

**STATE BANK OF HYDERABAD****LATUR MAIN****BRANCH****VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**

1. Date of Inspection : **06-02-2016**
2. Name and address of the valuer : **P.V. Kashyapi, B.E. (Civil)**  
Govt. Approved Valuer  
C/o. M/s. V.G. Hegde & Co.,  
Rui Oal, Barshi 413 401.  
Phone No. -  
Res. (02184) 222789  
Mob. No. 9850278265
3. List of Documents handed over to the valuer by the branch
  - a. Allotment Letter
  - b. P.R. extract
  - c. Purchase deed.
4. Details of enquiries made/visited to Govt. Offices for arriving fair market value
  - a. Enquiries made in Sub-Registrar's office
  - b. Enquiries made in neighborhood.
5. Sub-Registrar value/Guideline value/Rate : **Rs. 59,19,200=00**
6. Fair Market value of the property : **Rs. 84,56,000=00**
7. Factors for determining its market value : **Details given in Annexure.**
8. Conservative market value of the property : **Rs. 84,56,000=00**
9. Distress value of the property : **Rs. 76,10,400=00**
10. Present/Expected income from the property : **Rs. -----**
11. Any critical aspects associated with property : **No.**
  1. \_\_\_\_\_
  2. \_\_\_\_\_

## 12. PROPERTY DETAILS :

1. Name(s) and address(es) of the owners(s) : Mrs. Surekha Sidramappa Malane, Plot No 18, Gat No. 19/B, House No. R/9/215, LIC Colony, Ring road @ Latur Tal. & Dist: Latur.
2. If the property is under joint ownership/co-ownership share of each such owner/are the share is undivided. : owner only.
3. Brief description of the property (Whether open land, house property, land area, built-up area, No. of floors etc.) : This is a two storied residential building. Plot area-209.02 Sq.M. Built up area of both the floors-284.00 Sq.M
4. Dimension of the site : Two floors.  
209.02 Sq.M.
- |         | As per deed | Actuals |
|---------|-------------|---------|
| North : |             |         |
| South : |             |         |
| East :  |             |         |
| West :  |             |         |
5. Location of the property (Plot/Door No. Survey No. etc.) : Plot No.18, Gat No.19/B, House No.R/9/215, LIC Colony, Ring road @ Latur Tal: & Dist:Latur.
6. Postal Address : -----De-----
7. Boundaries of the Property :
- |         |                   |
|---------|-------------------|
| North : | 10'-0" wide road. |
| South : | Plot No.22.       |
| East :  | 20'-0" wide road. |
| West :  | Plot No.17.       |
8. Route map : Enclosed
9. Any specified identification marks (like electric pole No. dug well etc) : No.
10. Whether covered under Corporation/ Panchayat/Municipality : Municipality.

- |     |  |   |  |
|-----|--|---|--|
| 11. | Whether covered under any land ceiling of State/Central Government   | : | <b>No.</b>                             |
| 12. | Is the land freehold/leasehold   | : | <b>Freehold.</b>                       |
| 13. | Are there any restrictive covenants in regard to use of Land ? If so attach a copy of the covenant.  | : | <b>No.</b>                             |
|     | Type of the property - Whether   | : |  |
|     | 1. Agriculture   |   |  |
|     | 2. Industrial  |   |  |
|     | 3. Commercial  |   |  |
|     | 4. Institutional   |   |  |
|     | 5. Government  |   |  |
|     | 6. Non-Government  |   |  |
|     | 7. Others (Specify)  |   | <b>Residential.</b>                    |
| 14. | In case of Agricultural land   | : | <b>Not applicable.</b>                 |
|     | 1. Any conversion to house site is obtained  | : |  |
|     | 2. Whether the land is dry or wet  | : |  |
|     | 3. Availability of irrigation facilities   | : |  |
|     | 4. Type of crops grown   | : |  |
|     | 5. Annual yield or income  | : |  |
| 15. | Year of acquisition/purchase   | : | <b>1985.</b>                           |
| 16. | value of purchase price  | : | <b>-----</b>                           |
| 17. | Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid. | : | <b>Owner occupied.</b>                 |
| 18. | Classification of the site   | : |  |
|     | a. Population group  | : | <b>Me/ro/U/rban/Semi Urban/R/ural</b>  |
|     | b. High/Middle/Poor class  | : | <b>Middle class.</b>                   |
|     | c. Residential/Non residential   | : | <b>Residential area.</b>               |
|     | d. Development of surrounding area   | : | <b>Developing as residential area.</b> |



- e. Possibility of any threat to the property (Floods, calamities etc.) : No.
19. Proximity of civic amenities (like school, hospital, bus stop, market etc) : All civic amenities are located within the radius of 1.5 km. from the property.
20. Level of the land (plain, rok etc) : Plain.
21. Terrain of the Land : Level ground.
22. Shape of the land (Square/rectangle etc) : Square.
23. Type of use to which it can be put (for construction of house, factory etc) : Construction of house.
24. Any usage restrictions on the property : No.
25. Whether the plot is under town planning approved layout ? : Yes.
26. Whether the plot is intermittent or corner ? : Intermittent.
27. Whether any road facility is available ? : Yes.
28. Type of road available (B.T./ Cement Road etc) : Asphaltic road.
29. Front Width of the Road ? : About 20'-0" wide road.
30. Source of water & potentiality : 12mm diameter municipal water tap connection.
31. Type of Sewerage System : Septic tank.
32. Availability of power supply : Available.
33. Advantages of the site : The property is located off the ring road.
34. Disadvantages of the site : -----
35. Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold. : -----
36. General Remarks : This is a prime residential property.

**13. RENT DETAILS :****Not applicable.**

1. Is the building owner occupied/tenant/both? :
2. If partly owner occupied, specify portion & extent of area under occupation :
3. Name of the tenant/lessees/ licensees etc. :
4. Portion in the their occupation :
5. Has the tenant to bear the whole or part of the cost of repairs and maintenance. Give particulars :
6. If lift is installed, Who is to bear the cost of maintenance and operations. Owner or tenant? :
7. Has any standard rent has been fixed for the premises under any law relating to the control of rent? :
8. Present / expected income/ rent from the property :

**14. VALUATION OF THE PROPERTY :****Part I : (Valuation of land)**

1. Dimensions of the plot : 209.02 Sq.M.
2. Total area of the plot : 209.02 Sq.M.
3. Prevailing market rate : Rs.16,000=00/Sq.M.
4. Guideline rate obtained from the Registrar Office : Rs.11,200=00/Sq.M.
5. Assessed/adopted rate of valuation : Rs.16,000=00/Sq.M.
6. Estimated value of the land : Rs.33,44,320=00
7. The conservative value of the land : Rs.33,44,320=00

**Part II : (Valuation of building property)**

- a) Technical details of the building :
  1. Type of building (Residential/Commercial/ Industrial) : Residential.

2. Year of construction : 1990.
3. Future life of the property : 30 years.
4. No. of floors and height of each floor including basement : Two floors, height-10'-0" each floor
5. Plinth area of each floor : Total built up area of both the floors-284.00 Sq.M.
6. Type of construction (Load bearing/RCC/Steel framed) : RCC.
7. Condition of the building :
- External : (excellent/good/normal/poor)
- Internal : (excellent/good/normal/poor)
8. Whether the building/property is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation : Yes.

b. Specification of Construction :

Sr.No.	Description	Ground Floor	Other Floors
a.	Foundation	R.C.C. footings, columns.	
b.	Basement	R.C.C. columns, plinth beams & brick masonry in C.M..	
c.	Superstructure	R.C.C. columns & brick masonry in C.M. for both the floors.	
d.	Joinery/Doors & Windows	Teakwood doors & windows for both the floors.	
e.	RCC Work	R.C.C. slab for both the floors.	
f.	Plastering	Cement plaster on both sides for both the floors.	
g.	Flooring, Skirting	Polished marble paving for both the floors.	
h.	Any special finishing	No.	



Sr.No.	Description	Ground Floor	Other Floors
i.	Whether any weather proof course is provided	No.	
j.	Drainage	PVC pipe drainage.	
k.	Compound wall (Height, length and type of construction)	Height-5'-0", all sides, brick masonry in C.M..	
l.	Electric installation (Type of wire, Class of fittings)	Concealed wiring for both the floors.	
m.	Plumbing installation (No. of water costs & wash basins etc)	One W.C..	
n.	Bore well	Borewell with pumpset.	
o.	Wardrobes, if any	No.	
p.	Development of open area in the house	No.	

## c. Details of valuation :

Particulars of item	Plinth area	Estimated replacement rate	Replacement cost (Rs.)	Depreciation (Rs.)	Net Value (Rs.)
Details given in Annexure.					
TOTAL					

## Part III : Valuation of other amenities/extra items/miscellaneous

Particulars of item	Quantity	Estimated replacement rate	Replacement cost (Rs.)	Depreciation (Rs.)	Net Value (Rs.)
1.Overhead water tank, 2.Covered porch, 3.Borewell with pumpset, 4.Compound wall with gate, 5.Granite kitchen etc.					

## Part IV : Valuation of proposed construction/additions/renovation if any :

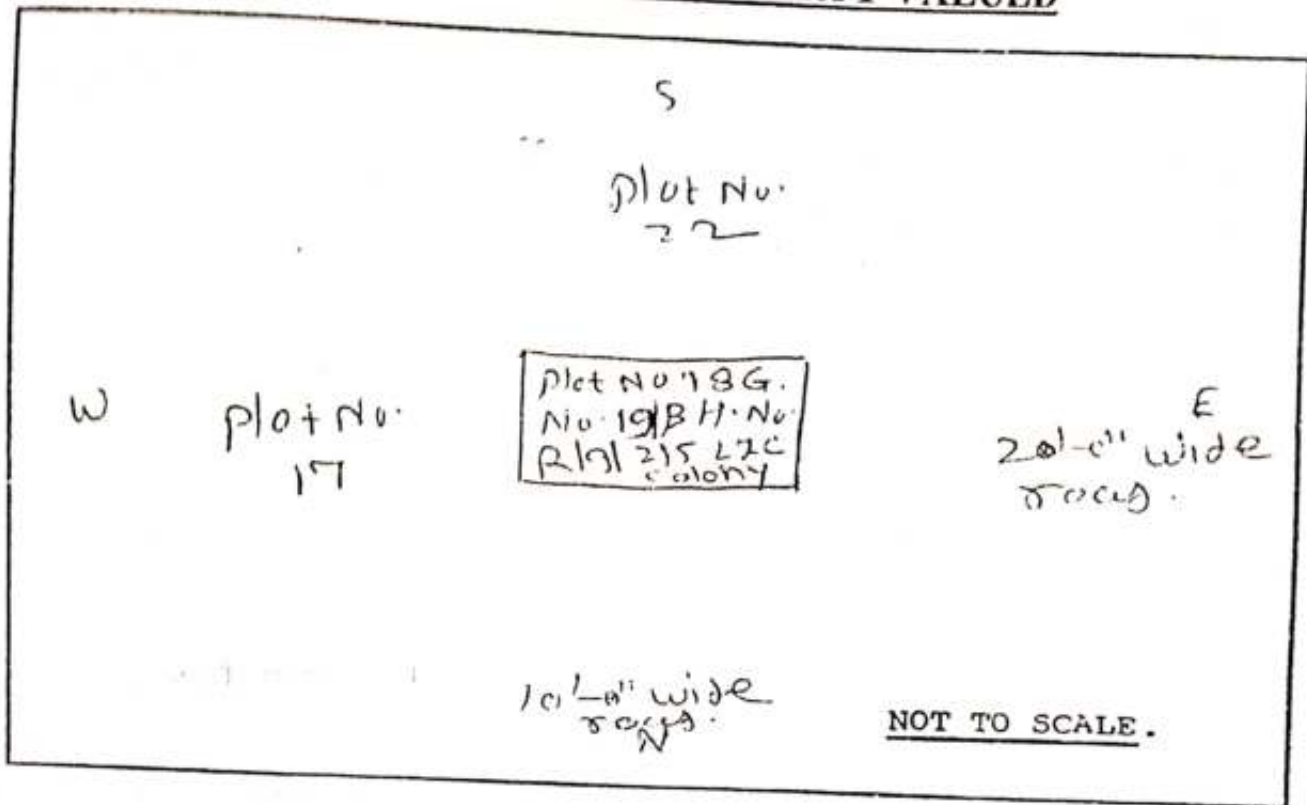
The valuer has to enclose detailed calculation sheets

## SUMMARY OF VALUATION :

Part I	Land	: Rs.33,44,320=00
Part II	Building	: Rs.51,12,000=00
Part III	Other amenities Misc.	: -----
Part V	Proposed construction	: -----
TOTAL		: Rs.84,56,320=00 Say Rs.84.56,000=00
The overall conservative value of the property		: Rs.84,56,000=00

[The approved valuer should discuss in detail his approach to the valuation of the property and indicate how the value has been arrived at supported by necessary calculations/methodology of valuation etc.]



ROUTE MAP OF THE PROPERTY VALUED

I certify that

1. the property is being valued by me personally.
2. the rates for valuation of the property are in accordance with the Govt. approved rates.
3. there is no direct/indirect interest in the property valued.
4. the fair value of the property is Rs. 84,56,000=00. (Rupees Eighty Four Lakh Fifty Six Thousand Only.)

Date : 10-02-2016

Place : Barshi

*P.V.*  
10/02/16

(P.V. Kashyapi)

B.E. (Civil)

Signature of the Valuer

P.V. Kashyapi

B.E. (Civil)

Govt. Approved Valuer

Barshi.

CAT 11360/1995

Report of valuation of immovable property situated at Plot No.18, Ga No.19/B, House No.R|9|215, LIC Colony, Ring road @ Latur Tal. & Dist Latur owned by Mrs.Surekha Sidramappa Malang.

1.1. Approach to valuation:- This is a two storied residential building situated almost in the heart of the Latur City. The property is located off the ring road & in a good residential locality. The property has good access road. Water & power supply is available at site. All civic amenities are available within the radius of 1.5 km. from the property. Commercial locality is also located nearby. The construction specifications & also the workmanship is of very high standard. All these points have been considered here while valuing the property on cost of land plus cost of building basis.

1.2. Valuation:-

A. Land:-

a.	Total area of plot.	..	209.02 Sq.M.
b.	Unit rate for plot assumed.	..	Rs.16,000=00/Sq.M.
c.	Hence value of plot comes to.	209.02 Sq.M.XRs.16,000=00/Sq.M.	=Rs.33,14,320=00

B. Building:-

a.	Total built up area of both the floors.	..	284.00 Sq.M.
b.	Unit contemporary cost of construction on built up area basis assumed.	..	Rs.20,000=00/Sq.M.
c.	Hence total contemporary cost of construction comes to.	284.00 Sq.M.XRs.20,000=00/Sq.M.	=Rs.56,80,000=00
d.	Depreciation @ 10% i.e.	..	Rs.5,68,000=00
e.	Hence net value of the building comes to.	..	c - d Rs.56,80,000=00-Rs.5,68,000=00 =Rs.51,12,000=00

..2.....

..2..

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c. Hence total value of the property comes to.

.. A + B

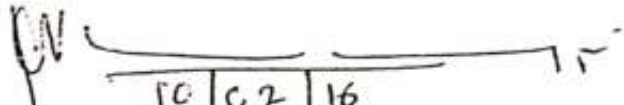
Rs.33,44,320=00+Rs.51,12,000=00

=Rs.84,56,320=00

Say Rs.84,56,000=00

RS. EIGHTY FOUR LAKH FIFTY SIX THOUSAND ONLY.

CONCLUSION:- I, the undersigned have personally inspected the sit of the property situated at Plot No.12, Gat No.19/B, House No. R/9/215, LIC Colony, Ring road @ Latur Tal. & Dist:Latur & hereby certify that the present value of the property is about Rs.84,56,000=00.(Rs.Eighty Four Lakh Fifty Six Thousand Only.)

  
10/02/16  
(P.V.Kashyapi.)

Date:-10-02-2016

Place:-Barshi

B.E.(Civil)

P.V. Kashyapi

B.E.(Civil)

Govt.Approved Valuer

Barshi.

CAT-1/360/1995

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