# Appendix-I

FORMAT OF VALUATION REPORT IN RESPECT OF FLATS

|  |  |  |  |
| --- | --- | --- | --- |
| S.No. | Particulars | | Content |
| I. | GENERAL | |  |
| 1. | Name&addressoftheValuer | |  |
| 2. | Purposeforwhichthevaluationismade | |  |
| 3. | a) | Dateofinspection |  |
| b) | TitleDeedNumberandDate |  |
| c) | Dateonwhichthevaluationismade |  |
| 4. | Listofdocumentsproducedforperusal | |  |
| i) | |  |
| ii) | |  |
| iii) | |  |
| 5. | Name of the owner(s) and his / their address (es)with Phone no. (details of share of each owner incaseofjointownership) | |  |
| 6. | Briefdescriptionoftheproperty | |  |
| 7. | Locationofproperty | |  |
| a) | PlotNo./SurveyNo. |  |
| b) | DoorNo. |  |
| c) | T.S.No./Village |  |
| d) | Ward/Taluka |  |
| e) | Mandal/District |  |
| f) | Dateofissueandvalidityoflayoutofapprovedmap/plan |  |
| g) | Approvedmap/planissuingauthority |  |
| h) | Whethergenuinenessorauthenticityofapprovedmap/planisverified | YES/ NO |
| i) | Anyothercommentsonauthenticof  approvedplan |  |
| 8. | Postaladdressoftheproperty | |  |
| 9. | City/Town | |  |
| ResidentialArea | |  |
| CommercialArea | |  |
| IndustrialArea | |  |
| 10. | Classificationofthearea | |  |
| i) | High/Middle/Poor |  |
| ii) | Urban/SemiUrban/Rural |  |
| 11. | ComingunderCorporationlimit/VillagePanchayat  /Municipality | |  |
| 12. | Whether covered under any State / Central Govt.enactments(e.g.UrbanLandCeilingAct)ornotifiedunderagencyarea/scheduledarea/cantonment area | |  |
| 13. | Boundariesoftheproperty | |  |

|  |  |  |  |
| --- | --- | --- | --- |
|  | North |  | |
| South |  | |
| East |  | |
| West |  | |
| 14. | Dimensionsofthesite/flat | A | B |
| AspertheDeed | Actuals |
| North |  |  |
| South |  |  |
| East |  |  |
| West |  |  |
| 15. | Extentofthesite |  | |
| 15.1 | Latitude,Longitude&Co-ordinatesofflat |  | |
| 16 | Extentofthesiteconsideredforvaluation(leastof13A& 13B) |  | |
| 17 | Whetheroccupiedbytheowner/tenant? If  occupiedbytenant,sincehowlong? |  | |

|  |  |  |
| --- | --- | --- |
| II. | APARTMENTBUILDING |  |
| 1. | NameoftheApartment |  |
| 2. | DescriptionofthelocalityResidential/Commercial/ Mixed |  |
| 3. | YearofConstruction |  |
| 4. | NumberofFloors |  |
| 5. | TypeofStructure |  |
| 6. | NumberofDwellingunitsinthebuilding |  |
| 7. | QualityofConstruction |  |
| 8. | AppearanceoftheBuilding |  |
| 9 | MaintenanceoftheBuilding |  |
| 10 | FacilitiesAvailable |  |
|  | Lift |  |
| ProtectedWaterSupply |  |
| UndergroundSewerage |  |
| CarParking-Open/Covered |  |
| IsCompoundwallexisting? |  |
| IspavementlaidaroundtheBuilding |  |

|  |  |  |
| --- | --- | --- |
| III | FLAT |  |
| 1 | Theflooronwhichtheflatissituated |  |
| 2 | DoorNo.oftheflat |  |
| 3 | Specificationsoftheflat |  |
| Roof |  |
| Flooring |  |
| Doors |  |
| Windows |  |
| Fittings |  |

|  |  |  |  |
| --- | --- | --- | --- |
|  | Finishing | |  |
| 4 | HouseTax | |  |
| AssessmentNo. | |  |
| Taxpaidinthenameof | |  |
| Taxamount | | Rs. |
| 5 | ElectricityServiceConnectionno. | |  |
| MeterCardisinthenameof | |  |
| 6 | Howisthemaintenanceoftheflat? | |  |
| 7 | SaleDeedexecutedinthenameof | |  |
| 8 | WhatistheundividedareaoflandasperSaleDeed? | |  |
| 9 | Whatistheplinthareaoftheflat? | |  |
| 10 | Whatisthefloorspaceindex(app.) | |  |
| 11 | WhatistheCarpetAreaoftheflat? | |  |
| 12 | IsitPosh/Iclass/Medium/Ordinary? | |  |
| 13 | IsitbeingusedforResidentialorCommercialpurpose? | |  |
| 14 | IsitOwner-occupiedorletout? | |  |
| 15 | Ifrented,whatisthemonthlyrent? | |  |
| IV | MARKETABILITY | |  |
| 1 | Howisthemarketability? | |  |
| 2 | What are the factors favouring for an extra PotentialValue? | |  |
| 3 | Anynegativefactorsareobservedwhichaffectthe  marketvalueingeneral? | |  |
| V | Rate | |  |
| 1 | Afteranalyzingthecomparablesaleinstances,whatis the composite rate for a similar flat with samespecificationsintheadjoininglocality?-(Alongwithdetails/referenceofatleasttwolatestdeals/transactionswithrespecttoadjacentproperties inthe areas) | |  |
| 2 | Assumingitisanewconstruction,whatistheadoptedbasiccompositerateoftheflatundervaluationaftercomparingwiththespecificationsandothefactorswiththeflatundercomparison  (givedetails). | |  |
| 3 | Break-upfortherate | |  |
| i) | Building+Services |  |
| ii) | Land+Others |  |
| 4 | GuidelinerateobtainedfromtheRegistrar'soffice(anevidencethereoftobeenclosed) | |  |
| VI | COMPOSITERATEADOPTEDAFTERDEPRECIATION | | |
| a. | Depreciatedbuildingrate | |  |
| ReplacementcostofflatwithServices(v(3)i) | | Rs. |
| Ageofthebuilding | |  |
| Lifeofthebuildingestimated | |  |
| Depreciationpercentageassumingthesalvage | |  |

|  |  |  |
| --- | --- | --- |
|  | valueas10% |  |
| DepreciatedRatioofthebuilding | Rs. |
| b. | Totalcompositeratearrivedforvaluation |  |
| DepreciatedbuildingrateVI(a) | Rs. |
| RateforLand&otherV(3)ii | Rs. |
| TotalCompositeRate | Rs. |

DetailsofValuation:

|  |  |  |  |
| --- | --- | --- | --- |
| Sr.  No. | Description | RateperunitRs. | EstimatedValueRs. |
| 1 | Presentvalueoftheflat(incl.carparking,if  provided) |  |  |

(Valuation: Here, the approved valuer should discuss in details his approach to valuation ofproperty and indicate how the value has been arrived at, supported by necessary calculation.Also,suchaspectsasimpendingthreatofacquisitionbygovernmentforroadwidening/publicservicepurposes,submerging&applicabilityofCRZprovisions(Distancefromsea-coast/tidallevelmustbeincorporated)andtheireffectoni)saleabilityii)likelyrentalvalueinfutureandiii)anylikelyincomeitmaygeneratemaybediscussed).

As a result of my appraisal and analysis, it is my considered opinion that the present marketvalueoftheabovepropertyinprevailingconditionwithaforesaidspecificationsisRs.

\_(Rupees only).(Prevailingmarketratealongwithdetails/referenceofatleast two latest deals/transactions with respect to adjacent properties in the areas. Thereference should be of properties/plots of similar size/area and same use as the land beingvalued).Theother detailsare asunder:

1. Dateofpurchaseofimmovableproperty:
2. PurchasePriceofimmovableproperty:
3. Bookvalueofimmovableproperty:
4. RealizableValueofimmovableproperty:
5. DistressSaleValueofimmovableproperty:
6. GuidelineValue(valueasperCircleRates),ifapplicable,intheareawhereImmovablepropertyissituated.

Place:Date:

Signature (NameandOfficialsealoftheApproved

Valuer)

Encl:

1. Declarationfromthevaluer
2. Modelcodeof conduct forvaluer
3. Photographofownerwiththepropertyinthebackground
4. Screenshot(inhardcopy)ofGlobalPositioningSystem(GPS)/VariousApplications(Apps)/Internetsites(egGoogleearth)/etc
5. Layoutplanoftheareainwhichthepropertyislocated
6. Buildingplan
7. Floorplan
8. Anyotherrelevantdocuments/extracts

DECLARATIONFROMVALUERS

Theinformationfurnishedinmyvaluationreportdated istrueandcorrectto

thebestofmyknowledgeandbeliefandIhavemadeanimpartialandtruevaluationoftheproperty.

1. Ihavenodirectorindirectinterestinthepropertyvalued;
2. Ihavepersonallyinspectedthepropertyon Theworkisnotsub-

contractedtoanyothervaluerandcarriedoutbymyself.

1. IhavenotbeenconvictedofanyoffenceandsentencedtoatermofImprisonment;
2. Ihavenotbeenfoundguiltyofmisconductinmyprofessionalcapacity.
3. IhavereadtheHandbookonPolicy,StandardsandprocedureforRealEstateValuation,2011 of the IBA and this report is in conformity to the “Standards” enshrined forvaluationinthePart-Boftheabovehandbooktothebestofmyability.
4. IhavereadtheInternationalValuationStandards(IVS)andthereportsubmittedtotheBankfortherespectiveassetclassisinconformitytothe“Standards”asenshrinedforvaluationintheIVSin“GeneralStandards”and“AssetStandards”asapplicable.
5. IabidebytheModelCodeofConductforempanelmentofvaluerintheBank.(AnnexureIII-Asignedcopyofsametobetakenandkeptalongwiththisdeclaration)
6. IamregisteredunderSection34ABoftheWealthTaxAct,1957.
7. Iamtheproprietor/partner/authorizedofficialofthefirm/company,whoiscompetenttosignthisvaluationreport.
8. Further,Iherebyprovidethefollowinginformation.

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| --- | --- | --- |
| SlNo. | Particulars | Valuercomment |
| 1 | backgroundinformationoftheassetbeingvalued; |  |
| 2 | purposeofvaluationandappointingauthority |  |
| 3 | identityofthevaluerandanyotherexpertsinvolvedinthevaluation; |  |
| 4 | disclosureofvaluerinterestorconflict,ifany; |  |
| 5 | dateofappointment,valuationdateanddateofreport; |  |
| 6 | inspectionsand/orinvestigationsundertaken; |  |
| 7 | natureandsourcesoftheinformationusedorreliedupon; |  |
| 8 | proceduresadoptedincarryingoutthevaluationandvaluationstandardsfollowed; |  |
| 9 | restrictionsonuseofthereport,ifany; |  |
| 10 | majorfactorsthatweretakenintoaccountduringthevaluation; |  |
| 11 | majorfactorsthatweretakenintoaccountduring  thevaluation; |  |
| 12 | Caveats, limitations and disclaimers to the extentthey explain or elucidate the limitations faced byvaluer,whichshallnotbeforthepurposeoflimitinghisresponsibilityforthevaluationreport. |  |

Date:-

Place:-

Signature

(Nameof the ApprovedValuer and Sealofthe Firm)