

|    |                                                                                                                                      |   |                                                              |
|----|--------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------|
| 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 per property tax assessment. | : | Since it is a vacant lands, property tax yet to be assessed. |
| 9. | Date of physical inspection done by the Engineer.                                                                                    | : | 08.12.2021                                                   |
|    | c. Whether vacant.                                                                                                                   | : | Yes, Dry Land                                                |
|    | d. 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.3,60,000.00 per Acre                                      |
| 13 | Local / Market rate prevailing at the time of valuation (Basis of valuation)                                                         | : | Rs.5,00,000.00 per Acre                                      |
| 14 | Value arrived at by the undersigned and reasons thereof                                                                              |   |                                                              |
|    | d. MARKETABLE VALUE                                                                                                                  | : | Rs. 3,25,000.00.                                             |
|    | e. Forced / Distress Sale value                                                                                                      | : | Rs. 2,70,000.00.                                             |
|    | f. Realizable sale value (in the Vicinity)                                                                                           | : | Rs. 3,00,000.00.                                             |

**ABSTRACT:**

**SITE**

| S No. | Site Area          | Rate Per Acre  | Market Value   | Realizable sale Value | Distress Sale value |
|-------|--------------------|----------------|----------------|-----------------------|---------------------|
| 1     | Acre 0.65<br>Cents | Rs.5,00,000.00 | Rs.3,25,000.00 | Rs.3,00,000.00        | Rs.2,70,000.00      |

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:** Land Photo with Applicant and Bank Manager

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