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13	Total area of the land Actual Constructed area GF RCC Roof Year of construction Type of construction Type of roof Type of floor Amenities / Extra fittings- Replacement value Estimates / Present value <u>Less</u> : Depreciation Net value Forced / Distress Sale value Availability of civic amenities / water Electricity Connection Drainage Connection Transport / Communication Nearest Bus-stop Nearest railway Station	Acre 0.72 cents 297.40 Sq.m 2020 Load Bearing walls Iron Sheet roof Cement Flooring Semi Finished OHT &Open Yard Flooring Foundation Rs. 19,00,000.00 Rs. 1,00,000.00 Rs. 18,00,000.00 Rs. 15,00,000.00 Nearby Yes , Yes Yes Village Bus-stop Nagari Railway station.
14	VAO / Guideline value maintained at Registrar office (Copy enclosed)	: NOT AVAILABLE
15	Local / Market rate prevailing at the time of valuation (Basic of valuation)	: Rs. 5000.00/ Sq.m – RCC Roof (GF)
16	Value arrived at by the undersigned and reasons thereof. a. MARKETABLE VALUE b. Forced / Distress Sale value c. Realizable sale value	: : : Rs. 18,00,000.00 Rs. 15,00,000.00 Rs. 17,00,000.00

ABSTRACT : BUILDING:-

Description	Plinth Area in Sq. m	Rate per Sq. m	Total Market value. Rs.	Depreciation Rs.	Net Market value Rs.	Realizable sale value Rs.	Forced sale value Rs.
GF IS Roof	297.40	5000.00	14,87,000.00	1,00,000.00	18,00,000.00	17,00,000.00	15,00,000.00
Semi Finished OHT &Open Yard Flooring Foundation			4,13,000.00				
			----- 19,00,000.00				

Certified that the property valuation has been done without any interest direct or indirect 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:** Building Photo with Applicant & Bank Manager


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PANEL VALUER / ENGINEER
INDIAN BANK