

| STANDARD VALUATION REPORT FORMAT. RESIDENTIAL COMMERCIAL/RESIDENTIAL CUM COMMERCIAL/INDUSTRIAL/VACANT PLOT | | |
|--|--|-----------------------------|
| DATE OF VALUATION REPORT | | |
| GENERAL DETAILS | | |
| Type Of Property | Residential | |
| | Commercial | |
| | Residential Cum Commercial | |
| | Industrial | |
| | Vacant Plot | |
| Name of the Customer(s) | APPLICANT | |
| Property Address with pin code | Property Situated At, | |
| Landmark | Near By | |
| Loan Application No. | - | |
| Name Of Document Holder | | |
| Legal address of property | Property Situated At, | |
| Date Of Inspection | | |
| Case Initiated By | | |
| Date Of Initiation | | |
| SURROUNDING LOCALITY DETAILS | | |
| Ward No/ Municipal land No | | |
| Vicinity: Slum/Resi./Comm./Mixed/Industrial | Residential | |
| Locality Type | Elite/Posh/High Class | Middle Class |
| | Upper Middle Class | |
| | Middle Class | |
| | Lower Middle Class | |
| Approach Road Width | >=60 feet Road | 40-20 Feet Road |
| | 60-40 Feet Road | |
| | 40-20 Feet Road | |
| Property Location | Central Business District | Prime Location |
| | Prime Location | |
| | Secondary Business District | |
| | Outskirts | |
| Property Falls Under | Urban Area | |
| Plot Demarcated at site | Yes | |
| Proximity to Civic Amenities | Nearest Railway Station | 07 KM |
| | Nearest Bus Stop | 01 KM |
| | Nearest Hospital | 01 KM |
| Property Identification | Easy to Identify | Identification by documents |
| | Identification by documents | |
| | Additional documents required for Identification | |
| | Difficult To Identify | |
| Proximity to necessities and facilities like Educational, Medical, Recreational. | < 1 Km | 1-3 Kms |
| | 1-3 Kms | |
| | 3- 5 Kms | |
| | >5 Kms | |
| Connectivity /Infrastructure | Excellent | Good |
| | Very Good | |
| | Good | |
| | Average | |
| Landmark Details | Nearest Railway Station | |
| | Nearest Bus Stop | |
| | Nearest Hospital | |

| | | | | |
|---|--|-------------------|------------------|-------------|
| | Nearest Landmark | | | |
| PROPERTY DETAILS | | | | |
| Type of Usage of entire property- | Residential/ Commercial/ Residential cum Commercial/ Industrial/Vacant Plot | | | |
| Additional Amenities | NA | | | |
| Legal status of Property | Freehold | | | |
| | Lease hold > 30 yrs. | | | |
| | Lease hold 15-30 yrs. | | | |
| | Lease hold < 15 yrs. | | | |
| SUBJECT PROPERTY DETAILS | | | | |
| Type of Premises | Residential flat/Gala/ Shop/Bungalow/Row House/office/ Chawl/ Open Plot/Showroom/ | | Row House | |
| Occupied byName of Occupant / is property vacant. | Self Occupied | | | |
| Is property rented? | No | | | |
| If rented list of occupants, | NA | | | |
| Property Taxation/Maintance cost | Low | | Average | |
| | Average | | | |
| | High | | | |
| | Very High | | | |
| Renting Potential | Excellent | | Average | |
| | Very Good | | | |
| | Good | | | |
| | Average | | | |
| Market Rentals/Sqft/month(Rs.) | | 5/Sqft/month(Rs.) | | |
| Boundary Details | Direction | | As per Documents | As per Site |
| | East | | | |
| | West | | | |
| | North | | | |
| | South | | | |
| STRUCTURAL DETAILS | | | | |
| Type of Structure- | RCC/ Load Bearing/ Steel Structure/Composite structure/ Industrial Shed/Structure with A/C | | - | |
| sheet / G/I SHEET | No | | | |
| No. of Floors | --- | | | |
| No of wings | NA | | | |
| No. of units on each floor | NA | | | |
| Internal Composition of property | --- | | | |
| No. of lifts in each wing | NA | | | |
| Age of the Property | 1-10 years | | --- | |
| | 11-25 years | | | |
| | 26-50 years | | | |
| | > 50 years | | | |
| Estimated Future Life | 60 Years | | | |
| Exteriors | Good | | | |
| Beam & Column Structure. | Yes | | | |
| Quality of Construction Appearance & Maintenance of Building. | Very Good | | Good | |
| | Good | | | |
| | Average | | | |
| | Poor | | | |
| Common Areas Remarks | NA | | | |
| Other Observations | NA | | | |
| Interiors | Good | | | |
| Flooring & finishing. | ---- Flooring | | | |

| | |
|--|--------------------|
| Roofing and terracing | ----- |
| No. Of lifts | 00 |
| Quality of fixtures and fittings. | Good |
| Plan Approvals | |
| Construction as per approved/ sanctioned plans-----Yes/ No | No |
| Details of approved plan with approval no and date | Not Provided |
| Construction permission Number and date. | Not Provided |
| Violations Observed if AnyOr is there any risk of Demolition in case of violation. | Low |
| If plans not available then is the structure confirming to the local byelaws. | No, M.O.S. Covered |
| Other Documents Verified | NA |

| VALUATION | | |
|---|----------------------|---|
| Individual Apartments / flats | | Area Considered In Sqft |
| Carpet Area (Sqft)-----Floor-wise | | NA |
| Loading for BUA- 20%, 30% etc. | | NA |
| Approved BUA / SBUA (Sqft) in Apartment-----Floor-wise | | 0 |
| Current Govt Approved rates | | ₹ 0/- |
| Recommended Rate and basis for recommendation. | | ₹ 0/- |
| Final Market value. | Area x rate per Sqft | PLEASE REFER LAND AND BUILDING VALUATION |
| | Rs. In figures | ₹ 0/- |
| | Rs. In words | Rupees Nil |
| For Land and building valuation. | | Area Considered In Sqft |
| Land Area (In Sqft) | | 0 |
| Current Government Approved Rates for land (Sqft) | | ₹ 0/- |
| Recommended Rate and Basis for recommendation | | ₹ 0/- |
| Land value - Land area x Rate per Sqft. | | ₹ 0/- |
| Actual Bua of the premises(Sqft) | | 0 |
| Bua as per the Approvals(Sqft) | | 0 |
| Construction cost as per the Amenities | | ₹ 0/- |
| Total value of construction - Approved Bua x const cost. | | ₹ 0/- |
| Depreciated value of Construction. | | ₹ 0/- |
| Total valuation Land value + Depreciated constructed value | Rs. In figures | ₹ 0/- |
| | Rs. In words | Rupees Nil |
| Forced Sale % | 80% | ₹ 0/- |
| Forced sale value - | Rs. In figures | ₹ 0/- |
| | Rs. In words | Rupees Nil |
| Marketability | Excellent | Good |
| | Very Good | |
| | Good | |
| | Difficult | |
| Valuation Result - Positive/negative | | Positive |
| Deviations in the property- | | NA |
| | | |

Documents Provided & Remark

| | |
|--|----------|
| Document pursued is | Provided |
| Remarks if any | 1. |
| Replacement Cost / Reconstruction cost should be invariably mentioned in the report for insurance purpose | ₹ 0/- |
| Declaration | |
| I hereby declare that: | |
| (i) I have deputed my representative ----- to inspect the property. My representative has personally inspected the property on ----- In Presence Of -----. | |
| (ii) I have no direct or indirect interest in the property valued | |
| (iii) The information furnished in the report is true and correct to the best of my knowledge and belief. | |
| Report Draft By | |
| Report Finaliaze By | |
| Valuer's Name & Address: | |
| Date: | ----- |

GOOGLE MAP & GEO CO-ORDINATES –

22.76520438628719, 75.89703503968029

PHOTOGRAPHS:

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