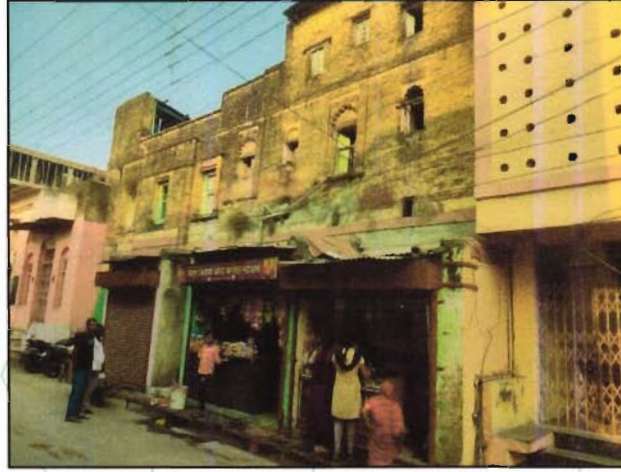


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vijaykumar B. Vyas**

Residential Plot of House No. 3-9-65, S.No.7620, Shree Ganpati Galli, Sanjay Nagar, Old Jalna, Kacheri Road, Village – Jalna, Taluka & District – Jalna - 431213, State – Maharashtra, Country - India

Valuation Done for:

Bank of Baroda
SME Branch, Jogeshwari

First Floor, Blossom Park CHS Ltd., Opp. Farooq Sattar High School, S. V. Road, Jogeshwari (West), Mumbai – 400 102, State – Maharashtra, Country – India.

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Indore • Jalna • Nanded • Pune
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik

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**1. VALUATION OPINION REPORT**

This is to certify that the property bearing **Residential Plot** of House No. 3-9-65, S.No.7620, Shree Ganpati Galli, Sanjay Nagar, Old Jalna, Kacheri Road, Village – Jalna, Taluka & District – Jalna - 431213, State – Maharashtra, Country - India belongs to **Mr. Vijaykumar B. Vyas.**

Boundaries of the property.

North	: Datta Mandir
South	: Property of Mr. Gadhe
East	: Property of Mr. Lokhande
West	: 3.50 M. wide road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and **Fair Market Value** for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Land	63,77,400/-	57,39,660/-	51,01,920/-	-

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ
BABURAO
CHALIKWAR**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=ADMS, 2.5.4.20=98220b4f4a35dc39e4f9a26865915490cf3
e135d41333115279b17a18b5652, postalCode=400069,
serialNumber=1, st=Maharashtra,
serialNumber=1, st=Maharashtra, cn=MANOJ
BABURAO CHALIKWAR
Date: 2022.03.19 12:12:19 +05'30'


Auth. Sign.



Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-17634/52/2008-09
Encl.: Valuation report

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To,

The Chief Manager,**Bank Of Baroda****SME Branch, Jogeshwari**

First Floor, Blossom Park CHS Ltd.,

Opp. Farooq Sattar High School, S. V. Road,

Jogeshwari (West), Mumbai – 400 102,

State – Maharashtra, Country – India

2. VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND)

Ref No & Date	:	-	
1 Purpose for which the valuation is made	:	To ascertain the present market value of the Residential Land	
2 Type of Property	:	Residential Land	
If the property is industrial state:	:		
a) for what type of activity industry, the premises is well suited:	:	N.A.	
b) Sanctioned/connected power load:	:	Information not available	
c) Type of activity presently going on at the premises:	:	N.A. It is Residential land and building used for residential purpose.	
3 Date of visit	:	24.02.2022	
4 Documents produced for scrutiny:	:		
Description of the document	:	Document number	Document date
1) Copy of Property Card	:	-	-
2) Copy of Electricity Bill in the name of Mr. Vijaykumar Bechradas Vyas	:	Consumer No. : 510038527256	For the month of December 2021
3) Copy of Tax Receipt issued by Office of the Municipal Council Jalna	:	Receipt No. 020	25.03.2021
4) Copy of Tax Receipt issued by Jalna Municipal Council	:	Receipt No. 025	For the year 2021 - 2022
5) Copy of Property Tax Bill issued by Jalna Municipal Council	:	Bill No. 46726	For the year 01.04.2021 to 31.03.2022
6) Copy of Surveyor's Plan issued by Taluka Tirkshak, Bhumi Abhilekh Karyalaya, Jalna	:	-	-
7) Copy of WILL issued by Mr. Keshavlal Bishansa	:		19.08.1972
Name of the owner(s)	:	Mr. Vijaykumar B. Vyas	
5 Property Details:	:		
House/Flat No/Door No.	:	N.A.	
Plot No.	:	-	
Survey No	:	S.No.7620	
Ward & Block No.	:	N.A.	
Location	:	Residential Plot of House No. 3-9-65, S.No.7620, Shree Ganpati Galli, Sanjay Nagar, Old Jalna, Kacheri Road, Village – Jalna, Taluka & District – Jalna - 431213, State – Maharashtra, Country	

		– India
Property is situated in (Gram Panchayat, Municipality, Municipal corporation)		Municipal Council
LANDMARK (Mandatory)		Near Datta Mandir
Full postal address of the property (FULL ADDRESS AND PINCODE MANDATORY)		Residential Plot of House No. 3-9-65, S.No.7620, Shree Ganpati Galli, Sanjay Nagar, Old Jalna, Kacheri Road, Village – Jalna, Taluka & District – Jalna - 431213, State – Maharashtra, Country – India
6	Brief Description/Specification of the property with comments on Right of Way and other Easementary Rights:	
	<p>The immovable property comprises of freehold residential land. At the time of visit we found structure on the said plot, which was used for residential purpose. The property is situated at Ole Jalna. It is located at about 1.9 KM. travelling distance from Jalna Railway Station. Surface transport to the property is by auto-rickshaws & Private Vehicles.</p> <p>Plot: The property under valuation is residential plot. As per Property Card Plot area is 236.2 Sq. M., which is considered for valuation.</p> <p>At the time of visit we also found one residential house of load bearing. It consists of Ground + 1 upper floor + Terrace having GI Sheet Roof. Ground floor is also having shop and upper floors used for residential purpose.</p> <p>Measured constructed area of Ground floor is 240.00 Sq. M. and First floor is 208.00 Sq. M.</p> <p>Legal documents of Constructed area such as Approved Plan, Building Completion Certificate not provided for our verification. Hence same is not considered for valuation.</p>	
	Right of Way and other Easementary Rights : N.A.	

7.1	Dimensions of the Plot of land (larger Extent)		
	Direction	As per the document Plan / title deed	Actual (As per the measurement of site during visit)
	North	N.A., the property under consideration is irregular in shape.	
	East		
	South		
	West		
7.2	Boundaries of the property (larger extent):		
	Direction	As per the document Plan/title deed	Actual (As per the measurement of site during visit)
	North	N.A.	N.A.
	East	N.A.	N.A.
	South	N.A.	N.A.
	West	N.A.	N.A.
7.3	Shape of the plot of land and remarks	Irregular in shape	
7.4	Boundaries of the property		

Direction	As per the document Plan/title deed	Actual (As per the measurement of site during visit)
North	Mentioned as Under	Datta Mandir
East		Property of Mr. Gadhe
South		Property of Mr. Lokhande
West		3.50 M. wide road

8.0	Property marking are available (Yes / No)	No	
	Dimensions of the Structure		
	Area of the unit	As per approved plan	As per the actual construction
	Built up area	-	Ground floor - 240.00 Sq. M. First floor - 208.00 Sq. M.
	Common areas	-	-
	Car Parking	-	-

8.1 Specification of Construction:

S. No.	Particulars	Comment
8.1.1	Foundation	R.C.C.
8.1.2	Basement	-
8.1.3	Superstructure	Load bearing
8.1.4	Joinery/Doors Windows	MS rolling shutter for shop, Teakwood flush doors
8.1.5	Walls and roof	RCC slab and GI sheet roof
8.1.6	Doors	MS rolling shutter for shop, Teakwood flush doors
8.1.7	Windows	Openable wooden windows
8.1.8	Plastering	Cement plastering
8.1.9	Flooring	Coba flooring
8.1.10	Any special finishing	No
8.1.11	Compound wall.	No
8.1.12	Water and sump	Municipal Water Supply and sewerage line.

9.	Details of Approval:		
9.1	Whether plan approval and required permission are issued by the competent authority (Yes/No)	Copy of Approved Plan not provided for our verification.	
9.2	Any other additional permissions / approval is required to be obtained. (Yes/No) If yes please mention the details of permissions/approvals to be obtained.	N.A.	
	Whether building tax/land revenue has been paid up to date (Yes/No)	Information not available	
	If building tax/land revenue tax is not required to be paid, state the reason for the same.:	N.A.	
	Details of approvals/permissions/ electricity connection/property tax/ (please include or delete any document as per applicability)	Issuing authority	Date of the document
	a) Non agriculture land conversion order/	As per Property Tax Bill	

	Data Bank Details of converted property	
	b) Lay out approval/Regularization order of the plot. b) Lay out approval/Regularization order of the plot issued by Govt. If regularization of the plot is not required as per the aforesaid GO, reason for the same	Copy of Approved Plan not provided for our verification.
	c) Building construction approval Certificate from the competent authority (Applicable to MC where building is constructed before without approved sanction plan)	Not provided.
	d) BPS/BRS/LRS order	Details Not Provided
	e) Land use certificate	Details Not Provided
	f) Commencement certificate	N.A.
	g) Occupancy certificate	Information not available
	h) Patta Details: Type: Natham Patta / Manaivari Patta etc Patta No: (Applicable to TN)	Not Applicable as the property is located in State Maharashtra.
	Restrictive Clauses as to uses, if any (whether Building use Certificate from the competent authority has been obtained etc.)	As per approved norms of local authority.
9.4	Description of the locality (Residential/commercial/mixed residential and commercial/industrial)	Residential
9.5	Classification of the Locality as per Municipal records	Middle
9.6	Classification of locality (Higher class/Middle Class etc.)	Middle
	Classification of area (Metro/Urban/Semi Urban / Rural)	Rural
9.7	Title of the property (free hold, lease hold etc.)	Freehold
	If not free hold, what is the unexpired Period of contract in force?	N.A.
	Please mention the details of the contract in force (for eg: name of the tenant, date of effect of the lease/rental agreement, expiry date, monthly rent etc)	N.A.
9.8	Presently used for (Residential / Commercial / Godown etc.)	Residential
	Type of the use to which it can be put to (in case of under construction / construction yet to be started units)	N.A.
9.9	Building is vacant / occupied by owner / tenant	Owner Occupied
9.10	Tentative monthly rent if let out.	N.A.
9.11	Name of the present Owner	Mr. Vijaykumar B. Vyas

	Whether joint/co-ownership/others (specify)	Sole ownership
	In case of joint ownership please furnish shares of each owner and also whether the shares are undivided?	-
9.12	Year of acquisition	1975 as per Property Tax Bill
9.13	Purchase price	Details not available
9.14	Name of the person accompanied for inspection and contact number.	Mr. Chetan V. Vyas Contact No. : 8806431877
9.15	Name of the Bank Official accompanied for inspection and Branch name.	-
9.16	Has the whole or part of the land been notified for acquisition by Government or Statutory Body? If so, give details	N.A.
9.17	General remarks:	
	a) Development of the surrounding areas.	Residential
	b) Proximity of CIVIC amenities like schools, hospitals, offices, markets, entertainment centres, Commercial Malls etc.	All available near by
	c) Level of land with topographical conditions.	Plain
	d) Means and proximity of transportation facilities.	Private vehicles & Auto Rickshaw
	e) Maintenance of the property.	Average
	f) Disadvantages if any.	No

9.2 Details of Previous Valuation:

Whether the subject property was valued earlier (Yes/No)	Information not available
Date of earlier valuation	Information not available
Name and address of the valuer	Information not available
Purpose of earlier valuation	Information not available
Basis of valuation (enclose a copy of the same)	Information not available
Reason for increase or decrease in the valuation of the property	Information not available

PART-1	VALUATION OF THE PROPERTY	(STRUCTURE)
10.1.1	Dimensions of the plot	Plot area - 236.2 Sq. M. (As per Property Card)
10.1.2	Extent of site	Plot area - 236.2 Sq. M. (As per Property Card)
10.1.3	Total area of the plot considered for valuation	Plot area - 236.2 Sq. M. (As per Property Card)
10.1.4	If there is a difference in extent of land considered in 10.1.3 and 10.1.2 above, please state the reason for the same.	N.A.
10.1.5	Prevailing market rate (unit of measurement should be same as	₹ 26,000/- to ₹ 31,000/- per Sq. M. Details of online listings are attached with the report.

	mentioned in 10.1.3)	
10.1.6	Guide line rate obtained from the Registrar Office (unit of measurement should be same as mentioned in 10.1.3)	₹ 3,420/- per Sq. M.
10.1.7	Assessed / adopted rate of valuation (market)	₹ 27,000/- per Sq. M.
10.1.8	Estimated value of the land	₹ 63,77,400/-
10.1.9	Adverse effect of bank's interest if any on accepting the property as security.	-

PART-2	VALUATION OF THE PROPERTY	(STRUCTURE)
10.2.1	Type of building (Residential / Commercial / Industrial)	Residential
10.2.2	Year of construction	1972 (As per site information)
10.2.3	Age of property	50 Years
10.2.4	Appearance & Maintenance of the building	Average
10.2.5	Residual life of the property	10 Years (Subject to proper, preventive periodic Maintenance & structural repairs)
10.2.6	No. of floors and height of each floor	As per brief Description
10.2.7	Type of structure (RCC/Load Bearing/Steel Framed)	As per brief Description
10.2.8	Mortgaged Area	Details not provided
10.2.9	F.A.R./F.S. I	-
	Deviation observed in construction (Yes/No)	No
	Percentage of deviation	-
	Risk of demolition (Yes/No)	Kindly confirm with the Architect of site. No
10.2.10	Adverse effect of bank's interest if any on accepting the property as security (in case if any deviation in construction is observed).	No
10.2.11	Any addition of interiors / extension / addition is proposed (Yes/No)	No
10.2.12	Valuation of Building Legal documents of Constructed area such as Approved Plan, Building Completion Certificate not provided for our verification. Hence same is not considered for valuation.	

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	236.2	3,420/-	8,07,804/-

3. TOTAL ABSTRACT VALUATION OF THE ENTIRE PROPERTY

Part 1	Land	₹ 63,77,400/-
Part 2	Building	-
	Less: Depreciation if any (mention the percentage of salvage value)	-
Part 3	Interiors/amenities	-
	Total	₹ 63,77,400/-
	Present Market Value	₹ 63,77,400/-
	Realizable Value	₹ 57,39,660/-
	Distress sale value	₹ 51,01,920/-
	Marketability (Very Good / Good / Moderate / no demand)	Moderate
	What are the factors favouring for an extra potential value	Not Applicable

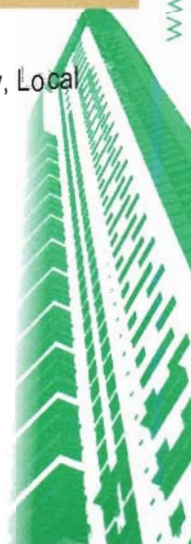
4. METHOD OF VALUATION: SALES COMPARISON APPROACH METHOD

- The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.
- This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.
- Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.
- The Price for similar type of property in the nearby vicinity is in the range of Rs. 26,000/- to Rs. 31,000/- per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for residential building / Plot, all round development of commercial and residential application in the locality etc. We estimate Rs. 27,000/- per Sq. M. for Land with appropriate cost of construction for valuation.

5. SOURCE OF DATA COLLECTION

Please mention the sources of data collection for present market value and the guideline value.

- 1) **For Present Market Value-** Source for Data Collection is Subject property Area Market Survey, Local Inquires from Estate Agents & Online Portals.
- 2) **For Guideline Value:** igrmaharashtra.gov.in



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 specification is ₹ **63,77,400/- (Rupees Sixty Three Lakh Seventy Seven Thousand Four Hundred Only)**.

Date: 09.03.2022

Place: Mumbai

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=802276c4fa6f35c33e0c739e36881913490c35c32041333,
1.3.2.7901741805652, postalCode=400066, st=Maharashtra,
serialNumber=1195856A66c2898628558ff0a3c96317119c2e
39e28f2c29a32796205c, cn=MANOJ BABURAO CHALIKWAR
Date: 2022.03.10 12:12:34 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Encl.: Valuation report **For Valuation Certificate: Please refer page No. 3 for the same.**

6. IMPORTANT NOTES

Important Notes	
	1. We have considered the Plot area as per Property Card.
	2. Legal documents of Constructed area such as Approved Plan, Building Completion Certificate not provided for our verification. Hence same is not considered for valuation.

7. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **09th March 2022** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala



Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

- The property is valued as though under responsible ownership. ®
- It is assumed that the property is free of liens and encumbrances.
- It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
- There is no direct/ indirect interest in the property valued.
- The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is an Industrial land and building. The property is owned by **Mr. Vijaykumar B. Vyas**. At present, the property is in owner's possession. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the property is owned by **Mr. Vijaykumar B. Vyas**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the documents, we understand that the subject property is an Residential land admeasuring **236.2 Sq. M.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and



competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.

Think.Innovate.Create

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property an residential land admeasuring **236.2 Sq. M.**

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".



8. DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a) I am a citizen of India.
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c) The information furnished in my valuation report dated **09.03.2022** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) I/ my authorized representative has personally inspected the property on **24.02.2022**. The work is not sub - contracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the bank.
- f) I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed / dismissed from service / employment earlier.
- h) I have not been convicted of any offence and sentenced to a term of imprisonment
- i) I have not been found guilty of misconduct in my professional capacity.
- j) I have not been declared to be unsound mind
- k) I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l) I am not an undischarged insolvent.
- m) I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) My PAN Card number as applicable is AERPC9086P
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.

- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x) I am Director of the company, who is competent to sign this valuation report.
- y) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- z) Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The land was transferred in the name of Mr. Vijaykumar B. Vyas by the way of WILL dated 19.08.1972 made by Mr. Keshavlal B. Kasari.
2	Purpose of valuation and appointing authority	As per the request from State Bank of India, SME – Jogeshwari Branch Mumbai to assess Fair Market Value of the property for banking purpose.
3	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Vaishali Sarmalkar – Technical Manager
4	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	Date of appointment, valuation date and date of report;	Date of Appointment – 24.02.2022 Valuation Date –09.03.2022 Date of Report – 09.03.2022

Sr. No.	Particulars	Valuer comment
6	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.02.2022
7	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
9	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	Major factors that were taken into account during the valuation.	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11	Caveats, limitations, and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Date: 09.03.2022

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by MANOJ BABURAO CHALIKWAR
 CN=C=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE
 LIMITED, ou=INDIAN,
 1.5.4.20-19622064f4e356e380c70e3608091349c4393334
 1333115279017a180652, postalCode=400068,
 serialNumber=41256A56A8BCC9F062A55A8C63F6D31F31
 02C939428E2629A32796250FC, ctn=MANOJ BABURAO
 CHALIKWAR
 Date: 2022.03.10 12:23:44 +05'30'


 Auth. Sign.


For Branch Use

The undersigned has inspected the property detailed in the valuation report dt. _____, we are satisfied that the fair and reasonable value of the property is Rs. _____ (_____ in words).

Name of the inspecting officer:

Signature of the inspecting officer:

Designation of the inspecting officer:

Employee code:

Branch:

Seen and Noted

Name of the branch head/unit head:

Signature of the Branch head/Unit head:

Designation:

Employee code:

Branch:



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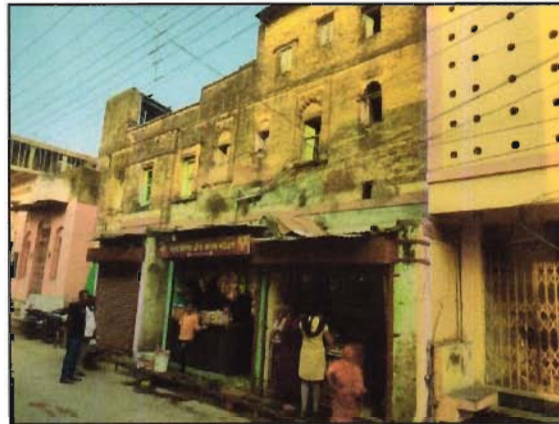
9. ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS

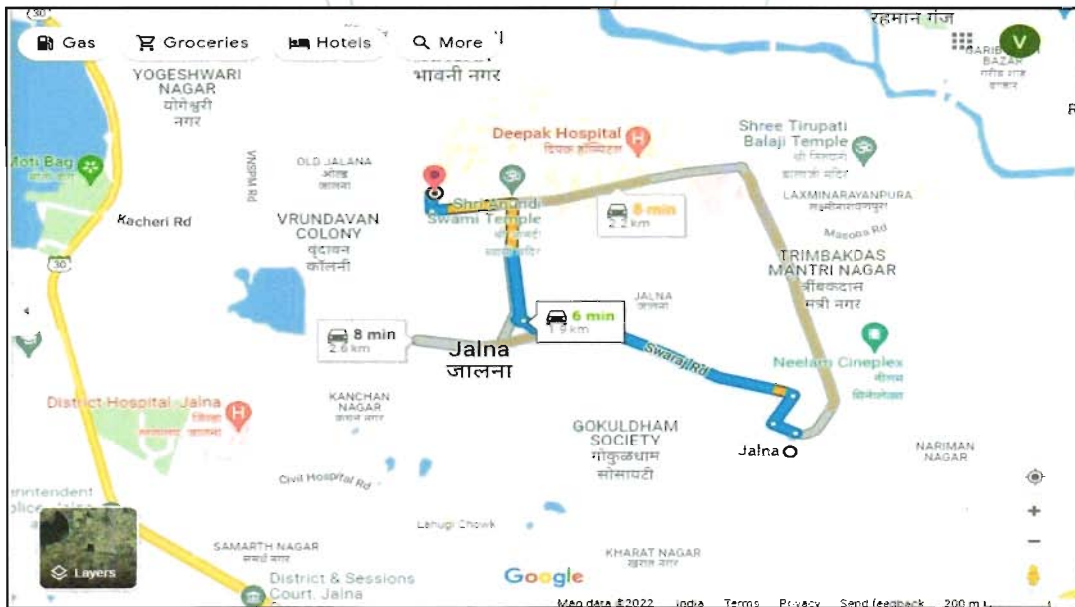
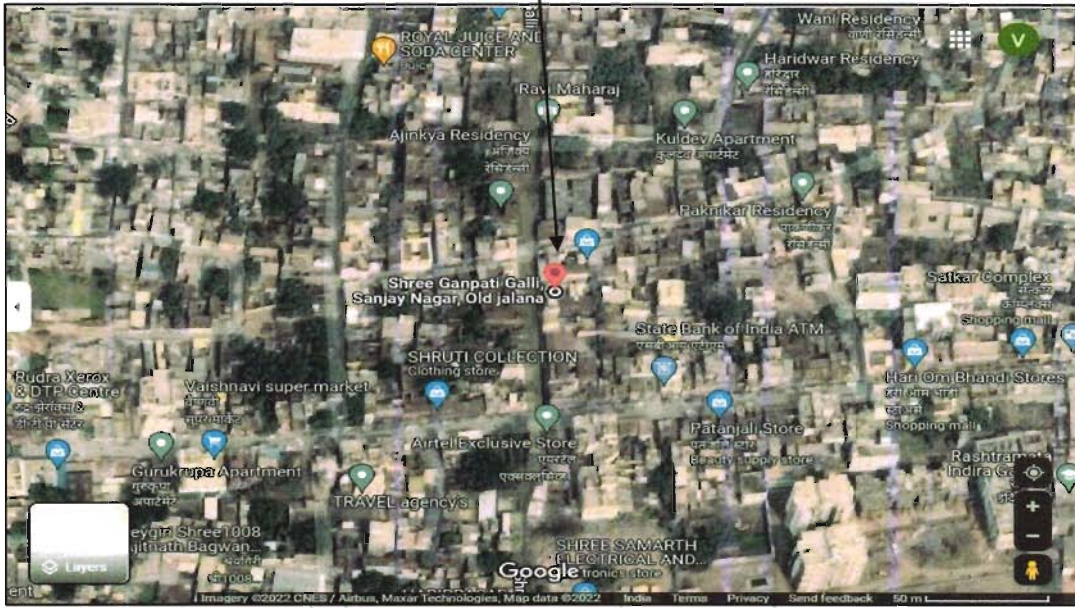


ACTUAL SITE PHOTOGRAPHS



10. GOOGLE MAP OF THE PROPERTY

(site url)




Latitude Longitude - 19°50'25.4"N 75°52'49.2"E

Note: The Blue line shows the route to site from nearest railway station (Jalna – 1.9 KM.)



11. READY RECKONER RATE


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year **Language**

20212022 English

Annual Statement of Rates

Selected District: जालना

Select Taluka: जालना

Select Village: जालना नगरपालिका (अ. वर्ग जालना नगरपालिका)

Search By: Survey No Location

Select	उपविभाग	चुनी बमीन	निवासी सचनिका	बोंडीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.46-श्रीरंगाबाद रस्ता ते रेल्वे लाईन रिसरोड वरील मिळकती	4700	22000	25000	42000	0	चौ. मीटर
SurveyNo	1.47 अ-संबयनगर, मोईपूर, इंटीरानगर, मांगवाडा, भवानीनगर, झोपडटीमाधील मिळकती	3150	20000	0	0	0	चौ. मीटर
SurveyNo	1.47-उर्वरित सर्व मिळकती प्र.चौ.मी.	3420	22100	0	0	0	चौ. मीटर
SurveyNo	1.48-एच टी स्टॅट ते स्मथान -श्रीरंगाबाद रस्ता प्र.चौ.मी.	7550	24200	28000	50000	0	चौ. मीटर
SurveyNo	1.49-रिंग रोड	6900	23000	28000	48000	0	चौ. मीटर

1 2 3 4 5 6 7 8 9 10 ...

Survey Number: 7625, 7460/अ46, 7745, 7733, 7734, 7735, 7737, 7738, 7739, 7741, 7460/अ53, 7743, 7460/अ36, 7746, 7748, 7460/अ81, 7460/अ60, 7460/अ6, 7460/अ58, 7460/अ57, 7742, 7756, 7460/अ38, 7766, 7765, 7764, 7762, 7761, 7760, 7769, 7757, 7770, 7754, 7753, 7752, 7750, 7749, 8235, 8304, 7758, 7781, 7460/अ35, 7460/अ34, 7460/अ33, 7460/अ32, 7460/अ30, 7460/अ3, 7460/अ29, 7768, 7460/अ27, 7729, 7780, 7779, 7777, 7776, 7775, 7773, 7772, 7460/अ28, 7658, 7731, 7640, 7460/अ84, 7648, 7460/अ63, 7649, 7650, 7633, 7654, 7632, 7657, 7658, 7660, 7661, 7662, 7664, 7665, 7653, 7622, 7598, 7605, 7606, 7607, 7617, 7618, 7619, 7639, 7621, 7669, 7623, 7624, 7626, 7628, 7629, 7630, 7631, 7620, 7719, 7707, 7708, 7710, 7711, 7712, 7714, 7715, 7666, 7718, 7703, 7721, 7722, 7723, 7725.

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Vastukala Consultants (I) Pvt. Ltd.

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12. PRICE INDICATORS

magicbricks Buy · Rent · Sell · Tools & Advice · What's New · Property Services · Blog · Help · Sign in My Activity · Post Property FREE

Home > Property in jalna > Plots for Sale in jalna > Krantichowk > 675 Sq-ft

₹ 20.0 Lac 675 Sq-ft Residential Plot/Land in Kr...
 Free Property Valuation for sale in Krantichowk, jalna

Owner: warsab jarhad [Contact Now](#)

PROPERTY DETAILS LOCALITY DETAILS

Plot area: 675 sqft

Any construction done: No
 Gated Colony: No
 Boundary wall: No
 Facing: East

Car parking: None
 Type of Ownership: Freehold
 Transaction type: Retail
[Free Legal Title Check](#)

USP East Facing Plot

99acres Buy · Enter Locality / Project / Society / Landmark · Near Me · Post property · Share

Home > Property in jalna > Plots/Land > 2000 to 2500 sq.ft. Posted on Mar 04, 2022 · Ready to move

₹ 54.88 Lac @ 2,500 per sq.ft. Residential Land for Sale in green park, jalna, Maharashtra
 Estimated EMV ₹ 43,829

REAR STATUS: NOT AVAILABLE Website: <https://maharashtra.maharashtra.gov.in> [Contact Owner](#) [Share](#)

Overview · Owner Details · Recommendations

Address: green park, jalna

Dimensions: Plot area 2195 sq.ft. (203.92 sq.m.) Price: ₹ 54.88 Lac+ Govt Charges & Tax @ 2,500 per sq.ft.

Possession: Immediate

Floors Allowed For Construction: 3 Floors

[Request Photos](#)



13. JUSTIFICATION FOR PRICE /RATE

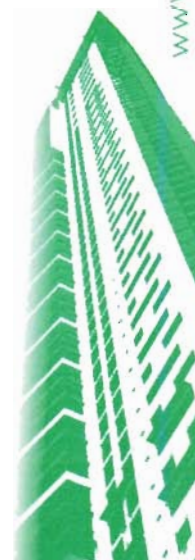
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II / Property Documents is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II / Property Documents because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.



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14. VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Land	63,77,400/-	57,39,660/-	51,01,920/-	-

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-17634/52/2008-09

Encl.: Valuation report

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA,
c=IN, email=manojbaburaochalikwar@vastukala.com, serial=17634/52/2008-09, version=3
Reason: I am the signer of this document.
Digest: sha256:17634/52/2008-09
Date: 2022.05.10 12:17:28 +05'30'

Auth. Sign.



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