

# VALUATION / ESTIMATION REPORT



**Er.VEERSHETTY MANGE**

M.Tech (Geo Tech), L.L.B

**SWARNA CONSTRUCTIONS**

Chakradhara Complex, Opp Akkamahadevi College,  
Udgir Road BIDAR-585 401 (Karnataka)

: 08482-228103 (O). Cell: 9448488103

E-mail: [Swarna\\_constructions2006@yahoo.co.in](mailto:Swarna_constructions2006@yahoo.co.in)

**SWARNA CONSTRUCTIONS**

Chakradhara complex, Opp. Akkamahadevi Women's College

Udgir road, BIDAR- 585 401 (Karnataka)

Phone: 08482-228103 (O), 225380 (R), Cell: 9448488103

E-mail: swarna\_Constructions2006@yahoo.co.in

Approved Valuer for: Canara Bank, State Bank of India, Bank of India, Bank of Maharashtra,  
Bandhan Bank, Axis Bank, HDFC Bank,

Ref No:-SC-SYS-08-5530

Annexure XIV

Date: 04-01-2025

TO,

FORMAT-A

THE MANAGER

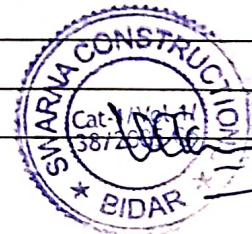
BANK OF MAHARASHTRA

BRANCH: **BIDAR**

Tq. &amp; DIST BIDAR

**VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)**

<b>I. GENERAL</b>		
1.	Purpose for which the valuation is made	To get the financial assistance from the Bank.
2.	a) Date of inspection	: 04-01-2025
	b) Date on which the valuation is made	: 04-01-2025
3.	List of documents produced for perusal	
	i) Sale Deed	: Sale Deed No. 13415/2023-2024 Date: 08-02-2024
	ii) Building Permission	: -NA-
	iii) NA	: File No. 477302 Date: 24-03-2023
	iv) Layout Approval	: -NA-
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Sri. Ram Dular S/o. Doothnath R/o. Samta Colony Near Vinayak Market Nakhate Nagar Chinchwadgaon Chinchwad Thergaon Pune Maharashtra
5.	Brief description of the property (Including leasehold / freehold etc)	: Free hold
6.	Location of property	
	a) Plot No. / Survey No.	: Plot No. 119, Assigned with Grampanchayat No. 7/486/119, In Sy No. 60/*/1 E-Swatin No. 150600402800223278 Situating at Gornalli(B) Tq & Dist Bidar
	b) Door No.	: G.P No. No. 7/486/119
	c) T. S. No. / Village/Block/Colony	: Gornalli(B)
	d) Ward / <b>Taluka</b>	: Bidar
	e) Mandal / <b>District</b>	: Bidar



7.	Postal address of the property		Plot No. 119, Assigned with Grampanchayat No. 7/486/119, In Sy No. 60/*/1 E-Swatin No. 150600402800223278 Situating at Gornalli(B) Tq & Dist Bidar					
8.	City / Town / Village		:	Town				
	Residential Area		:	Residential Area				
	Commercial Area		:	-NA-				
	Industrial Area		:	-NA-				
9.	Classification of the area		:					
	i)	High / Middle / Poor	:	Middle				
	ii)	Urban / Semi Urban / Rural	:	Urban				
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Village Panchayat				
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		:	NA				
12	In case it is an agricultural land, any conversion to house site plots is contemplated		:	NA				
13.	Boundaries of the property		:					
	North		:	Plot No. 118				
	South		:	Plot No.120				
	East		:	Plot No. 137				
	West		:	9Meter Wide Road				
14.1	Dimensions of the site		:	<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> </thead> <tbody> <tr> <td>As per the Deed</td> <td>Actual</td> </tr> </tbody> </table>	A	B	As per the Deed	Actual
	A	B						
As per the Deed	Actual							
North & South		:	09Meter	09Meter				
East & West		:	12Meter	12Meter				
14.2	Latitude, Longitude and Coordinates of the site		:	Latitude: 17.874472° Longitude: 77.521816°				
15	Extent of the site		:	108.00Sqmts = 1162.08Sqfts				
16	Extent of the site considered for valuation (least of 14 A & 14 B)		:	1162.08Sqfts				
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		:	Owner				





II. CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Middle Class
2.	Development of surrounding areas	Under Developed
3.	Possibility of frequent flooding / sub-merging	Free From Frequent Flooding
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Near
5.	Level of land with topographical conditions	Level
6.	Shape of land	Rectangular
7.	Type of use to which it can be put	Residential
8.	Any usage of restriction	No
9.	Is plot in town planning approved layout?	Yes
10	Corner plot or intermittent plot?	Intermittent plot
11	Road facilities	Available
12	Type of road available at present	Tar Bed
13	Width of road – is it below 20 ft. or more than 20 ft.	more than 20 ft.
14	Is it a land – locked land?	No
15	Water potentiality	Available
16	Underground sewerage system	Available
17	Is power supply available at the site?	Available
18	Advantage of the site	
	1.	Good For Residential
	2.	---
19	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)	
	1.	NA
	2.	



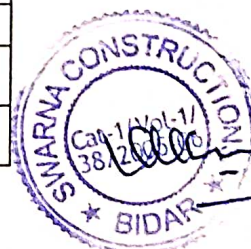
Part – A (Valuation of land)			
1.	Size of plot		
	North & South		09Meter
	East & West		12Meter
2.	Total extent of the plot		108.00Sqmts = 1162.08Sqfts
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)		Rs. 1700.00/-Sqfts
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Rs. 350/-Sqfts
5.	Assessed / adopted rate of valuation		Rs. 1700 /-Sqfts x 1162.08Sqfts
6.	Estimated value of land		<b>Rs. 19,75,536.00</b>
Part – B (Valuation of Building)			Not Applicable (Open Plot)
1.	Technical details of the building		
	a)	Type of Building (Residential / Commercial / Industrial)	-NA-
	b)	Type of construction (Load bearing / RCC / Steel Framed)	-NA-
	c)	Year of construction	-NA-
	d)	Number of floors and height of each floor including basement, if any	-NA-
	e)	Plinth area floor-wise	-NA-
	f)	Condition of the building	-NA-
	i)	Exterior – Excellent, Good, Normal, Poor	-NA-
	ii)	Interior - Excellent, Good, Normal, Poor	-NA-
	g)	Date of issue and validity of layout of approved map / plan	-NA-
	h)	Approved map / plan issuing authority	-NA-
	i)	Whether genuineness or authenticity of approved map / plan is verified	YES / NO
	j)	Any other comments by our empanelled valuers on authentic of approved plan	NA



**Specifications of construction (floor-wise) in respect of**

S. No.	Description	Ground floor	First floor
1.	Foundation	NA	NA
2.	Basement	NA	NA
3.	Superstructure	NA	NA
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	NA	NA
5.	RCC works	NA	NA
6.	Plastering	NA	NA
7.	Flooring, Skirting, dadoing	NA	NA
8.	Special finish as marble, granite, wooden paneling, grills, etc y	NA	NA
9.	Roofing including weather proof course	NA	NA
10.	Drainage	NA	NA

S. No.	Description		Ground floor
2.	Compound wall	:	NA
	Height	:	NA
	Length	:	NA
	Type of construction	:	NA
3.	Electrical installation		
	Type of wiring	:	NA
	Class of fittings (superior / ordinary / poor)	:	NA
	Number of light points	:	NA
	Fan points	:	NA
	Spare plug points	:	NA
	Any other item	:	NA
4.	Plumbing installation		
	a) No. of water closets and their type	:	NA
	b) No. of wash basins	:	NA
	c) No. of urinals	:	NA
	d) No. of bath tubs	:	NA
	e) Water meter, taps, etc.	:	NA
	f) Any other fixtures	:	NA





### Details of valuation

Sr. no.	Particulars of item	Plinth area	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.
1	NA	NA	NA	NA	NA	NA	NA
							NA

### Part C- (Extra Items)

(Amount in Rs.)

1.	Portico	:	NA
2.	Ornamental front door	:	NA
3.	Sit out/ Verandah with steel grills	:	NA
4.	Overhead water tank	:	NA
5.	Extra steel/ collapsible gates	:	NA
	<b>Total</b>	:	NA

### Part D- (Amenities)

(Amount in Rs.)

1.	Wardrobes	:	NA
2.	Glazed tiles	:	NA
3.	Extra sinks and bath tub	:	NA
4.	Marble / Ceramic tiles flooring	:	NA
5.	Interior decorations	:	NA
6.	Architectural elevation works	:	NA
7.	Panelling works	:	NA
8.	Aluminium works	:	NA
9.	Aluminium hand rails	:	NA
10.	False ceiling	:	NA
	<b>Total</b>	:	NA



*[Handwritten signature]*

**Part E- (Miscellaneous)****(Amount in Rs.)**

1.	Separate toilet room	:	NA
2.	Separate lumber room	:	NA
3.	Separate water tank/ sump	:	NA
4.	Trees, gardening	:	NA
	<b>Total</b>		NA

**Part F- (Services)****(Amount in Rs.)**

1.	Water supply arrangements	:	NA
2.	Drainage arrangements	:	NA
3.	Compound wall	:	NA
4.	C. B. deposits, fittings etc.	:	NA
5.	Pavement	:	NA
	<b>Total</b>	:	NA

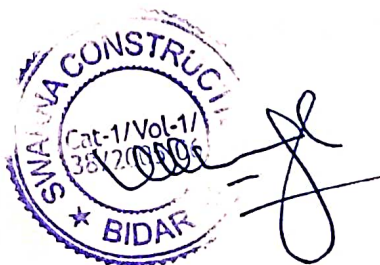
**Total abstract of the entire property**

Part- A	Land	:	Rs. 19,75,536.00
Part- B	Building	:	Rs.-----
Part- C	Extra Items	:	Rs. -----
Part- D	Amenities	:	Rs. -----
Part- E	Miscellaneous	:	Rs. -----
Part- F	Services	:	Rs.-----
	<b>Total</b>	:	Rs. 19,75,536.00
	<b>Say</b>	:	<b>Rs. 20,00,000.00</b>

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Saleability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites





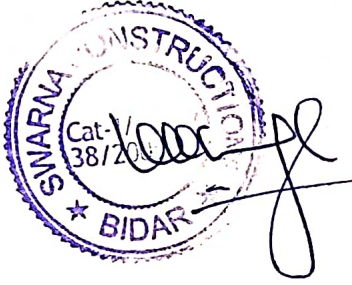
As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 20,00,000.00** (Rupees: Twenty Lakhs Only).

The Realisable value of the above property is **Rs. 18,00,000.00** (Rupees: Eighteen Lakhs Only)

The distress value **Rs. 17,00,000.00** (Rupees: Seventeen Lakhs Eighty Only).

Place: Bidar

Date: 04-01-2025



Signature Name and Official seal of the Approved Valuer

**Er. Veershetty Mang**

M.Tech(Geo Tech)L.L.B.

Penal Valuer for Banks

Fellow Member of Indian

Institute of Valuer, Reg. No. F-626

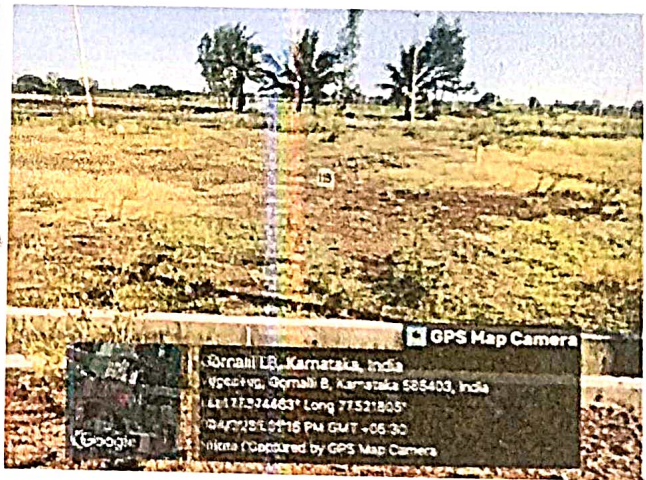
### CERTIFICATE OF BRANCH

The undersigned has inspected the property detailed in the Valuation Report dated 04-01-2025. We are satisfied that the fair and reasonable market value of the property is **Rs. 20,00,000.00** (Rupees: Twenty Lakhs Only).

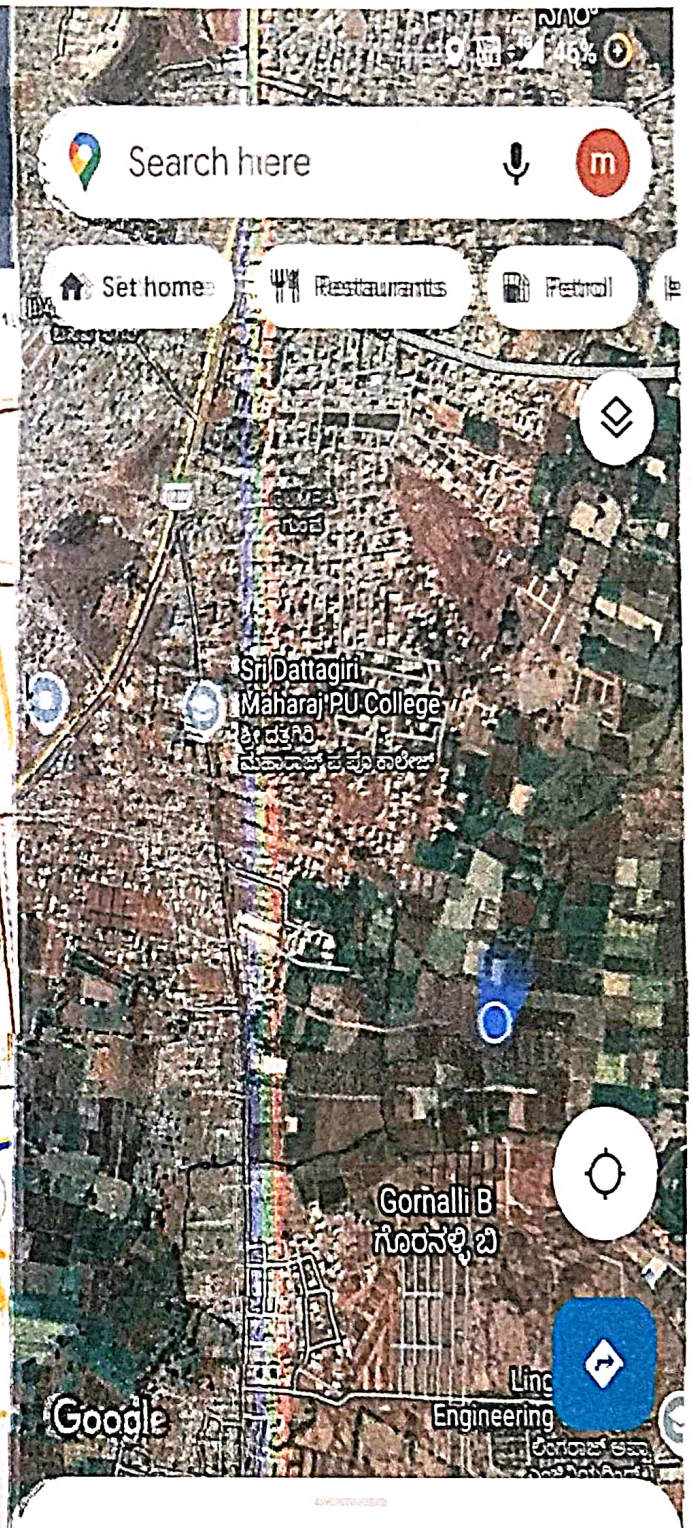
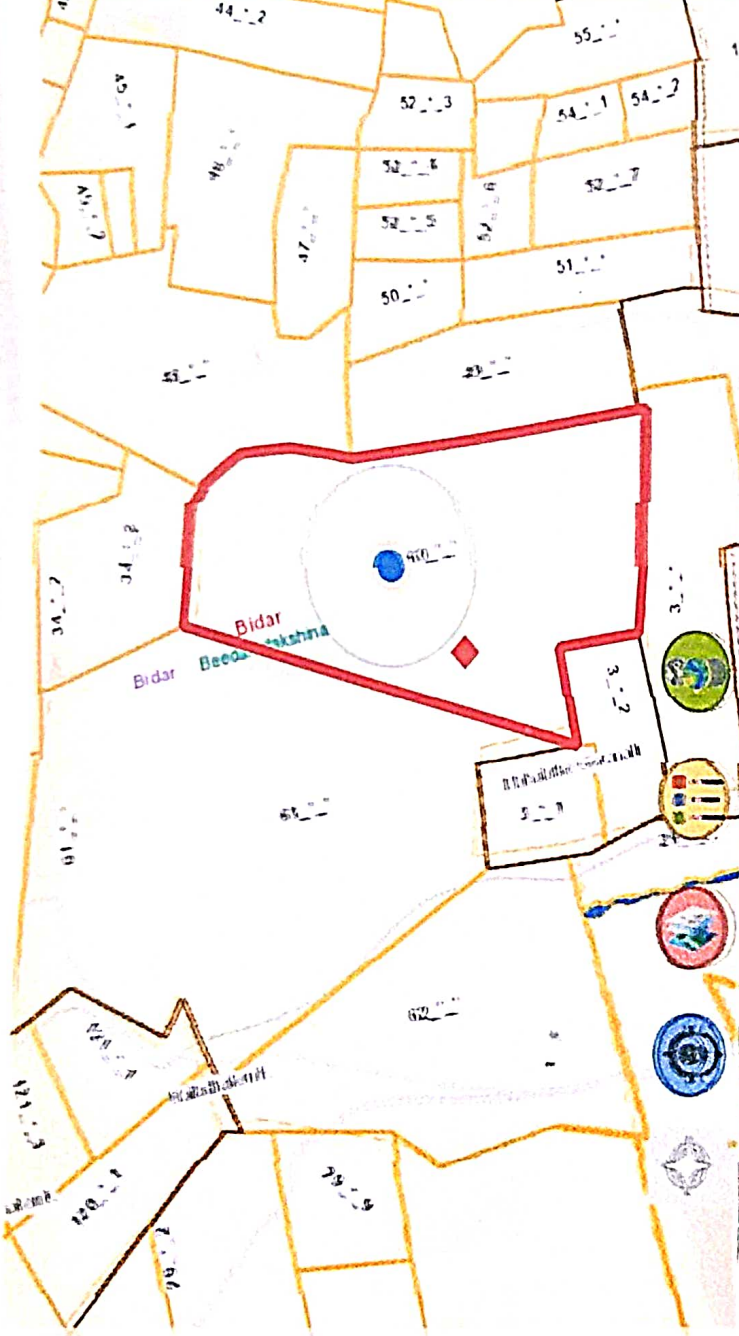
Signature

(Name of the Branch Manager with Official seal)









Bidar

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