

M.G.ATTAL

B.E (Civil)

- ❖ Chartered Engineer
- ❖ Govt.Approved Valuer

Office:

Shop No.15,16,First Floor Kothari Complex,

Shivaji Nagar,Nanded.

Cell:9422172476,8766965834

E-mail : mg_attal@yahoo.com

TO,

Name of Owner: Shri. Rajeshwar Narayan Pachnure.

Address : Gut No.26, Survey No.5/1, Plot No.58(west part), Municipal No.3-343/2B, House No.10-2-577/1(old), Pin No.4051001904, Near to Angethi Bar, Mouje Kautha, Tq. & Dist. Nanded. Pincode:431603

Contact No.

!! Shri !!

M.G. Attal

H-15, First Floor Kothari Complex, Shivaji Nagar,
NANDED - 431602 (M.S) Ph. (02462)(R) 237476
Cell 912312476, 8766965834
Email mg_attal@yahoo.com

M.G. Attal

Chartered Engineer
Income Tax Approved Valuer
Reg.No.: (M) C.G.I.T./1-64/5517

Date :

Date.24/09/2024

Name and Address of the Valuer		Murlidhar G. Attal (Approved valuer & chartered Engineer) Shop No.14,15 first floor Kothari Complex Shivaji Nagar ,Nanded.
VALUATION REPORT		
1 Name of Owner (As per Registry)	Shri. Rajeshwar Narayan Pachnure	
2 Discription of the Property Valued	Residential Plot & G+1 Floor Construction	
3 Valuation as per current Market Rate	Rs. 3,288,500.00	
4 Reliazable Value	Rs. 3,025,420.00	
5 Distress value	Rs. 2,630,800.00	
6 Govt. Registry Value	Rs. 1,196,691.45	
Amount in words		(Rs. Thirty Two Lakh Eighty Eight Thousand Five Hundred Only)
7) Address of the property	Gut No.26, Survey No.5/1, Plot No.58(west part), Municipal No.3-343/28, House No.10-2-577/1(old), Pin No.4051001904, Near to Angethi Bar, Mouje Kautha, Tq. & Dist. Nanded. Pincod:431603	



M.G. Attal

Shop No. 14, 15, First Floor Kothari Complex, Shivaji Nagar,
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E-mail: mg_attal@yahoo.com

M.G. Attal

Chartered Engineer
Income Tax Approved Valuer
Reg No - (M) C.C.I.T./I 64/55/200405

Date :

Date.24/09/2024

Format-A

Name and Address of the Valuer

Murlidhar.G.Attal
(Approved valuer & chartered Engineer)
Shop No.14,15 first floor Kothari Complex
Shivaji Nagar ,Nanded.

TO,
STATE BANK OF INDIA
Hingoli

VALUATION REPORT(IN RESPECT OF LAND /SITE AND BUILDING)
(To be filled in by the Approved Valuer)

GENERAL		
1	Purpose for which valuation is made.	To know the fair market value of the property for State Bank Of India. (Education loan Purpose)
2	a)Date of inspection	24-09-24
	b)Date on which valuation is made.	24-09-24
3	List of documents produced for perusal	a)Copy of Registry: No.08300/2011, Dt.21/10/2011 b) Copy of Gunthewari Certificate No.004778, Dt:22/03/2012 Issued by NWCMC, Nanded c) Copy of Layout Plan d)Copy of Construction Permission:No.163/12, Dt.04/06/2012, Issued by NWCMC, Nanded e) Copy of Sanction Plan Issued by ADTP, Nanded f)Copy of Tax Receipt No.PT/2024-2025/4051001904/299221, Pin No.4051001904, Dt:22/04/2024 Amount Paid in Rs.3477.85/- by Owner Issued by NWCMC, Nanded
4	Name of Owner (As per Registry)	Shri. Rajeshwar Narayan Pachnure



a)	address(es) with phone number	Gut No.26, Survey No.5/1, Plot No.58(west part), Municipal No.3-343/2B, House No.10-2-577/1(old), Pin No.4051001904, Near to Angethi Bar, Mouje Kautha, Tq. & Dist. Nanded. Pincode:431603
b)	(detail of share of each ownership in case of joint ownership).	Sole- Ownership
5	Brief description of the property	As per Sanctioned Plan: Construction consist of G+1 Residential Building. Ground Floor: Hall & Staircase First Floor: Kitchen, Toilet & Staircase
		As per Actual: Construction consist of G+2 Residential Building. Ground Floor: Hall, Kitchen, Dinning, Toilet & Staircase First Floor: 2 Bedroom, Toilet & Staircase Second Floor: Bedroom & Toilet
	description of Construction	Structure- RCC Framed Structure, Wall: :9" & 4 1/2Thick brick wall. Flooring: Cermic Flooring Door: T.W Door Frame Panalled door & Granite door frame flush door Window: Aluminium window Kitchen: Granite Kitchen Otta. Wiring: Concealed Wiring.
6	Location of the property	
	a) Gut No /Survey No	Gut No.26, Survey No.5/1
	b) Door No./Plot No.	Plot No.58(west part), Municipal No.3-343/2B, House No.10-2-577/1(old), Pin No.4051001904, Near to Angethi Bar
	c)T.S.No/Village	Mouje Kautha
	d) Ward/Taluka.	Nanded
	e) Mandal /District	Nanded
7	Postal address of ther property	Gut No.26, Survey No.5/1, Plot No.58(west part), Municipal No.3-343/2B, House No.10-2-577/1(old), Pin No.4051001904, Near to Angethi Bar, Mouje Kautha, Tq. & Dist. Nanded. Pincode:431603
8	City/Town.	Nanded
	Residential Area.	Yes
	Commercial area	No

Industrial Area.	
9 Classification of area	No
i)High/Middle/Poor.	
ii)Urban/Semi Urban/Rural.	Middle
10 Coming under Corporatration limit /Village panchayat/Municipal council	Urban
	Corporation limit (NWCMC, Nanded)
11 Whether covered under any State/ Central Govt.enactments(e.g. Urban land ceiling Act) or notified under agency area /scheduled area / Contonment area.	No (as per documents shared by client.)
12 In case it is an agricultural land, any conversion to house site plots is contemplated.	Not Applicable (Gunthewari is done)
13 Status Of Tenure	Free Hold
14 Boundaries of the property	As per Registry
East	Remaining Part of Plot No.58
West	Plot No 57
South	Part of Plot No 59
North	20' Wide Road
15 Matching Of Boundaries	Yes
16 Dimentions of the site	As per Registry & Sanction Plan
East	33' : 10 05 meter)
West	33' : 10 05 meter)
South	20' : 6 10 meter)
North	20' : 6 10 meter)
17 Extent of the site (As per Registry)	660 Sqft (61.33 SqM)
Extent of the site (As per Gunthewari Certificate & Sanction Plan)	561.13 Sqft (52.15 SqM)
18 Extent of site For Valuation in Sq.ft (Minimum area Taken)	561.13
Google (Latitude & Longitude)	19°08'24.4"N 77°18'51.8"E 19.140111, 77.314389
19 Violation if any	Yes
Nature of Violation	Though Owner Taken Construction permission of G+1 Floor Residential Building, but as on Date of Inspection he Constructed G+2 Floor Residential Building. G+1 Construction is more than Sanction Plan. For Valuation G+1 Sanctioned construction area taken

20	Area Details of the Property	The property is accessible by Near to Angethi Bar
21	Whether occupied by owner/tenant?. If occupied by tenant, since how long? Rent received per month	Owner occupied
II CHARECTERSTICS OF THE SITE		
1	Classification of locality	Urban
2	Development of surroundings areas	Developing
3	Possibility of frequent flooding/ submerging.	No
4	Feasibility to the civic amenities like school, Hospital, Bus Stop, Market etc.	Available within a radius of 1-2 km
5	Level of land with topographical condition.	Levelled
6	Shape of land.	Rectangular.
7	Type of use to which it can be put.	Residential
8	Any usage restrictions.	As per approval
9	Is plot in town planning approved layout.	No (However Gunthewari is done wide No.004778, Dt:22/03/2012 Issued by NWCMC, Nanded)
10	Corner plot or intermittent plot.	intermittent plot
11	Road facilities.	Available
12	Type of road available at present.	CC road
13	Width of road-is it less than 20' of more than 20'	20' wide road
14	Is it a Land-locked land?	No, Land having access road on North Side
15	Water potentiality..	Available
16	Underground sewerage system	Available
17	Is power supply available at site?	Available
18	Advantages of site	a) Located in developing area
19	Special remarks. if any like threat of acquisition of land for public purposes, road widening or applicability of CRZ provisions etc.	No Remarks
Part--A (valuation of land)		
1	Size of plot	
	East & West	20' (6.10 meter)
	North & South.	33' (10.05 meter)
2	Total extent of Land in sq.ft (Minimum area Taken)	561.13



3	Prevailing market rate.	
4	Guideline obtained from the Registrar's office (an evidence thereof be enclosed)	Rs. 3500/- Sqft to Rs. 4500/- Sqft Rs.4600/-Sqm (Rs.427.51/- Sqft)
	Govt. Value of the Property (Plot & Construction)	Rs. 1,196,691.45
	In case of variation of 20% or more in the valuation proposed by the valuer and guide line value provided in the State Govt. notification or income tax gazette justification on variation has to be given	Variation in the govt. guideline rate and market value: It may be noted that the Govt. Guideline values are for stamp duty purpose, they are generally constant along a particular Area & Road i.e.it does not take into account the advantage of particular property vis-a-vis its location, type of construction etc. Market Rate of property vary from site to site and within a site from Micro site to micro site and also as per the quality and type of construction. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.
5	Land rate adopted for valuation purpose in INR per Sq.ft	Rs. 4,000.00
6	Estimated value of the land Rs.	Rs. 2,244,520.00
Part-B Valuation of the building		
1	Technical details of the building	
	a)Type of building (Residential/ Commercial/ Industrial)	Residential
	b)Type of construction(Load bearing/ RCC/ Steel framed)	RCC Strucutre
	c)i)Year of construction	2012-13 years
	ii)Age of Building	11 years
	iii)Residual life of Building	54 years
	d) Number of floors and height of each floor including basement if any	G+1 Floor
	e)BUA floor- wise (As pe Sanctioned plan)	Ground Floor= 24.70 Sqm (265.77 Sqft) First Floor= 24.70 Sqm (265.77 Sqft)
	f)Condition of the building	
	1)Exterior-Excellent, Normal, Poor	Good
	2)Interior-Excellent, Normal, Poor	Good
	g)Date of issue and validity of layout of approved map / plan	Details not made available
	h) Approved map / plan issuing authority	Details not made available



i) Whether genuineness or authenticity of approved map / plan is verified	
j) Any other comments by our empanelled valuers on authentic of approved plan	Nil

Atty



Specification of construction (Floorwise) in respect of

Description	Specification of construction (Floorwise) in respect of	
	Ground Floor	First Floor
1 Foundation	RCC Footing	
2 Basement	BB Masonry	
3 Superstructure	B.B.Masonry in cm	B.B.Masonry in cm
4 Joinery/Doors & Windows (Furnish the details of Sizes of frame, Shutters, glazing, fitting etc. and specify the species of timber)	Door:T.W Door Frame Panalled door, Granite door frame flush door Window: Aluminium window	Door:T.W Door Frame Panalled door, Granite door frame flush door Window: Aluminium window
5 RCC Works	Beam, Column & Slab	Beam, Column & Slab
6 Plastering	Sand Faced Plaster	Sand Faced Plaster
7 Flooring, Skirting, Dadoing.	Cermic Flooring	Cermic Flooring
8 Special finish as marble, granite, wooden panelling, grills etc	Granite kitchen otta	
9 Roofing including weather proof course.	RCC Roof	RCC Roof
10 Drainage	Yes	Yes
2 Compound wall & Gate	Yes	
Height	..	..
Length	..	..
Type of construction	RCC	..
3 Electrical Installation	Yes	
Type of wiring	Concealed	Concealed
Class of fitting	Superior	Superior
Number of lights	..	..
Fan points	..	..
Spare plug points	..	..
Any other item	..	..
4 Plumbing Installation	..	..
a No. of water closets	..	..
b No. of Wash Basins	..	..
c No. of Urinals	..	..
d No. of Bath Tubs	..	..
e Water meters,taps	..	..
f Any other Fixtures	..	..



Details of Valuation

Sr. No	Particulars of Item	Builtup area In Sqft	Roof height	Age of the building in years	Estimated replacement rate of construction Per Sqft	Replacement cost Rs.	Depriciati on 15%	Net value after depriciation Rs.
1	GF	265.77	11'	11 years	2200	584694	87704.1	Rs. 496,989.90
2	FF	265.77	11'	11 years	2200	584694	87704.1	Rs. 496,989.90
	Total							Rs. 993,979.80
Part-C (Extra items)					Amount in Rupees			
1	Portico						Rs. 0.00	
2	Ornamental front door						Rs. 0.00	
3	Sit out /Veranda with steel Grills						Rs. 0.00	
4	Overhead Water Tank						Rs. 0.00	
5	Extra steel / collapsible Gate						Rs. 0.00	
	Total						Rs. 0.00	
Part-D (Amenities)					Amount in Rupees			
1	Wardrobes						Rs. 0.00	
2	Glazed tiles						Rs. 0.00	
3	Extra sinks and bath tubs						Rs. 0.00	
4	Marble/ Ceramic tiles flooring						Rs. 0.00	
5	Interior decorations						Rs. 0.00	4,54,000/-
6	Architectural Elevation work						Rs. 0.00	
7	Panelling works						Rs. 0.00	
8	Alluminium Works						Rs. 0.00	
9	Alluminium Hand Rails						Rs. 0.00	
10	False Ceiling						Rs. 0.00	
	Total						Rs. 0.00	
Part-E(Misellaneous)					Amount in Rupees			
1	Separate Toilet room						Rs. 0.00	
2	Separate Lumber Room						Rs. 0.00	
3	Separate Water Tank/ Sump						Rs. 0.00	
4	Trees, Gardening						Rs. 0.00	
	Total						Rs. 0.00	
Part-F(Services)					Amount in Rupees			
1	Watersupply Arrangements (Bore)						Rs. 0.00	60,000/-
2	Drainage Arrangements						Rs. 0.00	
3	Compound Wall & Gate						Rs. 50,000.00	1,50,000/-
4	C.B.deposits, fittings						Rs. 0.00	
5	Pavements						Rs. 0.00	

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Total Rs. 50,000.00

Total abstract of the entire property

Part A	Land		
Part B	Building	Rs	Rs. 2,244,520.00
Part C	Extra Items	Rs	Rs. 993,979.80
Part D	Amenities	Rs	Rs. 0.00
Part E	Miscellaneous	Rs	Rs. 0.00
Part F	Services	Rs	Rs. 0.00
	Total	Rs	Rs. 50,000.00
	Say Value	Rs	Rs. 3,288,499.80
			Rs. 3,288,500.00

Valuation Summary (As Per Market Rate)

1) Plot	
Plot Area in Sqft (As per Registry)	
Plot Area in Sqft (As per Gunthewari Certificate & Sanction)	660.00
Minimum area is Taken	561.13
Plot Area in Sqft (As per Gunthewari Certificate & Sanction Plan)	561.13
Rate in INR per sqft	
Value of Plot In Rs	Rs. 4,000.00
	Rs. 2,244,520.00
2) Ground floor construction	
BUA in sqft (As per Sanctioned plan)	265.77
Rate in INR per Sqft	Rs. 2,200.00
Value of Ground Floor Construction Area INR	Rs. 584,694.00
3) First floor construction	
BUA in sqft (As per Sanctioned plan)	265.77
Rate in INR per Sqft	Rs. 2,200.00
Value of First Floor Construction Area INR	Rs. 584,694.00
5) Value of Construction	
Depriciation 15%	Rs. 1,169,388.00
After Deprication Total value of Construction	Rs. 175,408.20
	Rs. 993,979.80
6) Compound Wall & Gate	
	Rs. 50,000.00
7) Total Value of Plot ,Construction & other in INR	
Say Value	Rs. 3,288,499.80
	Rs. 3,288,500.00
Valuation Summary (As Per Govt. Registry Rate)	
1) Plot Value	
Plot Area in Sqft (As per Registry)	660.00



	Rate in INR per Sqm	4600
	Rate in INR per Sqft	427.5
	Govt. Value of Plot INR	Rs. 282,156.13
2)	Ground Floor Construction	
	BUA in sqft (As per Sanction Plan)	265.77
	Govt. Construction Rate in INR per SqM	Rs. 21,780.00
	Govt. Construction Rate in INR per Sqft	Rs. 2,024.16
	Value of Ground Floor INR	Rs. 537,961.95
3)	First Floor Construction	
	BUA in sqft (As per Sanction Plan)	265.77
	Govt. Construction Rate in INR per SqM	Rs. 21,780.00
	Govt. Construction Rate in INR per Sqft	Rs. 2,024.16
	Value of First Floor INR	Rs. 537,961.95
5)	Value of Construction	Rs. 1,075,923.90
	Depreciation 15%	Rs. 161,388.59
	After Depreciation Total value of Construction	Rs. 914,535.32
6)	Total Govt. Registry Value of Plot ,Construction & other in INR	Rs. 1,196,691.45
	Say Value	Rs. 1,196,691.45

Enclosure: a) Photos

b) Google (Latitude & Longitude)

c) Registry, Gunthewari Certificate Layout Plan,

d) Construction permission, Sanction plan, Tax Receipt

As a result of my appraisal and analysis, It is my considered opinion that the present market value of above property in the prevailing condition with aforesaid specifications is **Rs. 3,288,500.00**

(Rs. Thirty Two Lakh Eighty Eight Thousand Five Hundred Only)

The Realisable value **Rs. 3,025,420.00**

The Distress value **Rs. 2,630,800.00**

Place: Nanded

Date: 24/09/2024



Signature
(Name and official seal of
the approved Valuer)

The Undersigned has inspected the property detailed in the valuation report dated on
24-09-24

We are satisfied that the fair and reasonable market value of the property is

Rs. 3,288,500.00

(Rs. Thirty Two Lakh Eighty Eight Thousand Five Hundred Only)

(Name of the Branch Manager
with Office Sale)

M.G. Attal

10-15, First Floor, Kothari Complex, Shivaji Nagar,
NANDIED - 431602 (M.S) Ph. (02462)(R) 237476
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E-mail: mg_attal@yahoo.com

M.G. Attal
Chartered Engineer
Income Tax Approved Valuer
Reg No. (N) C.C.I.T./I-5415

Date :

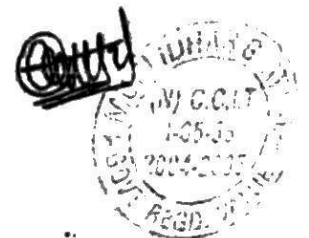
(Annexure-I)

**Format of undertaking to be submitted by Individuals/ proprietor/
partners/ directors DECLARATION- CUM- UNDERTAKING**

Place Nanded
Date 24-09-24

I, Murlidhar son of Gulabchand Attal do hereby solemnly affirm and state that:

- a I am a citizen of India
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
- b
- c The information furnished in my valuation report dated 24-09-24 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 My representative have personally inspected the property on 24-09-24. The work is not subcontracted 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.
- f I have not been removed/dismissed from service/employment earlier
- g I have not been convicted of any offence and sentenced to a term of imprisonment
- h I have not been found guilty of misconduct in professional capacity
- i I have not been declared to be unsound mind
- j I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k I am not an undischarged insolvent
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 be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- l
- m 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
- n My PAN Card number/Service Tax number as applicable is AAZPA5124E
I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- o
- p I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
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
- q 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
- r "General Standards" and "Asset Standards" as applicable



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)
 I am registered under Section 34 AB of the Wealth Tax Act, 1957 (Strike off, if not applicable)
 I have not considered legal aspect
 My CIBIL Score and credit worthiness is as per Bank's guidelines.
 I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
 I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
 Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer comment
1	background information of the asset being valued;	
2	purpose of valuation and appointing authority	Residential Plot & G+1 Floor Construction
3	identity of the valuer and any other experts involved in the valuation;	Bank loan purpose
4	disclosure of valuer interest or conflict, if any;	MG Attal
5	date of appointment, valuation date and date of report	nil
	Valuation Visit date	
	Date of report	24-09-24
6	inspections and/or investigations undertaken;	24-09-24
7	nature and sources of the information used or relied upon;	Yes
8	procedures adopted in carrying out the valuation and valuation standards followed;	Comparable Transaction / Net Quotes Market Enquiry
9	restrictions on use of the report, if any;	Market approach
10	major factors that were taken into account during the valuation;	Can be used for the purpose it is issued
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.	Location of the property , quality of construction legal aspect not considered

Place: Nanded
Date: 24-09-24




MODEL CODE OF CONDUCT FOR VALUERS
(Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017))

All valuers empaneled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fair dealing in his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all his/its dealings.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and does not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper valuation and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical standards and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and standards.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements or information provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can be engaged in a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

A valuer shall not take up an assignment if he/it or any of his/its associates is dependent in terms of association to the company.

A valuer shall maintain complete independence in his/its professional judgment and conduct the valuation independent of external influences.

A valuer shall wherever necessary disclose to the clients, possible conflicts of interest, while providing unbiased services.

A valuer shall not deal in securities of any subject company aware of the possibility of his/its association with the valuation.

A valuer shall not disclose any information from a valuation report to the Exchange Board of India (Prohibition of Insider Trading) before the valuation report becomes public, whichever is earlier.

A valuer shall not indulge in "mandate snatching" or offer services to a company or client's needs.

As an independent valuer, the valuer shall not charge success fee or compensation / incentive paid to any third party for successful completion of the assignment.

In any fairness opinion or independent expert opinion or valuation report prepared prior engagement in an unconnected transaction, the valuer shall disclose any such engagement during the last five years.

Confidentiality

A valuer shall not use or divulge to other clients or third parties any information about the subject company, which has come to his/its knowledge or possession or unless there is a legal or professional right or duty to do so.

Information Management

A valuer shall ensure that he/it maintains written records of his/its professional dealings, the reasons for taking the decision, and the information used in the valuation shall be maintained so as to sufficiently enable the client to understand the appropriateness of his/its decisions and actions.

Handwritten signature



- B. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
- 14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
- 17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
- 18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case.
- 19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

(Signature)

22. A valuer shall appear, co-operate and be available for inspections and investigations conducted by the authority, any person authorised by the authority, the registered valuers organisation or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the performance of professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a court of law, the authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the valuer shall maintain such records for the duration of the case.

Gifts and hospitality:

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects the independence as a valuer.

Explanation.—For the purposes of this code the term 'relative' shall have the same meaning as in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, which is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the contract with the person to whom he would be rendering service.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuers organisation discredits the profession.

Date: 24/09/2024

Place: Nanded



Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

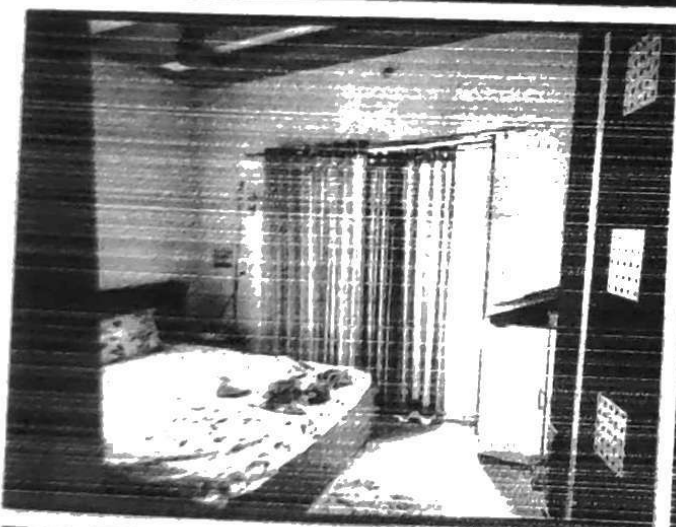
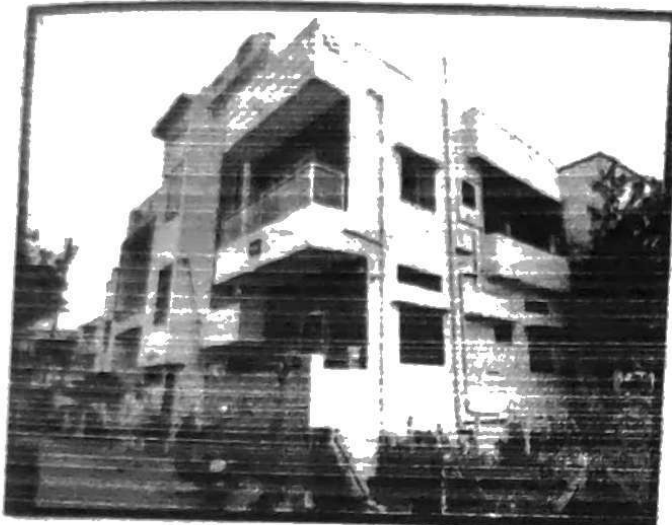


ourkar,



Shri. Rajeshwar Narayan Pachnure

**Gut No.26, Survey No.5/1, Plot No.58(west part), Municipal No.3-343/28, House No.
577/1(old), Pin No.4051001904, Near to Angethi Bar, Mouje Kautha, Tq. & Dist. No.
Pincode:431603**





FRANCHISE
(N) C.C.I.T.
1-65-55
2004-2005
GOVT. REGD. VALUE

No.10-2
Nanded

No.26, Survey No.5/1, Plot No.58(west part), Municipal No.3-343/2B, House No.10-2-
1/1(old), Pin No.4051001904, Near to Angethi Bar, Mouje Kautha, Tq. & Dist. Nanded.
Pincode:431603



[Handwritten signature]



Annual Statement of Rates Ver. 2.0

(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Valuation Guidelines | User

2024-2025

Language English

Selected District Nanded

Select Taluka Nanded

Select Village Mauje : Kautha (Nanded Waghala Shar N

Search By Survey No. SubZones

Enter Survey No 26

Search

कोठा साबठाण ते सुराणा चौकापर्यंत (राज्य रस्त्यापर्यंत))प्र.चौ.मी.	हुली जमीन	निवासी सदनिका	गोंफ्रीस दुकाने	बौद्धोविक	एकक (Rs./)	Attribute
	4600	22000	25300 27500	0	चौ. मीटर	मठ नंबर



Dr. Shirish Nagapurkar,

Advocate. LL.M., P.hd.
Near Vazirabad Police
Station, Chikhalwadi,
Nanded.

Mobile :- 9423136046

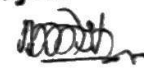
- Legal advisor to:-**
- 1) Central Bank of India
 - 2) State Bank of India
 - 3) Union bank of India
 - 4) Bank of Maharashtra
 - 5) Allahabad Bank
 - 6) The Sangli Bank Ltd.
 - 7) Life Insurance Corporation of India
 - 8) Godavari Marathwada Irrigation Dev. Corp.
 - 9) Maharashtra State Seeds Corp.
 - 10) City & Industrial Dev. Corp. (CIDCO)

Annexure - B

Legal Scrutiny Report

To,
The Branch Manager,
State Bank of India,
Branch Biloli, tq. Biloli
Dist. Nanded.

Annexure - B: Report of Investigation of Title in respect of immovable Property
(All columns/items are to be completed/commented by the panel advocate)

1.	a) Name of the branch/BU seeking opinion	State Bank of India, Branch Biloli tq. Biloli dist. Nanded.
	b) Reference no. and date of the letter under the cover of which the documents tendered for security are forwarded.	Your office Letter bearing no. Nil
	c) Name of the unit/concern/company/person offering the property/ (ies) as security.	Mr. Rajeshwar s/o Narayan Panchure Panchure 
2.	b) Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	State Bank Of India, Branch Biloli tq. Bo Biloli dist. Nanded.
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3.	Complete or full description of the	Survey No. 5/1 Gut no.26 plot 58 (P)



इतर पावती

May 2018 10:47 AM

Original/Duplicate
नोंदणी क्र. : 39म
Regn.: 39M

पावती क्र. : 5091 दिनांक: 17/05/2018

वा अनुक्रमांक: नदग2-0-2018

चा प्रकार :

जान्याचे नाव: अॅट.डॉ.शिरीष नागापुरकर

अ वर्ष 6 सन 2013 ते 2018 स.न.5/1 गट नं.26 पश्चिम भाग प्लॉट नं. 58 कौठा नांदेड
शोध व निरीक्षणे

रु. 300.00

एकूण

रु. 300.00

पिकाचा प्रकार: By Cash रक्कम रु 300.-

Joint S R Nanded-2
सर. जुबन निरवधक वर्ग-२
नांदेड-२

17-05-2018

275,227,228

187/0

Friday, 18 May 2018 5:13 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र. 4500

दिनांक: 18/05/2018

मावाचे नाव:

टस्तऐवजाचा अनुक्रमांक: नदम1-0-2018

टस्तऐवजाचा प्रकार :

मादर करणाऱ्याचे नाव: शिरीष नागापूरकर शोध वर्ष 24 सन 1989 ते 2012 स.न 5/1 ग.न 26 पश्चिम
भाग प्लॉट नं 58 मी.कौठा नोंदेंड
वर्णन

SEARCHFEE

₹. 600.00

एकूण:

₹. 600.00


सह दुहेरी निवेदिबद्ध 1

नं. 13-1

1); देयकाचा प्रकार: By Cash रक्कम: ₹ 600/-

	immovable property/(ies) offered as security for creation of mortgage whether equitable/registered mortgage.	situated at Kautha. Nanded Tq. and Dist. Nanded.
a)	Gut no.	
b)	Door no. (in case of house property)	26
c)	Extent/area including plinth/built up area in case of house property	Not Applicable <u>Adm. 600 Sq.ft</u>
d)	Locations like name of the place, Village, City, registration, sub-district etc. Boundaries	<u>East</u> - Other portion of plot No.58 <u>West</u> - plot No.57 <u>South</u> - Portion of plot No.59 <u>North</u> - 20-ft. road

4. a) particulars of the documents scrutinized-serially and chronologically.

Sr. no.	Date	Name/nature of the document	Original/ Certified copy/ certified extract/ photo copy, etc.
1.	16.04.2002	Copy of registered sale deed bearing its registration No.1460/02 executed by M/s Ganesh Enterprises through its partners, Nanded in the name of in favour of Sow. Nirmala w/o Ramrao Bharti,	Xerox
2.	21.10.2011	Copy of registered sale deed bearing its registration No. 8300/11 executed by Sow. Nirmala w/o Ramrao Bharti in the name of in favour of proposed borrower.	Xerox
3.	29.11.2011	Copy of tax paid receipt issued by NWMC, Nanded in the name of Sow. Nirmala w/o ramrao Bharti.	Xerox
4.	23.03.2012	Copy of construction regularization certificate issued by NWMC, Nanded in the name proposed borrower.	Xerox
5.	23.03.2012	Copy of construction permission certificate issued by NWMC, Nanded in the name of proposed borrower.	Xerox
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgager? - YES -		
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	-YES-	
	b) If such online/computer records	-YES but from	

Dr. Shirish 