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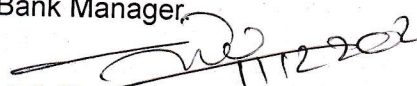
7.	a. Whether freehold or leasehold if leasehold, unexpired period of lease	:	Freehold.
	b. Other Infrastructure		Nil
	Possibility of frequent flooding	:	Nil
	Proximity to civic amenities	:	Nearby
	Proximity to surface communication i.e., Road, rail etc.,	:	Nearby
	Availability of water / electricity etc.,	:	Nearby
	Whether the land or part thereof notified for acquirement	:	No
8.	Whether the property tax has been paid regularly and the amount of tax and the value of the property as pre property tax assessment.	:	NOT AVAILABLE
9.	Date of physical inspection done by the Engineer.	:	08.12.2021
	a. Whether vacant.	:	No , Industrial Shed PRESENT
	b. Whether under unauthorized occupation / under legal entanglement	:	No.
10	Whether falls under "Land Ceiling Act" provisions	:	No
11	Legal Encumbrances, if any	:	Nil
12	VAO / guideline value maintained at Registrar office (Copy enclosed)	:	Rs.3,63,000.00 per Acre
13	Local / Market rate prevailing at the time of valuation (Basis of valuation)	:	Rs.10,00,000.00 per Acre
14	Value arrived at by the undersigned and reasons thereof		
	a. MARKETABLE VALUE	:	Rs.7,20,000.00
	b. Forced / Distress Sale value	:	Rs.5,00,000.00
	c. Realizable sale value (in the Vicinity)	:	Rs.6,00,000.00

**ABSTRACT:
SITE**

S. No.	Site Area	Rate Per Sq. yards	Market Value	Realizable sale Value	Distress Sale value
1	Acre 0.72 cents	Rs.10,00,000.00	Rs.7,20,000.00	Rs.6,00,000.00	Rs.5,00,000.00

Certified that the property valuation has been done without any interest direct or direct and the distress sale value has also been taken into account for valuing the property.

I/We certify that this certificate / report is issued after verifying the necessary details and I/ We are aware that criminal act in giving false certificate, is a punishable offence.**Encl:** Site Photo with Applicant & Bank Manager.


M. RAVI, B.Tech., FIV., MIE.,
Chartered Engineer (India)
PANEL VALUER / ENGINEER
INDIAN BANK