|  |  |
| --- | --- |
|  | **CIR. No. : 119 / 2019** |
| **CREDIT POLICY SECTION RISK MANAGEMENT WING**  **HEAD OFFICE :BANGALORE- 560002** | **INDEX : ADV : : 67 DATE : 12.03.2019**  **A G A V** |



**ANNEXURE – II TO HO CIR 119/2019 DATED 12.03.2019**

**VALUATION OF PROPERTY (LAND & BUILDING)**

**REPORT ON VALUATION**

Ref. No. {ValuationID} Date: {TodayDate}

# PART A – BASIC DATA

1. **GENERAL:**

|  |  |  |  |
| --- | --- | --- | --- |
| 1. | Purpose of valuation | : | {ValuationPurpose} |
| 2. | 1. Date of Inspection 2. Date on which the valuation is made | :  : | {DateofInspection}  {ValuationDate} |
| 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) | : | {JointOwners} |
| 4. | Documents produced for perusal:  i)  ii) iii) | : | {ValuationDocs} |
| 5. | Brief description of the property taken for valuation (Including leasehold/freehold etc) | : | {BriefDesc} |
| 6. | Scope of valuation | : | {ValuationScope} |
| 7. | If this report is to be used for any bank purpose, state the name of the bank and branch, if known | : | {NameOfBank}  {ReportForBankBranch} |

1. **DESCRIPTION OF THE PROPERTY:**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| 1. | Postal address of the property with Pin code | : | {DoorNumber},{StreetName},{AddArea},{City},{State},{Country},{Pincode}. | | | |
| 2. | City/Town | : | {PropertyArea} | | | |
| Residential Area | : |
| Commercial Area | : |
| Industrial Area | : |
| 3. | Classification of the Area | : | {AreaClassification}  {EconomicClassification} | | | |
| 4. | Coming under Corporation Limit  /Village Panchayat/Municipality | : | {GovtAuthorityID} | | | |
| 5. | Whether covered under any State/Central Govt. enactments (e.g.Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment  area | : | {ReservedLand} | | | |
| 6. | In case it is an agricultural land, any conversion to house site plots  is contemplated | : | {AgriLandConvPlots} | | | |
| 7. | Location of the property  Plot No. / Nagar/Survey No. Door No.  S.F. No. / T.S. No. / R.S. No. Village / Block  Taluk / Ward Mandal/District/Municipality/ Corporation | :  :  :  : | {DoorNumber},{StreetName},{AddArea},{City},{State},{Country},{Pincode}.  {SurveyNumber}  {Zone}  {SROLocation}  {Village}  {GovtAuthorityID} | | | |
| 8. | Boundaries of the property  North South East West | : |  | A | B |  |
| As per Deed | As per visit/  Actuals |  |
| {BoundaryAsPerDeedPropertyNorth} | {BoundaryActualPropertyNorth} |  |
|  | {BoundaryAsPerDeedPropertySouth} | {BoundaryActualPropertySouth} |  |
|  | {BoundaryAsPerDeedPropertyEast} | {BoundaryActualPropertyEast} |  |
|  | {BoundaryAsPerDeedPropertyWest} | {BoundaryActualPropertyWest} |  |
|  | | | |
| 9. | Latitude, Longitude and  Coordinates of the site | : |  | | | |
| 10. | Property tax receipt referred  Assessment number Tax amount  Receipt in the name of | :  :  : | {PropTaxAssessmentNumber}  Rs.{PropTaxAmount}  {PropTaxPayerName} | | | |
| 11. | Electricity service connection consumer number  In the name of Other details, if any | :  : | {ElectricityNum}  {ElectricityInNameOf} | | | |
| 12. | Property is presently occupied by | : | {OccupiedBy} | | | |
| 13. | If tenanted fully,  What is the gross monthly rent? | : | Rs.{GrossMonthlyRent} | | | |
| 14. | If occupied by both  By assuming the entire building is let out,   1. What is the probable monthly rent? 2. What is the advance amount? | :  : | Rs.{GrossMonthlyRent}  Rs.{GrossAdvanceAmt} | | | |

1. **PROCEDURE OF VALUATION**:

|  |  |  |  |
| --- | --- | --- | --- |
|  | Valuation Details | : | Discussed in Part B,C,D,E &F |
| 1 | F.S.I. | 2 | Plot Coverage |

(Describe the property details)

# PART B – LAND

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1. | Dimension of the site  North South East West Extent | :  :  :  :  : | |  |  | | --- | --- | | 1. [As per title deed] | 1. [Actuals] | | {AsPerDeedDimensionNorth} | {ActualDimensionNorth} | | {AsPerDeedDimensionSouth} | {ActualDimensionSouth} | | {AsPerDeedDimensionEast} | {ActualDimensionEast} | | {AsPerDeedDimensionWest} | {ActualDimensionWest} | | {AsPerDeedExtentAsPerDeed} | {ActualExtentActual} | |
| 2. | Extent of site (least of 1a & 1b) | : | {CalculatedValue} |
|  | Size of the Plot | : | {Sizeofplot} |
|  | North & South | : | {NorthSouth} |
|  | East & West | : | {EastWest} |
|  | Total Extent of the Plot | : | {TotalExtent} |
| 3. | Characteristics of the site  \* What is the character of the locality?  \*What is the classification of the locality?  Development of surrounding areas  Possibility of frequent flooding/sub merging Feasibility to the Civic amenities like school, hospital, bus stop, market etc.  Level of land with topographical conditions  Shape of land  Type of use to which it can be put  Any usage restriction  Is plot in town planning approved layout?  Corner Plot or Intermittent Plot?  Type of road available at present   * Road facilities are available?   Is it a land – locked land?  Water Potentiality   * What is the width of the Road?   Width of road – is it below 20ft or more than 20 ft.  Underground sewerage system  Is power supply available at the site?  Advantage of the site 1. {AddRemark}  2.  Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (Distance from sea-coast/tidal level must be incorporated)   * Any factors which affect the marketability of the land? * Type of the land?   Accessibility | :  :  :  :  :  :  :  **:**  **:**  **:**    **:**      **:**    **:**    **:**      **:**    **:**  **:**  **:**    **:**    **:**  **:**  **:** | {LandUsageType}  {AreaClassification}  {EconomicClassification}  {Devofsurrondingarea}  {FreqFlooding}  {CivicAmenities}  {LevelTopography}  {Shapeofland}  {LandUsageType}  {RestrictiveClause}    {LandApprovedLayout}    {CornerPlot}  {TypeofRoad}  {RoadFactilies}    {LandLocked}    {WaterPotentially}  {WidthofRoad}  {WidthofRoad20Ft}    {Undergrounsew}  {PowerSupply}  {SpecialRemarks} |
| 4. | Value on adopting GLR (Guideline Rate)   1. Guideline rate as obtained from the Registrar’s office (an evidence thereof to be enclosed) 2. Value of land by adopting GLR (……. X ………) |  |  |
|  |  |  |
|  | : | Rs. {Guidelinesqft} |
| : | Rs. {GuidelineValue} |
| 5. | Value by adopting PMR  (Prevailing Market Rate) Prevailing market  rate(Along with details/reference of atleast two latest  deals/transactions with respect to adjacent properties in the areas)  Unit rate adopted in this valuation after considering the characteristics of the subject plot  Value of land by adopting PMR  (…………. X ) | :  :  : | Rs.{PrevailingMarketRate}  Rs. {UnitRatePrevMarket}  Rs.{ValueLandPMR} |

PART C – BUILDINGS

|  |  |  |  |
| --- | --- | --- | --- |
|  | Type of Building | : | {PropertyArea} |
| 1. | Type of construction | : | {TypeOfConstruction} |
| 2. | Quality of construction | : | {Quality} |
| 3. | Appearance of Building | : | {BuildingAppearance} |
| 4. | Maintenance/Condition of  the Building | : | {MaintenanceInterior} |
|  |  |  | {MaintenanceExterior} |
| 5. | Plinth Area | : | As per IS 3861 – 1975 |
| 6 | Number of floors and height of each floor  including basement, if any | : | {TotalFloor}  {HeightFloor} |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Floor | Year of Construction (as reported/ as per actual observation/ as per deed) | Roof | Plinth Area | | |
| Main Portion A | Cantilevered Portion  B | Total A+50% of B |
| G.F. | {YearReported1} {YearObserved1} {YearAsPerDeed1} |  | {PlinthAreaMain1} | {PlinthAreaCantilevered1} | {PlinthAreaTotal1} |
| F.F. | {YearReported2} {YearObserved2} {YearAsPerDeed2} |  | {PlinthAreaMain2} | {PlinthAreaCantilevered2} | {PlinthAreaTotal2} |
| S.F. | {YearReported3} {YearObserved3} {YearAsPerDeed3} |  | {PlinthAreaMain3} | {PlinthAreaCantilevered3} | {PlinthAreaTotal3} |
|  | TOTAL |  |  |  |  |

1. Drawing approval
   1. Date of issue and validity of layout of approved map/plan
   2. Approved map/plan issuing authority
   3. Whether genuineness or authentic of approved map/plan is verified?
   4. Any other comments by our empanelled valuers on authentic of approved plan?
   5. (Discuss on the building approval, reference, violations observed, consequences of violation etc.)

8. 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 %.

1. VALUATION OF BUILDING:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| DESCRIPTION | | Ground Floor | First Floor | Second Floor | Other floor, if  any |
| Specification  Floor finish  Superstructure  Roof  Doors  Windows  Weathering course | | {Floorfinish1}  {SuperStructure1}  {Roof1}  {Doors1}  {Windows1}  {Weatheringcourse1} | {Floorfinish2}  {SuperStructure2}  {Roof2}  {Doors2}  {Windows2}  {Weatheringcourse2} | {Floorfinish3}  {SuperStructure3}  {Roof3}  {Doors3}  {Windows3}  {Weatheringcourse3} | {Floorfinish4}  {SuperStructure4}  {Roof4}  {Doors4}  {Windows4}  {Weatheringcourse4} |
| Plinth area | | {PlinthAreaTotal1} | {PlinthAreaTotal2} | {PlinthAreaTotal3} |  |
| Year of construction (as reported/ observed/ as per  deed) | as the | {YearReported1} {YearObserved1} {YearAsPerDeed1} | {YearReported2} {YearObserved2} {YearAsPerDeed2} | {YearReported3} {YearObserved3} {YearAsPerDeed3} |  |
| Age of the building | | {Age1} | {Age2} | {Age3} |  |
| If the age is not exactly  known, further life expected | | {LifeOfBuilding1} | {LifeOfBuilding2} | {LifeOfBuilding3} |  |
| Total life of the building  estimated | | {LifeOfBuilding1} | {LifeOfBuilding2} | {LifeOfBuilding3} |  |
| Depreciation percentage (assuming salvage value  = ………%) | | {RateDepreciation1} | {RateDepreciation2} | {RateDepreciation3} |  |
| Replacement rate of construction with the existing conditions and  specifications | | {RepEstRatePerSqFt1} | {RepEstRatePerSqFt2} | {RepEstRatePerSqFt3} |  |
| Replacement Value | | {RepEstimatedValue1} | {RepEstimatedValue2} | {RepEstimatedValue3} |  |
| Depreciation Value  the rate of ……… % | at | {AmountDepreciation1} | {AmountDepreciation2} | {AmountDepreciation3} |  |
| Present value of  building | the |  |  |  |  |
| Total value of the building (GF + FF+other  floors if any) | |  |  | |  |

(Note: Add extra sheets for additional floors and buildings)

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Sl No | Particulars of items | Plinth Area | Roof Heig ht | Age of the buildi ng | Estimated replaceme nt rate of constructi on  Rs. | Replacem ent Cost Rs. | Depreciation Rs. | Net value after deprec iations  Rs. |
|  | Ground  Floor |  |  |  |  |  |  |  |
|  | First Floor |  |  |  |  |  |  |  |
|  | Other floor,  if any |  |  |  |  |  |  |  |
|  | Total |  |  |  |  |  |  |  |

PART D – AMENITIES & EXTRA ITEMS

(Value after Depreciation)

|  |  |  |  |
| --- | --- | --- | --- |
| 1. | Portico | : | Rs.{Portico} |
| 2. | Ornamental Front / Pooja  door | : | Rs.{Ornamental Front / Pooja door} |
| 3. | Sitout/Verandah with Steel  grills | : | Rs.{Sitout/Verandah with Steel grills} |
| 4. | Extra Steel/collapsible  gates | : | Rs.{Extra Steel/collapsible gates} |
| 5. | Open staircase | : | Rs.{Open staircase} |
| 6. | Wardrobes, showcases,  wooden cupboards | : | Rs.{Wardrobes,showcases,wooden cupboards} |
| 7. | Glazed tiles | : | Rs.{Glazed tiles} |
| 8. | Extra sinks and bath tub | : | Rs.{Extra sinks and bath tub} |
| 9. | Marble/ceramic tiles  flooring | : | Rs.{Marble/ceramic tiles flooring} |
| 10. | Interior decorations | : | Rs.{Interior decorations} |
| 11. | Architectural Elevation  works | : | Rs.{Architectural Elevation works} |
| 12. | False ceiling works | : | Rs.{False ceiling works} |
| 13. | Paneling works |  | Rs.{Paneling works} |
| 14. | Aluminum works |  | Rs.{Aluminum works} |
| 15. | Aluminum handrails |  | Rs.{Aluminum handrails} |
| 16. | Separate Lumber Room | : | Rs.{Separate Lumber Room} |
| 17. | Separate Toiler Room | : | Rs.{Separate Toiler Room} |
| 18. | Separate water tank/sump |  | Rs.{Separate water tank/sump} |
| 19. | Trees, gardening |  | Rs.{Trees, gardening} |
| 20. | Any other | : | Rs.{Any other} |

PART E – SERVICES (Value after Depreciation)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 1. | Water supply arrangements | | : | Rs.{WaterSupplyArrangements} |
|  | Open Well | | : | Rs.{OpenWell} |
|  |  | |  |  |
|  | Deep bore | | : | Rs.{DeepBore} |
|  |  | |  |  |
|  | Hand pump | | : | Rs.{HandPump} |
|  |  | |  |  |
|  | Motor | | : | Rs.{Motor} |
|  |  | |  |  |
|  | Corporation Tap | | : | Rs.{CorporationTap} |
|  |  | |  |  |
|  | Underground level sump | | : | Rs.{UndergroundLevelsump} |
|  |  | |  |  |
|  | Overhead water tank | | : | Rs.{OverheadWaterTank} |
|  |  | |  |  |
| 2. | Drainage arrangements  Septic Tank  Underground sewerage | | :  : : | Rs.{DrainageArrangements}  Rs.{SepticTank}  Rs.{UndergroundSewerage} |
| 3. | Compound Wall {CompoundwallRMvalue}Rm. @ Rs.{CompoundwallRSvalue}/m2.  Height  Length  Type of construction | | :  : : : | Rs.{CompoundWallInRupees}  Rs.{Height}  Rs.{Length}  Rs.{TypeOfConstruct} |
| 4. | Pavements {PavementsRMvalue}Rm.  @ Rs.{PavementsRSvalue}/m2. |  | : | Rs.{PavementsMain} |
| 5 | Steel Gate {SteelGateRMvalue}Rm.  @ Rs.{SteelGateRSvalue}/m2. |  | : | Rs.{SteelGateMain} |
| 6. | E.B Deposits, water deposits,  drainage deposits etc. | | : | Rs.{EBWaterDrainageDeposits} |
| 7. | Electrical fittings & others | | : | Rs.{ElectricalFittings} |
| Type of wiring | | : | Rs.{TypeofWiring} |
| Class of fittings  (superior/Ordinary/Poor) | | : | {ClassofFitting} |
| Number of light Points | | : | Rs.{NoofLightPTS} |
| Fan Points | | : | Rs.{FanPTS} |
| Spare Plug Points | | : | Rs.{SparePlugPTS} |
| Any other item | | : | Rs.{AnyOtherItem} |
| 8. | Plumbing installation | | : | Rs.{PlumbingInstallation} |
| No. of water closets and their  type | | : | Rs.{NoofWaterClosets} |
| No.of wash basins | | : | Rs.{WashBasins} |
| No.of bath tubs | | : | Rs.{BathTubs} |
| Water meter, taps etc | | : | Rs.{WaterMeter} |
| Any other fixtures | | : | Rs.{AnyOtherFixtures} |
| 9. | Any other | | : | Rs.{AnyOther} |
|  | Total | | : | Rs.{Total} |

PART F – ABSTRACT VALUE

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Part | Description | Value of adopting | | | |
| GLR | Rs. | PMR | Rs. |
| B | Land | {LandGLR} | | {LandPMR} | |
| C | Building | {BuildingGLR} | | {BuildingPMR} | |
| D | Amenities | {AmenitiesGLR} | | {AmenitiesPMR} | |
| E | Services | {ServiceGLR} | | {ServicePMR} | |
| Total  Say | | {TotalGLR} | | {TotalPMR1} | |
|  | |  | |
| Factors favouring for an additional value | | | |  | |
| 1.{AddRemark} | | | |  | |
| 2. | | | |  | |
| Add (+) | | | | Rs.{AddPMR} | |
| Factors favouring for less value | | | |  | |
| 1. {LessRemark} | | | |  | |
| 2. | | | |  | |
| Less (-) | | | | Rs. {LessPMR} | |
| Present Market Value | | | | Rs. {TotalPMR2} | (F) |

ANY OTHER DETAILS:

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental valuers in future in 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 market value of the above property in the prevailing condition with aforesaid specifications is Rs. (Rupees only). The book value of the above property as of \_is Rs.\_ \_ (Rupees

only) and the distress value Rs.\_ (Rupees

only).

Place: Date:

Signature

(Name and Official seal of the Approved Valuer)

# PART G – CERTIFICATE

1. It is hereby certified that in my opinion
   1. The present market value of the property discussed in the report (above) by adopting prevailing market rate for land is Rs. …………..

(Rupees only)

* 1. The forced sale value of the property is estimated as ….. % less than the present market value.

1. Number of title deed(s) involved in this property is The

relevant document for the subject property in the opinion of this valuer is the deed dated ………… ... with Registration Number registered

in the ………………………………………….. Registrar’s Office ………………

1. 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 legal opinion.
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 in I(1).
3. The property was inspected on ……………………….. by in

the presence of …………………….

1. The legal aspects were not considered in this valuation.
2. This valuation work was/ has been undertaken by the valuer based upon the request from …………………………………………. .

Place : (Panel Valuer)

Date :

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.)