

**REPORT OF VALUATION**  
**PART-A BASIC DATA**

**I GENERAL**

- 2 Name of the reported owner : M/S Shilpa Indu mineral Pvt ltd
4. Brief description of the property :  
The property is open land with few infrastructures in dilapidated condition, the property was proposed for the part of mini cement manufacturing unit at present there are few structures like godown constructed with stone masonry, there are no windows or shutters or any roof. The whole structure is in dilapidated condition.  
The other structures are PCC platform about 900 sq.ft , about 20 columns upto lintel level, beam about 150 ft, underground sump, shed, ramp open sump of stone masonry . As all the structures are in dilapidated condition, scrap value is considered for valuation.
- 5 If this report is to be used for any : Corporation Bank Kalaburagi  
Bank purpose, state the name of the  
Bank and branch, if known

**II DESCRIPTION OF THE PROPERTY**

1. Postal address of the property with : Sy.No. 156 of Tarnalli Village,  
Shahabad road, Near Marthur Railway  
Station, Tarnalli. Tq: Chittapur  
Dist: Kalaburagi
2. Location of the property :  
Plot No. /Nagar : Sy.No. 156 of Tarnalli Village,  
S.F No. /TS No./RS No. : Tasrnalli village .  
Village/**Block** : Tarnalli Tq: Chittapur  
District/Municipality/corporation : Kalaburagi  
As per Deed
3. Boundaries of the property :  
East : Land Sy.No. 165 & road  
West : Land Sy.No. 157  
North : Property of Gurling Mini cement  
South : Land Sy.No. 164 & 165

Contd...2



NOTE: **There are no correct demarcation of boundaries**

- 4. Property tax receipt referred
  - Assessment No. : ----
  - Tax amount : -----
- 5. Property is presently occupied by : Vacant
- 6. If tenanted fully : -----
  - What is the total monthly rent :

III PROCEDURE OF VALUATION  
VALUATION DETAILS

Discussed part A,B,C,D,E & F

PART B- LAND

- 1. Dimension of the site : a) As per deed  
odd size
- 2. Extent of site (Least of 1a & 1b) : **5 Acres 06 Guntas**
- 3. Characteristics of the site :
  - \*What is the character of the locality : Industrial Na Land surrounded by  
agricultural lands
  - \*What is the classification of the locality : Farmer class
  - \*Road Facilities are available : Available
  - \*What is the width of the road : 30 ft
  - \*Any factors which effect the  
marketability of the land : Marketability of the property is  
: Good
- 4. Value of adopting GLR
  - 1. Guideline rate as obtained  
from the registrar's office :
  - 2. Value of land adopting  
:
- 5. Value by adopting PMR
  - Prevailing market rate :
  - Unit rate adopted in this valuation :
  - After considering the characteristics  
Of the subject plot :
  - Value of land by adopting PMR  
5.15 acres : (B)

Contd..3

**PART C –BUILDING**

Structures for crushing stone section: Columns 6 nos of 24 ft each and beam about 70 ft Platform & sump etc: PCC platform, about 20 columns beams upto 150 running feet, UG Sump, ramp & open sump of stone masonry.

Scrap value of above structures :

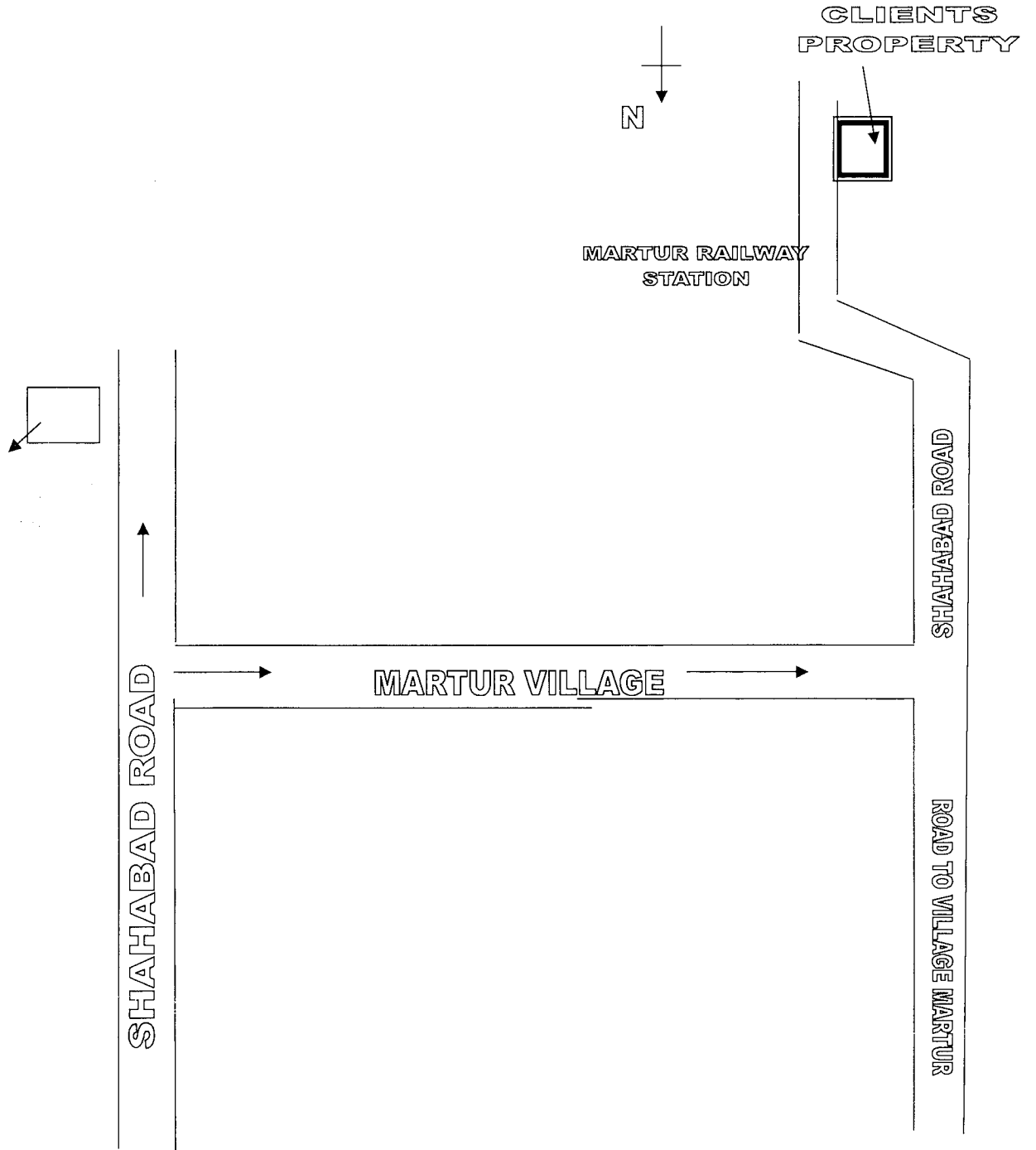
**PART F – ABSTRACT VALUE**

Part	Description	Value by adopting	
		GLR Rs	PMR Rs
B	Land		
C	Scrap value of structures		
D	Amenities	-----	-----
E	Services	----	----
	Total say		
Factors favoring			Rs Nil (+)
Add for favorable reasons			
Deduct for unfavorable reasons			Rs Nil (-)
Present market value			(F)

Contd...6



ROUTE MAP



**REPORT OF VALUATION**  
**PART-A BASIC DATA**

**I GENERAL**

2 Name of the reported owner : M/S Guruling Mini cement Pvt ltd

4. Brief description of the property :

The property is open land with few infrastructures in dilapidated condition, the property was proposed for mini cement manufacturing unit at present there are few structures like godown constructed with stone masonry, there are no windows or shutters or any roof. The whole structure is in dilapidated condition. The other structures are RCC columns, platform, 6 floor RCC structures with columns , beams and slab, open well etc., hence scrap value is considered for valuation.

5 If this report is to be used for any : Corporation Bank Kalaburagi  
Bank purpose, state the name of the  
Bank and branch, if known

**II DESCRIPTION OF THE PROPERTY**

1. Postal address of the property with : Sy.No. 156 of Tarnalli Village,  
Shahabad road, Near Marthur Railway  
Station, Tarnalli. .Tq: Chittapur  
Dist: Kalaburagi

2. Location of the property :  
Plot No. /Nagar : Sy.No. 156 of Tarnalli Village,  
S.F No. /TS No./RS No. : Tarnalli village .  
Village/**Block** : Tarnalli Tq: Chittapur  
District/Municipality/corporation : Kalaburagi

3. Boundaries of the property :  
East : As per Deed  
West : Martur to Shahabad road  
North : Land Sy.No. 157 & 158  
South : Land Sy.No. 152 & 155  
: Remaining Land Sy.No. 156

Contd...2

NOTE: **There are no correct demarcation of boundaries**

- 4. Property tax receipt referred  
Assessment No. : ----  
Tax amount : -----
- 5. Property is presently occupied by : Vacant
- 6. If tenanted fully : -----  
What is the total monthly rent :

III PROCEDURE OF VALUATION  
VALUATION DETAILS

Discussed part A,B,C,D,E & F

PART B- LAND

- 1. Dimension of the site : a) As per deed  
odd size
- 2. Extent of site (Least of 1a & 1b) : **4 Acres 27 Guntas**
- 3. Characteristics of the site :
  - \*What is the character of the locality : Industrial Na Land surrounded by agricultural lands
  - \*What is the classification of the locality : Farmer class
  - \*Road Facilities are available : Available
  - \*What is the width of the road : 30 ft
  - \*Any factors which effect the marketability of the land : Marketability of the property is
- 4. Value of adopting GLR : Good
  - 1. Guideline rate as obtained from the registrar's office :
  - 2. Value of land adopting :
- 5. Value by adopting PMR :
  - Prevailing market rate :
  - Unit rate adopted in this valuation :
  - After considering the characteristics of the subject plot :
  - Value of land by adopting PMR (B) :

Contd..3



**PART C –BUILDING**

Structures for crushing stone section: Columns 6 nos of 24 ft each and beam about 70 ft  
Platform & sump etc: PCC platform, about 20 columns beams upto 150 running feet, UG  
Sump, ramp & open sump of stone masonry.

Scrap value of above structures :

**PART F – ABSTRACT VALUE**

Part	Description	Value by adopting	
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B	Land		
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D	Amenities	-----	-----
E	Services	----	-----
	Total say		
Factors favoring Add for favorable reasons			Rs Nil (+)
Deduct for unfavorable reasons			Rs Nil (-)
Present market value			(F)

Contd...6

ROUTE MAP

