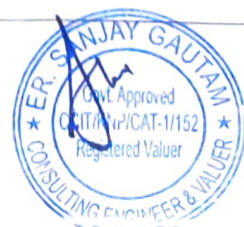


	Free Hold/Leaser Hold	Freehold	
6.	Scope of Valuation:	Immovable Property Flat	
7.	If this report is be used for any purpose state the name of Bank & Branch	Canara Bank, Shahzadpur Pauri Branch Mathura.	
II.	Description of the Property:	--	
1.	Postal address of the Property	Ftat. No. - 518, 5 th Floor, Kaveri Tower-002, Situated at Ganpati Smart City, Mauza Babarpur Mustkil, Tehsil & Distt. Agra.	
2.	City /Town	Agra	
	Residential Area	Residential Flats	
	Commercial Area	--	
	Industrial Area	--	
3.	Classification of the Area	Mixed	
I.	High/Middle/Poor	Middle	
ii.	Urban/Semi urban/Rural	Urban	
4.	Coming under Corporation limit / Village Panchayat / Municipality	Municipality	
5.	Whether covered under only state / Central Govt. Enactments {e.g. Urban LAND Ceiling act or notified under agency area / scheduled area / cantonment area.	N/A	
6.	In case it is an agriculture land, any conversion to house site plots is contemplated.	N/A	
7.	Location of Property	Agra	
	A.	Flat No. / Survey No.	Flat. No.-518, 5 th Floor, Kaveri Tower-002
	B.	Door No.	--
	C.	T.S. No. / Village	Mauza Babarpur Mustkil
	D.	Village/Block	--
	E.	Taluka/Ward	--
	F.	Mandal/District/Municipality Corporation	Agra
8.	Boundaries of the property	As per Sale deed	Actuals
	East	Flat No.-517 in Kaveri Tower – 002	Same
	West	Flat No.-501 in Kaveri Tower – 002	Same
	North	Main Entrance & Common Corridor	Same
	South	Open To Sky	Same
9.	Latitude, Longitude and Coordinates of the site	27°13'52.59"N 77°57'09.52"E	



10.	Property Tax Receipt referred Assessment Number Tax amount Receipt in the Name of	Not Available	
11.	Electricity Service Connection Consumer No.in the Name of Others details if any	With Owner	
12.	Property presently Occupied By:	Not confirm	
13.	If tender fully What is the Gross Monthly Rent?	N/A	
14.	If occupied by both By assuming the entire Building is left is let out (1)What is the proabable Monthly Rent? (2)What is the advance amount?	N/A	
II.	PROCEDURE OF VALUTION		
Part- B(land)			
1.	Dimensions of the Property	As per legal	As per Actuals Site
	East	N/A	--
	West	N/A	--
	North	N/A	--
	South	N/A	--
2.	Extent of the Site (least of 14A & 14B)	77.57 Sqmt. (835.00 Sft.)	
	Total Extent of the Site	77.57 Sqmt. (835.00 Sft.)	
3.	CHARACTERISTICS OF THE SITE		
	• Classification of locality	Multi Storied Group Housing Society in the name Ganpati Smart City.	
	• What is the character of Locality	Middle Class	
	• Development of Surrounding areas	Developing	
	• Possibility of frequent flooding / Sub merging	N/A	
	• Feasibility to the civic amenities like school, hospital, bus stop, market etc.	Near By	
	• Level of land with topographical condition	Leveled	
	• Shape of land	Irregular	
	• Type of use to which it can be put	Residential Group Housing	
	• Any usage restriction	N/A	
	• Is plot in town planning approved layout	N/A	
	• Corner plot or intermittent plot	N/A (Flat Only)	
	• Road Facilities	Available	
	• Type of road available at present	Bitumen road	
	• Width of road – is it below 20 it or more than 20 ft.	More than 20 ft.	



•	Is it a land – locked land.	No
•	Water Potentiality	Available
•	Underground sewerage system	Yes
•	Is power supply available at the site.	Yes
•	Advantage of the site	Residential
•	Special remarks, if any like threat of acquisition of land for public service purposes road widening or applicability of CRZ provision etc. (Distance from sea coast / tidal level must be incorporated)	N/A
•	Any Factor which affect the, marketability of the land ? - Type of land - Accessibility	N/A
4. I.	Valuer on adopting GLR Guideline rate obtained from the Registrar's Office	Rs. 18,000/- per Sqmt. UDL area – 33.54 sq.mtrs 33.54 Sqmt. X 18,000.00 = 6,03,720.00 Built-up + Common Area- 77.57 sq.mtrs 77.57 Sqmt. X 18,000.00 = 13,96,260.00 Total Rs. 19,99,980.00 Say Rs. 20,01,000.00
II.	Valuer of land by adopting GLR	
5. I.	Prevailing market rate (Along with details / reference of at least two latest deals/ transaction with respect to adjacent properties in the area)	Rs. 2,500/- to Rs. 3,000/- Per Sqft. (Composite rate) Say Rs. 2,750/- Per Sqft. (Adopted rate)
II.	Valuer of land By adopting PMR	Rs. 2,750/- Per Sqft.
PART-C (Valuation of Building)		
1.	Type of Construction	RCC Framed Structure with infill Brick work
2.	Quality of Construction	Good
3.	Appearance of Building	Good
4.	Maintenance Of Building	Good
5.	Plinth area floor wise	
	Floor	Year of Construction
		Roof
		Height
		Plinth Area In Sqft.
		Main Portion
		Projection
		Total Area
	Covered Area	2015-16
		RCC
		10'0"
		835.00 Sft.
		N/A
		835.00 Sft.
	Total	N/A
		835.00 Sft.
		N/A
		835.00 Sft.
6.	Drawing approval	N/A
A	Date of issue and validity of layout map & plan	Not Available
B	Approved Map /plan issuing authority	Agra Development Authority

