Er. PARMESHWAR KORI

CHARTERED / PROFESSIONAL ENGINEER & GOVT. APPROVED VALUER, TECHNICAL ARBITRATOR, KPWD & PRE Class-I Cont. BIDAR DIST, KARNATAKA STATE. Mb: +91-9008873129 / 9481847467, Email: pkori.ce.bidar@gmail.com

BIDAR ADD.: 8 -6-38/40 (Baswa Nilaya), JP Nagar, Near Biradar Hospital, Bidar – 58 5401. Karnataka State

BIDAR BRANCH ADD.: 1st Floor, GND School Road, Beside Stadium, Bidar – 58 5401. Karnataka State

KALBURAGI ADD :C/o. Praveen Kumar, Plot No:79, Kantha Colony, Near Railway Gate, Highcout Road, Kalburagi 585103 Mb: 9660603415

YADGIR ADD :C/o. Prabhakar Patil, Plot No: 10, Hosalli Road, Near KEB Substation, Yadgir 585202 Mb:+91- 9082958018

VIJAPUR ADD : C/o. Shrinivas Kulkarni, "Sita Sadan", LIG 11, Jalnagar Hudco Colony, Bagalkot Road, Bijapur 586109, Mb: +91-9379770021

DHARWAD ADD : C/o. Paramanand Nilaya, Plot No:82, OM Nagar, P Broad, Behind Ozone Hotel, Dharwad 580004. Mb: +91-7022077825

BENGALURU ADD : No. 554, 1st Floor, F Block, 15th Cross, 15th Main, Beside IDFC Bank, Sahakar Nagar Bangaluru 5600 92. Mb:8904166532

CHARTERED ENGINEER, & IE's (INDIA) Reg No. M-1607065.
WEALTH TAX (IT) Reg No. CAT-I/Reg.No.-9/CCIT-2/BNG/15-16.
BLACK MONEY Sec 77(1): BMA/RV/Reg.No.03/PCIT-HBL/2025-26.
ECI : PROFESSIONAL ENGINEER : PE/00115/19. Dt:04.04.2019.
INDIAN ROAD CONGRESS : E-Life Membership No:. 102193.
INST. OF GOVT. APPROVED VALUER. MEM. No.: M-1442.

INDIAN INST. OF TECHNICAL ARBITRATORS : M-001-263.
KARNATAKA VALUERS ASSOCIATION, Reg. No: KVA/2122002.
VALUER ASSOCIATION(Regd.): FVA(LM)-285. Dt:25.01.2019.
ASSOCIATION OF CONSULTING ENGG(INDIA): LM-3777-L.
ASSOCIATION OF VALUER'S : LM/AOV/0016. Dt.01.09.2019
BIDAR CC.:ULR18031AAAC08A00131, DoC No.:BDR 011/25-26.

Ref No. : KCS / CE / BDR / 10760 **DATE : 15.09.2026**

ANNEXURE - 12, TO H.O.Circular No. 370/2020 dated 19.05.2020

VALUATION OF VACANT SITES/ RESIDENTIAL PLOT / COMMERCIAL SITE / LAND

REPORT ON VALUATION

To,
The Manager, Canara Bank
ARM Branch, Bijapur Tq & Dist.

I	**GENERAL**			
1	Name of the reported owner(s) and his/their address(es) with Phone No.(details of share of each owner in case of joint ownership) and address with phone number		:	**SRI. RAGHUNATH S/o. BABURAO PUJARI** Plot No.: 2193, Sy No.: 33, Situated at Kotnoor (Dariyapur-Kotnoor Scheme), Kalaburgi Tq & Dist.
2	Purpose of Valuation		:	FOR AUCTION & UNDER SARFAESI Act. PURPOSE
3	a	Date of Site Visit / Inspection	:	10.09.2026
	b	Date on which the Valuation is made	:	15.09.2026
4	List of Documents produced for perusali		:	COPY OF : Sale Deed, Layout Plan.
5	**Location of the Property**			
	a	Door / Corp. / CMC / TMC / TP /GP No.	:	NA
	b	(PID) Property Identification No.	:	NA
	c	Plot No: / Sy. No	:	Plot No.: 2193 Sy. No.: 33
	d	Area / Location / with Land Mark / Village	:	Kotnoor (Dariyapur-Kotnoor Scheme)
	e	Ward / Village / Taluka	:	Kalaburgi Taluka
	f	Mandal / District.	:	Kalaburgi Dist. Karnataka State, INDIA
		Contact No :	:	**NA**
		PIN CODE No. :	:	**585 102.**
		LATITUDE :	:	**17.299288** **17°17'57.4"N**
		LONGITUDE :	:	**76.830486** **76°49'49.8"E**

6	**Boundaries of the Property**	**A**	**B**
		As per Deed	**AS per Visit / Actual**
	NORTH	20 Feet Wide Road	20 Feet Wide Road
	SOUTH	Plot No.: 2176	Plot No.: 2176
	EAST	Plot No.: 2194	Plot No.: 2194
	WEST	Plot No.: 2192	Plot No.: 2192

Er. PARAMESHWAR KORI
Chartered Engineer & Govt. App. Valuer
CE:AM1583347 & CAT-1/Reg.No.9/CCIT-2/BNG/15-16
BIDAR-585401

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			A		B	
7	**Dimensions of the Property**	:	**As per the Deed in Mtr**		**Actual in Mtr**	
	NORTH	:	9.15	Mtr.	9.15	Mtr.
	SOUTH	:	9.15	Mtr.	9.15	Mtr.
	EAST	:	6.10	Mtr.	6.10	Mtr.
	WEST	:	6.10	Mtr.	6.10	Mtr.
8	Extent of the Site	:	55.76 Sq. Meter			
		:	600.00 Sq. Feet			
9	Extent of the Site Consedered for Valuation (Least of 8A & 8B)	:	55.76 Sq. Meter			

II	**CHARACTERISTICS OF THE SITE**		
1	Character of locality	:	Urban
2	Classification of locality	:	Middel Class
3	Development of surrounding area	:	Developed
4	Possibility of frequent flooding	:	No
5	Accessibility to the civic amenities like school, hospitals, offices, markets, etc	:	In the City Limits Available
6	Level of land with topographical conditions	:	Plane level
7	Shape of land	:	Rectangle Size
8	Type of use to which it can be put	:	Residential Use
9	Any usage restriction?	:	Residential Use
10	Tenure of Land	:	Sale Deed
11	Plot is in town planning approved lay out?	:	Yes
12	Will there be any problem to get drawing approval at a later date	:	NA
13	Corner plot or intermittent plot	:	Intermittent Plot
14	Ratio between the average depth and width	:	NA
15	Road facilities	:	Available
16	Type of road available at present	:	Courase Aggregate or Metal Road Available
17	Width of road – Is it below 20″ or more than 20″	:	20 ft Wide Road
18	Is it a land locked land?	:	No
19	Water potentiality	:	Yes
20	Underground Sewerage Systems	:	Not Available
21	Power supply is available in the site	:	Yes
22	Advantages of the site	:	Good for Residential Purpose.
23	Disadvantages of the site	:	NA

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III. VALUATION

A VALUE BY ADOPTING GLR (GUID LINE RATE)

As per Registrar & Sub-registrar and member of Central Evaluation Committee. Page No.: 105, Sl.No.: 851. KALABURAGI, SATURDAY , 30, SEPTEMBER ,2023 (AASHWAYUJA,08,SHAKAVARSHA,1945) , PART-VI-C. NO. 24

1	Size of the Plot	:	
	North to South	:	9.15 Meter
	East to West	:	6.10 Meter
2	Total extent of the Plot	:	55.76 Sq.Mtr
3	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	**Rate / Sq.Mtr 12,000.00**
4	Guidline Value of Land IN INR. (2 x 3)	:	**TOTAL INR.: 6,69,144.98**
			Rupees Six Lakh SixtyNine Thousand One Hundred FourtyFour Paise NinetyEight Only

B VALUE BY ADOPTING PMR (PREVAILING MARKET RATE)

3	**MARKET VALUE : JUSTIFICATION / VARIATION IN GUIDLINE & ASSESSMENT VALUE** That the increased in the market value for more then 20% is as express, Land Development interms of Good Road, Drainage, Footpath, Near by School, College, Main Market Area, Govt. Offices, Govt. Hostels, Temple Area, Function Hall, Railway Station, Busstand. and more over the information collected by the local source. and the other aspects, which is as per the bankers and the auditors raised the qarruy to collect the information from Magicbriks.com, 99acres, and Housing.com for all Bidar District Property is not listed in these portal. This is for ur kind information Etc.		
4	Assessed / adopted rate of valuation	:	Guidline Value in INR. 12,000.00
		:	Add. On in INR. 28,000.00
		:	TOTAL INR.: 40,000.00
5	**TOTAL PMR RATE PER SQ. MTR**	:	**Rate / Sq.Mtr in INR.: 40,000.00**
6	Estimated Market value of land in INR.	:	**TOTAL INR.: 22,30,483.27**
		:	Rupees TwentyTwo Lakh Thirty Thousand Four Hundred EightyThree Paise TwentySeven Only

C EXTRA ITEMS

1	Compound wall / Fencing	:	0.00
2	Deep bore with motor/open well	:	0.00
3	Gate	:	0.00
4	Power supply	:	0.00
	TOTAL	:	**0.00**
	In Words		**0**

D ABSTRACT VALUATION

PARTICULARS			BOOK VALUE	GUIDLINE VALUE	MARKET VALUE
Part - A	Land	:	42,000.00	6,69,144.98	22,30,483.27
Part - C	Extra Items	:	0.00	0.00	0.00
TOTAL IN INR.		:	**42,000.00**	**6,69,144.98**	**22,30,483.27**
ROUND OFF		:	**0.00**	**855.02**	**516.73**
TOTAL IN INR.		:	**42,000.00**	**6,70,000.00**	**22,31,000.00**
BOOK VALUE IN WORDS			**Rupees FourtyTwo Thousand Only**		
GUIDLINE VALUE IN WORDS		:	**Rupees Six Lakh Seventy Thousand Only**		
MARKET VALUE IN WORDS		:	**Rupees TwentyTwo Lakh ThirtyOne Thousand Only**		

Factors favouring for an additional value in Rs.		:	**22,31,000.00**	**Rupees TwentyTwo Lakh ThirtyOne Thousand Only**
1	Land Converted to NA for Residential Use			
Factors favouring for less value in Rs.		:	**6,70,000.00**	**Rupees Six Lakh Seventy Thousand Only**
1	**NA**			

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(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 i) Salability ii) Likely rental valuers in future in 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 fair market value of the above property in the prevailing condition with aforesaid specifications is as below..

RATE ANALYSIS		INR.	INR. SAY'S	INR. In Words
BOOK VALUE (Land & Building)		42,000.00	42,000.00	Rupees FourtyTwo Thousand Only
GUIDLINE VALUE (Land & Building)		6,70,000.00	6,70,000.00	Rupees Six Lakh Seventy Thousand Only
(PMR) FAIR MARKET VALUE Rs.		22,31,000.00	22,31,000.00	Rupees TwentyTwo Lakh ThirtyOne Thousand Only
CONSERVATIVE / REALIZABLE VALUE	90%	20,07,900.00	20,08,000.00	Rupees Twenty Lakh Eight Thousand Only
FORCED / DISTRESS SALE VALUE	85%	18,96,350.00	18,96,000.00	Rupees Eighteen Lakh NinetySix Thousand Only

Signature
(Name of the Branch Manager with Office Seal)

IV CERTIFICATE

It is hereby certified that in my opinion, That the Present Book Value, Guidline Value, Fair Market Value, Consevative Value, Forced Value is as mentioned below..

	RATE ANALYSIS		INR.	INR. SAY'S	INR. In Words
1	BOOK VALUE (Land & Building)		42,000.00	42,000.00	Rupees FourtyTwo Thousand Only
	GUIDLINE VALUE (Land & Building)		6,70,000.00	6,70,000.00	Rupees Six Lakh Seventy Thousand Only
	(PMR) FAIR MARKET VALUE Rs.		22,31,000.00	22,31,000.00	Rupees TwentyTwo Lakh ThirtyOne Thousand Only
	CONSERVATIVE / REALIZABLE VALUE	90%	20,07,900.00	20,08,000.00	Rupees Twenty Lakh Eight Thousand Only
	FORCED / DISTRESS SALE VALUE	85%	18,96,350.00	18,96,000.00	Rupees Eighteen Lakh NinetySix Thousand Only

2	a	Number of title deed(s) involved in this property is		As per the Legal opinion.		
	b	The relevant document for the subject property in the opinion of this valuer is the deed dated		Dated : 17.01.2006	Reg. Doc. No.:	5811/2005-06
	c	Sale Deed Registered for Rs.	:	42,000.00	Rupees FourtyTwo Thousand Only	
	d	Document Registered in Registrar Office	:	Sub-Registrar	Kalaburgi Tq	Kalaburgi Dist.
3	If this property is offered as security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.					
4	Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I(1).					
5	The property was inspected on & by Whom		:	Date on :	10.09.2026	
			:	Valuer	Er. Parmeshwar Kori or My Assistant	
			:	Owner	SRI. RAGHUNATH S/o. BABURAO PUJARI	
6	The legal aspects were not considered in this valuation					
7	This valuation work is undertaken by the valuer based upon the request from :				Branch Manager	
8	Any other details : NA					

PARMESHWAR KORI
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Enclsures Documents & Photograpahs (Geo-Stamping with Date Etc.) **DATE : 15.09.2026**

NOTE : SITE VISIT IS CARRIED OUT BY ME AND SOME TIME MY ASSISTANT.











	Er. PARMESHWAR KORI **PROFESSIONAL / CHARTERED ENGG. & GOVT. APPROVED VALUER.** **Add :** # 8-6-38/40(Baswa Nilaya), JP Colony, Near Biradar Hospital, Bidar - 585401. Ph: 08482-227467, Mb: +91-9008873129 / 9481847467, Er. PARAMESHWAR KORI Chartered Engineer & Govt. Appd. Valuer CE:AM1583347 & CAT-1/Reg.No.9/CCIT-2/BNG/15-16 BIDAR-585401
	Enclsures Documents & Photograpahs (Geo-Stamping with Date Etc.) **DATE : 15.09.2026**

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