

VALUATION REPORT FOR OPEN SITE

Reference Bank : **Andhra Pradesh Grameena Vikas Bank**
Branch-.....
 Purpose of Valuation : For Bank Information

1 GENERAL

- 01) Purpose for which the valuation is made : To assess the Present Market Value of the Property
- 02). a) Date of inspection :
 b) Date on which the valuation is made :
- 03). Owner of the property & His Address :
Contact No
 .
- 04). Name of the person offering the :
 Property as security & Address
Contact No
- 05). List of documents Produced for perusal :
1. Xerox copy of the Reg. Sale Deed document No.-----, dated----- ,
 extent of ----- Sq. Yds executed in favour of----- ,
 S/o -----, registered at **S.R.O.** -----
 2. Xerox copy of Regularization issuing order from....., Vide proceeding
 No. -----, Dt. -----, LRS No. -----.
 (Or) DP No. along with plan
- 06). Brief description of the Property :
- 07). Location of the Property :
 a) Plot No./Survey No. :
 b) Door No./nearest H. No. :
 c) T.S.No. /Village :
 d) Ward/Block :
 e) Mandal/District :
- 08). Postal Address of the Property :
 (nearest Land Mark)
- 09). City/Town :
 Residential area/Commercial area/
 Industrial area : Residential/Commercial
- 10). Classification of the area :
 1) High/Middle/Poor :

- 2) Urban/Semi Urban/Rural :
- 11). Coming under Corporation limit/
Village Panchayat/Municipality :
- 12). Whether covered any State/Central
Govt. enactments (e.g. Urban Land Ceiling
Act or notified under agency area/Scheduled
Area/Cantonment area) : ---
- 13). Boundaries of the Property
- | | As per Document | As per Physical inspection |
|-------|-----------------|----------------------------|
| North | : | |
| South | : | |
| East | : | |
| West | : | |
- 14). Dimensions of the site :
- | | |
|-------|---|
| North | : |
| South | : |
| East | : |
| West | : |
- 15). Extent of the site (from the Deeds) :
- 16). Extent of the site considered for valuation:
- 17). Whether occupied by the owner/tenant :
If occupied by tenant since how long? : -
Rent received per month :

II. CHARACTERISTICS OF THE SITE

01. Classification of locality : Residential/Commercial
02. Development of surrounding area :
03. Possibility of frequent flooding :
04. Feasibility to the Civic amenities like
School, Hospital, Bus stop, Market etc :
05. Level of land with topographical conditions :
06. Shape of land :
07. Type of use to which it can be put :
08. Any usage restriction :
09. Is Plot in Town Planning approved layout? :

10. Corner/Intermittent plot? :
11. Road facilities :
12. Type of road available at present :
13. Width of road- Is below 20 ft. or more than 20 ft. :
14. Is it a Land-locked Land? :
15. Water Potentiality :
16. Underground sewerage system :
17. Power supply available in the site? :
18. Advantage of the site : -
19. Disadvantage of the site : -
20. General remarks if any : -

PART – A (Valuation of Land)

01. Size of Plot
 - North & South :
 - East & West :
02. Total extent of the Plot :----- Sq.Yds
03. Prevailing market rate : Rs. -----/- to Rs ----- per Sq.Yard
04. Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) : Rs ----- /- per Sq.Yard
05. Assessed/adopted rate of valuation : Rs ----- /-per Sq.Yds
06. Estimated value of Land (Rs. ----- x----- Sq.Yds) : **Rs. -----**

Location Map:-

(Not to scale)

[Valuation]: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value been arrived at. Supported by necessary calculation. Also such aspects as 1) salability 2) likely rental values in future and 3) any likely income it may generate may be discussed.

The valuation of the above property is arrived basing on Land and Building Method. The land value is arrived basing on prevailing market rate, Registration rate, recent sale transactions and other points that will affect the land value. The building value is arrived basing on specifications of the building, prevailing market rate of different materials and labour charges and age of the building and depreciation factor.

As result of our appraisal and analysis it is our considered opinion that the present market value of the above property in the prevailing condition with aforesaid specification is **Rs.-----**
(Rupees -----only)

Market Value of the entire property as on date is Rs.

Realizable Value of the Property is Rs.

Distressed Value of the Property is Rs.

1. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent shown in the valuation with respect to the latest legal opinion.
2. Value varies with the purpose and time. This value should not be referred for any purpose other than mentioned above.
3. The property was inspected in the presence of representatives of *Mr.*
Dt.

Place: Hanumakonda
Date:

Signature of the Valuer/Engineer

The undersigned have inspected the property detailed in the Valuation Report dated _____ on..... We are satisfied that the fair and reasonable value of the property is Rs. _____ (Rupees _____ only).

Field Officer
Date:

Branch Manager
Date:

VALUATION REPORT FOR LAND & BUILDING

Reference Bank : **Andhra Pradesh Grameena Vikas Bank.**
Branch-.....

Purpose of Valuation : For Bank Information

1 GENERAL

- 01) Purpose for which the valuation is made : To assess the Present Market Value of the Property
02. a) Date of inspection :
b) Date on which the valuation is made :
- 03.** Owner of the property :
04. Name of the person offering the :
Property as security & Address of the
Property offering as bank security
- 05). List of documents Produced for perusal :
1. Latest Property Tax & Electricity Bills
2. Xerox copy of Gift /Sale Deed Document No. -----, dated: _____ in favour of
Smt./Sri-----, W/o ----- , registered at **S.R.O.**
3. Building permission plan issued from _____ to construct -----
- Floor Residential/Commercial Building proceedings No ----- &
Dt. _____
- 06). Brief description of the Property :
- 07). Location of the Property :
a) Plot No./Survey No. :
b) Door No. :
c) T.S.No. /Village :
d) Ward/Taluka :
e) Mandal/District : .
- 08). Postal Address of the Property :
- 09). City/Town :
Residential area/Commercial area/
Industrial area :
- 10). Classification of the area :
1) High/Middle/Poor :
2) Urban/Semi Urban/Rural :
- 11). Coming under Corporation limit/
Village Panchayat/Municipality :

- 12). Whether covered any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/Scheduled Area/Cantonment area :
- 13). Boundaries of the Property : As per deed Actual
- North :
 South :
 East :
 West :
- 14). Dimensions of the site : As per deed Actual
- North :
 South :
 East :
 West :
- 15). Extent of the site (from the Deeds) :----- Sq. yards
- 16). Extent of the site considered for valuation :----- Sq. yards
- 17). Whether occupied by the owner/tenant :
 If occupied by tenant since how long? :
 Rent received per month : -

II. CHARACTERISTICS OF THE SITE

01. Classification of locality :
02. Development of surrounding area :
03. Possibility of frequent flooding :
04. Feasibility to the Civic amenities like School, Hospital, Bus stop, Market etc :
05. Level of land with topographical conditions :
06. Shape of land :
07. Type of use to which it can be put :
08. Any usage restriction :
09. Is Plot in Town Planning approved layout? :
10. Corner Plot or intermittent plot? :
11. Road facilities :
12. Type of road available at present :
13. Width of road- Is below 20 ft. or more than 20 ft. :

14. Is it a Land-locked Land? :
15. Water Potentiality :
16. Underground sewerage system :
17. Power supply available in the site? :
18. Advantage of the site :
19. Disadvantage of the site : -
20. General remarks if any : -

PART – A Valuation of Land

01. Size of Plot
 - North & South :
 - East & West :
02. Total extent of the Plot :----- Sq. yards
03. Prevailing market rate : Rs.----- to Rs. per Sq. yard
04. Guideline rate obtained from the Registrar’s Office : Rs. --Sq. yard
(an evidence thereof to be enclosed)
05. Assessed/adopted rate of valuation : Rs --- Sq. yard
06. Estimated value of Land : Rs ----- /-
(-----Sq. Yds. x Rs. -----)

PART – B Valuation of Building

- 01) Technical Details of the Building
 - a) Type of Building (Residential/Commercial/Industrial) :
 - b) Type of construction (Load bearing/RCC/Steel Framed) :
 - c) Year of construction :
 - d) Number of Floors & height of each floor :
 - e) Plinth area floor-wise :
 - f) Condition of the building :
 - i) Exterior- Excellent, Good, Normal, Poor :
 - ii) Interior- Excellent, Good, Normal, Poor :

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

<u>S.No.</u>	<u>Description</u>	<u>Ground Floor</u>	<u>Other Floors (if any)</u>
1.	Footings, columns, beams & slab		
2.	Basement	---	--
3.	Superstructure		
4.	Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)		
5.	Roofing	-	-
6.	Plastering	in	
7.	Flooring, skirting, Dadoing		
8.	Special finish as marble, granite, Wooden paneling, drilling etc.	- - -	
9.	Roofing including Weatherproof course		
10.	Drainage	-	

VALUATION FLOOR WISE

S. No.	Particulars of Item	Plinth Area	Roof Ht	Age of Building	Estimated replacement rate of construction	Replacement cost/Sft.	Depreciation Rs.	Net Value after depreciation Rs.
A	B	C	D	E	F	G	H	I
1	Ground floor							
2	other Floor any							
					TOTAL			

Part-C (Extra Items)	
1. Portico	-
2. External flooring	-
3. Sit out/ Verandah with steel grills	-.
4. Over head tank	-
5. Bore with motor.	-
6. Extra steel/Collapsible gates	-
7. RCC Stair case	-

Total

Part –D (Miscellaneous)	-
1. Separate toilet	-
2. Elevation of the big	-
3. Wardrobes	-
4. External stair case	-

Total

Part – E (Services)	-
1. Water Supply Arrangements(LS)	-
2. Drainage Arrangements (LS)	-
3. Compound Wall (LS) with gate	-
4. C.B. Deposits, fittings etc.	-

Total

ABSTRACT OF ENTIRE PROPERTY

Part – A Land : Rs.

Part – B Building : Rs.

Part – C Extra Items : Rs.

Part – D Amenities : Rs

TOTAL **Rs.**

(Or) Say Rs.

Location map

(Not to Scale)

[Valuation]: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value been arrived at. Supported by necessary calculation. Also such aspects as 1) salability 2) likely rental values in future and 3) any likely income it may generate may be discussed.

The valuation of the above property is arrived basing on Land and Building Method. The land value is arrived basing on prevailing market rate, Registration rate, recent sale transactions and other points that will affect the land value. The building value is arrived basing on specifications of the building, prevailing market rate of different materials and labour charges and age of the building and depreciation factor.

As result of our appraisal and analysis it is our considered opinion that the present market value of the above property in the prevailing condition with aforesaid specification is **Rs.**

1. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent shown in the valuation with respect to the latest legal opinion.
2. Value varies with the purpose and time. This value should not be referred for any purpose other than mentioned above.
3. The property was inspected in the presence of representatives of -----
Dt. _____
4. Age of the proposed building is around year old and total life of the R.C.C. building consideredyears. Future of the said building is approximately years.

Market Value of the entire property as on date is Rs.

Realizable Value of the Property is Rs.

Distressed Value of the Property is Rs.

Place:

Signature of the Valuer/Engineer

Date:

The undersigned have inspected the property detailed in the Valuation Report dated _____ on----- . We are satisfied that the fair and reasonable value of the property is Rs.----- /- (Rupees.....only).

Field Officer

Branch Manager

Date:

Date: