:- Road	:	*Basti*
	South:- Plot No-416(P)	:	*Radhashyam Nayak*
	East:- Plot No-420, 421 & 419(P)	:	*Harihara Mohapatra*
	West:- Road & Plot No-416(P)	:	*Road & Akhay kumar sahoo*