

**APPENDIX-II B**

**VALUATION FORMAT AS PER UNION BANK OF INDIA**

**Valuation of Apartment Building**

<b>I. GENERAL</b>			
1.	Purpose for which the valuation is made		
2.	a) Date of inspection	:	
	b) Date on which the valuation is made	:	
3.	List of documents produced for perusal		
	i)	:	
	ii)	:	
	iii)	:	
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)	:	
5.	Brief description of the property	:	
6.	Location of property	:	
	a) Plot No./ Survey No.	:	
	b) Door No.		
	c) T.S. No. / Village		
	d) Ward / Taluka		
	e) Mandal / District		
7.	Postal address of the property	:	
8.	City / Town	:	
	Residential area	:	
	Commercial area	:	
	Industrial area	:	
9.	Classification of the area	:	
	i) High / Middle / Poor	:	
	ii) Urban / Semi Urban / Rural	:	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	
	Whether covered under any State/ Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area.	:	
12.	Boundaries of the property	:	
	North	:	
	South	:	
	East	:	
	West	:	

13.	Dimensions of the site	:	A	B
			As per the Deed	Actuals
	North	:		
	South	:		
	East	:		
	West	:		
14.	Extent of the site	:		
15.	Extent of the site considered for valuation (least of 13a & 13b)	:		
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month	:		
<b>II.</b>	<b>APARTMENT BUILDING</b>			
Sr. No.	Description	:	Remarks	
1.	Nature of the apartment	:		
2.	Location	:		
	T.S. No.	:		
	Block No.	:		
	Ward No.	:		
	Village / Municipality / Corporation	:		
	Door No. Street or Road (Pin Code)	:		
3.	Description of the locality Residential / Commercial / Mixed	:		
4.	Year of Construction	:		
5.	Number of floors	:		
6.	Type of structure	:		
7.	Number of Dwelling units in the building	:		
8.	Quality of Construction	:		
9.	Appearance of the Building	:		
10.	Maintenance of the Building	:		
11.	Facilities available	:		
	Lift	:		
	Protected Water Supply	:		
	Underground Sewerage	:		
	Car Parking - Open / Covered	:		
	Is Compound wall existing?	:		
	Is pavement laid around the Building?	:		
<b>III</b>	<b>FLAT</b>			
1.	The floor in which the flat is situated	:		

2.	Door No. of the flat	:	
3.	Specifications of the flat	:	
	Roof	:	
	Flooring	:	
	Doors	:	
	.Windows	:	
	Fittings	:	
	Finishing	:	
4.	House Tax	:	
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	Rs.
5.	Electricity Service connection No.	:	
	Meter Card is in the name of	:	
6.	How is the maintenance of the flat?	:	
7.	Sale Deed executed in the name of	:	
8.	What is the undivided area of land as per Sale Deed?	:	
9.	What is the plinth area of the flat?	:	
10.	What is the floor space index (app.)	:	
11.	What is the Carpet Area of the flat?	:	
12.	Is it Posh / I Class / Medium / Ordinary?	:	
13.	Is it being used for Residential or Commercial purpose?	:	
14.	Is it Owner -occupied or let out?	:	
15.	If rented, what is the monthly rent?	:	
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	
2.	What are the factors favoring for an extra Potential Value?	:	
3.	Any negative factors are observed which affect the market value in general?		
<b>V</b>	<b>RATE</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	:	

2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	:	
3.	Break - up for the rate		
	i) Building +Services	:	
	ii) Land +others	:	
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v (3) i)	:	
	Age of the building	:	
	Life of the building estimated	:	
	Depreciation percentage assuming the salvage value as 10%	:	
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	
	Rate for Land & other V (3) ii	:	
	Total Composite Rate	:	

**Details of valuation:**

Sr.	Description	Qty.	Rate per unit Rs.	Estimated value Rs.
1.	Present value of the flat (car parking, if provided)			
2.	Wardrobes			
3.	Showcases /			
4.	Kitchen arrangements			
5.	Superfine finish			
6.	Interior Decorations			
7.	Electricity deposits / electrical fittings, etc.			
8.	Extra collapsible gates / grill works etc.			
9.	Potential value, if any			
10.	Others			
	Total			

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and Indicate how the value has been arrived at, supported by necessary calculations. Also such aspects as Impending threat of acquisition by government for road widening/public service purposes, submerging & Applicability of CRZ provisions (distance from the sea coast / tidal level must be incorporated) and their effect on i) Salability ii) likely rental values in future and iii) any likely income it may generate may be Discussed). As a result of my appraisal and analysis it is my considered opinion that the present market value of the Above property in the prevailing condition with aforesaid specifications is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only).  
 The book Value of the above Property as of ----- is Rs.-----  
 --Rupees-----Only) and the distress value Rs.-----  
 -----(Rupees-----,.....Only).

Place:

Date:

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_ on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ Rupees \_\_\_\_\_ only).

**Signature**

**Panel Valuer**

