

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

Valuation Done for:
State Bank of India
SME Br., Dr. Lane, Nanded.

Latitude Longitude: 19.197149 , 77.305792

Name of Owner : Sow. Sneha W/o Krushna Uttarwar.
Plot No. 7 & 8, Gat No. 309, Sangram Nagar,
Near Sandipani School, Mouje Taroda (Bk),
Nanded, Tq. & Dist. Nanded

Details of the property under consideration:



Valuation Report of the Immovable Property



VALUER'S OPINION REPORT

This is to certify that the property bearing Plot No. 7 & 8, Gat No. 309, Sangram Nagar, Near Sandipani School, Mouje Taroda (Bk), Nanded, Tq. & Dist. Nanded belongs to Sow. Sneha W/o Krushna Uttarwar.

Boundaries of the property.

North : Plot No. 13 & 14.
South : 20' Wide Road.
East : 40' wide Road.
West : Plot No. 09.

Considering various parameters recorded, 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 valued for this particular purpose as under.

Table with 2 columns: Value Type and Amount. Rows include Guideline Value of the Property (Rs. 9,74,684.00), Fair Market Value of the Property (Rs. 28,99,500.00), Realizable Value (Rs. 27,54,525.00), and Forced/ Distress Sale value (Rs. 23,19,600.00).

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.

Handwritten signature of Shradhkumar B. Chalkwar

Shradhkumar B. Chalkwar, B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS, Chairman & Managing Director, Govt. Reg. Valuer, Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09, IBBI Reg.No. IBBI/RV/07/2019/11744, SBI Empanelment No.: SMT/CC/2021-22/185/13

Encl: Valuation report.

Contact information table for Mumbai, Delhi NCR, and Aurangabad offices.



**VALUATION REPORT
(IN RESPECT OF LAND / SITE & BUILDING)**

1. General	
1. a) Purpose for which the valuation is made	To assess Fair Market Value of the Property.
1. b) Authorization letter of Bank	Telephonic Instructions from Mr. Vynkatesh Dange, Manager, SME, Dr. Lane Branch, Nanded, dated 24.12.2021.
2. a) Date of Appointment	24.12.2021
2. b) Date of inspection	25.12.2021
2. c) Date of Report	06.01.2022
2. d) Date on which the valuation is made	25.12.2021
2. e) Person present at the time of inspection	Property inspected with Owners Representative Mr. Nikhil S/o Ganesh Achintaiwar. Contact No.: 9049032036
3. List of documents produced for perusal	1. Photo Copy of Sale Deed No. 6048/2012, dated 16.07.2012, issued by Sub - Registrar, Nanded-2. 2. Photo Copy of Mortgage Deed No. 952/2020, dated 26.06.2020, issued by Sub - Registrar, Degloor-2. 3. Photo Copy of Digital Singed 7/12 Extract in Gat No. 309, Taroda (Bk), Nanded. 4. Photo Copy of Tax Paid Receipt No. 75, Book No. 168, dated 29.09.2021, PIN No. 40113070132 issued by NWCMC, Nanded for Year 2021-22. 5. Photo Copy of Proposed Layout Plan in Gat No. 309 at Taroda (Bk), Nanded, dated Nil prepared by Kadam Associates, Kailash Nagar, Nanded, & issued by Village Development officer, Grampanchayat Office, Taroda (Bk), Nanded, 6. Photo Copy of Property Registration Certificate No. जा.क.सं./सं.क.सं. (1)तरीर-तारो/2372/2019, dated 26.11.2019, Assistant Commissioner, Zonal Office No. 1, Taroda - Sangvi, NWCMC, Nanded. 7. Photo Copy of Gunthewari Token Receipt No. RM/DCG/1121/1726, dated 17.11.2021, NWCMC, Nanded. 8. Photo Copy of Valuation Report prepared by Ar. Achyut P. Mahajan, Nanded, Dated 12.11.2021.
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Sow. Sneha W/o Krushna Uttarwar. R/o. Shivaji Nagar, Mukhed Tq. Mukhed & Dist. Nanded. Contact No.: 9049032036 (Mr. Nikhil Achintaiwar) Sole Ownership.
5. Brief description of the property (including Leasehold / freehold etc.)	<ul style="list-style-type: none"> The Subject Property under valuation is Freehold Open Plots bearing Plot No. 7 & 8, Gat No. 309, Sangram Nagar, Near Sandipani School, Mouje Taroda (Bk), Nanded, Tq. & Dist. Nanded. The Subject Property under valuation is Mortgaged with Bank of Maharashtra, Degloor. Plot area details as under in Sgm :
Sr. No.	Particulars
1.	As per Sale Deed (Plot No. 7 & 8) 18.29 m. x 12.19 m. 223.04
2.	As per Layout (Plot No. 7 & 8) 18.29 m. x 12.19 m. 223.04
3.	As per Mortgage Deed 223.04
	Plot Area as per Sale Deed & Layout is 223.04 Sgm. & Same is Considered for Valuation.
	Subject property under valuation is in Yellow zone i.e. residential zone in NWCMC Development Plan (Refer Annexure A Part Plan of D.P.).
	Owner has Submitted for Regularization of Plot under Gunthewari Act to NWCMC, Nanded Vide NWCMC Token No. RM/DCG/1121/1726, dated 17.11.2021.
6. Location of property	Plot No. 7 & 8, Gat No. 309

7.	Postal address of the property	M. H. Pin No. 40113070132 Mouje Taroda (Bk), Nanded. Nanded. District - Nanded.	
8.	City / Town	Residential area	Yes. (Refer Annexure A)
		Commercial area	No
		Industrial area	No.
		Classification of the area	Middle Class Urban
9.	Classification of the area	i) High / Middle / Poor	
		ii) Urban / Semi Urban / Rural	
10.	Coming under Corporation limit / Village Panchayat / Municipality.	Corporation.	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	N.A.	
13.	Boundaries of the property	North	Plot No. 13 & 14.
		South	20'0" Wide Road.
14.	Dimensions of the site in meter	West	Plot No. 09.
		East	40'0" wide Road.
		South	20'0" Wide Road.
		North	Plot No. 13 & 14.
14.1	Extent of the site in Sqm	As per Sale Deed	223.04 Sqm.
		As per Layout	223.04 Sqm.
14.2	Latitude, Longitude & Co-ordinates of site	19.197149, 77.305792	
15.	Extent of the site considered for Valuation (least of 14.1 A & 14.1 B)	223.04 Sqm.	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Vacant.	
CHARACTERISTICS OF THE SITE			
1.	Classification of locality	Middle class	
2.	Development of surrounding areas	Developing area.	
3.	Possibility of frequent flooding/ sub-merging	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	All available near by	
5.	Level of land with topographical conditions	Plain	
6.	Shape of land	Rectangular	
7.	Type of use to which it can be put	Residential purpose	
8.	Any usage restriction	Residential.	

9.	Is plot in town planning approved layout?	• Proposed Layout Plan in Gat No. 309 at Taroda (Bk), Nanded, dated Nil, issued by Village Development officer, Grampanchayat Office, Taroda (Bk.), Nanded, Corner Plot.
10.	Corner plot or intermittent plot?	Corner Plot.
11.	Road facilities	Yes.
12.	Type of road available at present	Kutchha Road.
13.	Width of road – is it below 20 ft. or more than 20 ft.	Towards South 20 ft Wide Road. Towards East More than 20 ft Wide Road.
14.	Is it a Land – Locked land?	No Land Lock.
15.	Water potentially	No.
16.	Underground sewerage system	No.
17.	Is Power supply is available in the site	No.
18.	Advantages of the site	Adjoining to Near Aditi Nagar, Backside of Shri Krishna Mangal Karayaya & Sandipani School, Near Shiv Road, Moule Taroda (Bk).
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	No.
Part – A (Valuation of land)		
1	Size of plot in M.	Towards North 18.29 m. Towards South 18.29 m. Towards East 12.19 m. Towards East 12.19 m.
2	Total extent of the plot	223.04 Sqm
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	Rs. 10,000.00 to 15,000.00 per Sqm according to facilities available.
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	Rs. 4,370.00 Per Sqm.
5	Assessed / adopted rate of valuation (Refer justification Note)	Rs. 13,000.00 per Sqm.
6	Estimated value of land	Rs. 28,99,520.00
Part – B (Valuation of Building)		
1	Technical details of the building	
a)	Type of Building (Residential / Commercial / Industrial)	Open Plot
b)	Type of construction (Load bearing / RCC / Steel Framed)	N.A.
c)	Year of construction	N.A.
d)	Number of floors and height of each floor including basement, if any	N.A.
e)	Plinth area floor-wise	N.A.
f)	Condition of the building	
	i. Exterior : Excellent, Good, Normal, Poor	N.A.
	ii. Interior : Excellent, Good, Normal, Poor	N.A.

S. No.	Particulars	(Sq.m)	(R.M.)	(Years)	(Rs.)	(Rs.)	(Rs.)	Net Value after depreciation
4.	Plumbing Installation							
	a) No. of water closets and their type				N.A.			
	b) No. of wash basins				N.A.			
	c) No. of urinals				N.A.			
	d) No. of bath tubs				N.A.			
	e) Water meters, taps etc.				N.A.			
	f) Any other fixtures				No			

Sr. No.	Description	Foundation	Basement	Superstructure	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	RCC Works	Plastering	Flooring, Skirting, dado	Special finish as marble, granite, wooden panelling, grills etc.	Roofing including weather proof course	Drainage
1.		N.A.									
2.		N.A.									
3.		N.A.									
4.		N.A.									
5.		N.A.									
6.		N.A.									
7.		N.A.									
8.		N.A.									
9.		N.A.									
10.		N.A.									
2.	Compound Wall	N.A.									
	Height	N.A.									
	Length	N.A.									
	Type of construction	N.A.									
3.	Electrical installation	N.A.									
	Type of wiring	N.A.									
	Class of fittings (superior / ordinary / poor)	N.A.									
	Number of light points	N.A.									
	Fan points	N.A.									
	Spare plug points	N.A.									
	Power point	N.A.									

Specifications of construction in respect of

g)	Date of issue and validity of layout of approved map	N.A.
h)	Approved map / plan issuing authority	
i)	Whether genuineness or authenticity of approved map / plan is verified	N.A.
j)	Any other comments by our empanelled valuers on authentic of approved plan	N.A.

Part - A	Land	Rs. 28,99,520.00
Part - B	Building	Rs. NIL
Part - C	Extra Items	Rs. NIL
Part - D	Amenities	Rs. NIL
Part - E	Miscellaneous	Rs. NIL
Part - F	Services	Rs. NIL
Total		Rs. 28,99,520.00

Total abstract of the entire property

Part - F (Services)	1. Water supply arrangements (Bore well)	NIL
	2. Drainage arrangements	NIL
	3. Compound wall, M.S. Gate	NIL
	4. C.B. deposits, fittings etc.	NIL
	5. Site Development (Pavement)	NIL
Total		NIL

Part - E (Miscellaneous)	1. Separate toilet room	NIL
	2. Separate lumber room	NIL
	3. Separate water tank / sump	NIL
	4. Trees, gardening	NIL
Total		NIL

Part - D (Amenities)	1. Wardrobes	NIL
	2. Glazed tiles	NIL
	3. Extra sinks and bath tub	NIL
	4. Marble / ceramic tiles flooring	NIL
	5. Interior decorations	NIL
	6. Architectural elevation works	NIL
	7. Paneling works	NIL
	8. Aluminum works	NIL
	9. Aluminum hand rails	NIL
	10. False ceiling	NIL
	11. Granite Kitchen Platform including kitchen sink, sink taps, ceramic tiles, Commercial ply wood shutters with laminates fascia etc.	NIL
Total		NIL

Part - C (Extra Items)	1. Portico	NIL
	2. Ornamental front door	NIL
	3. Sit out / Verandah / Parking with steel grills	NIL
	4. Overhead Water tank	NIL
	5. Staircase Head Room	NIL
Total		NIL

1.	N.A.	
Total		N.A.

Date : 06.01.2022

SBI Empanelment No.: SME/TC/2021-22/85/13
 IBBI Reg.No. IBBI/RV/07/2019/11744
 Reg. No. (N) CCIT/1-14/52/2008-09
 Chartered Engineer (India)
 Govt. Reg. Valuer
 Chairman & Managing Director
 B.E. (Civl), M.E. (Civl), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS

Sharadkumar B. Chalkikar



Think Innovate. Create.



For, Vastukala Consultants (I) Pvt. Ltd.

Any likely income it may generate: Rental Income.

Rental Income : Nil.

The salability of the property is : Normal

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, and government buildings.

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.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Industrial Building and properties mentioned above.

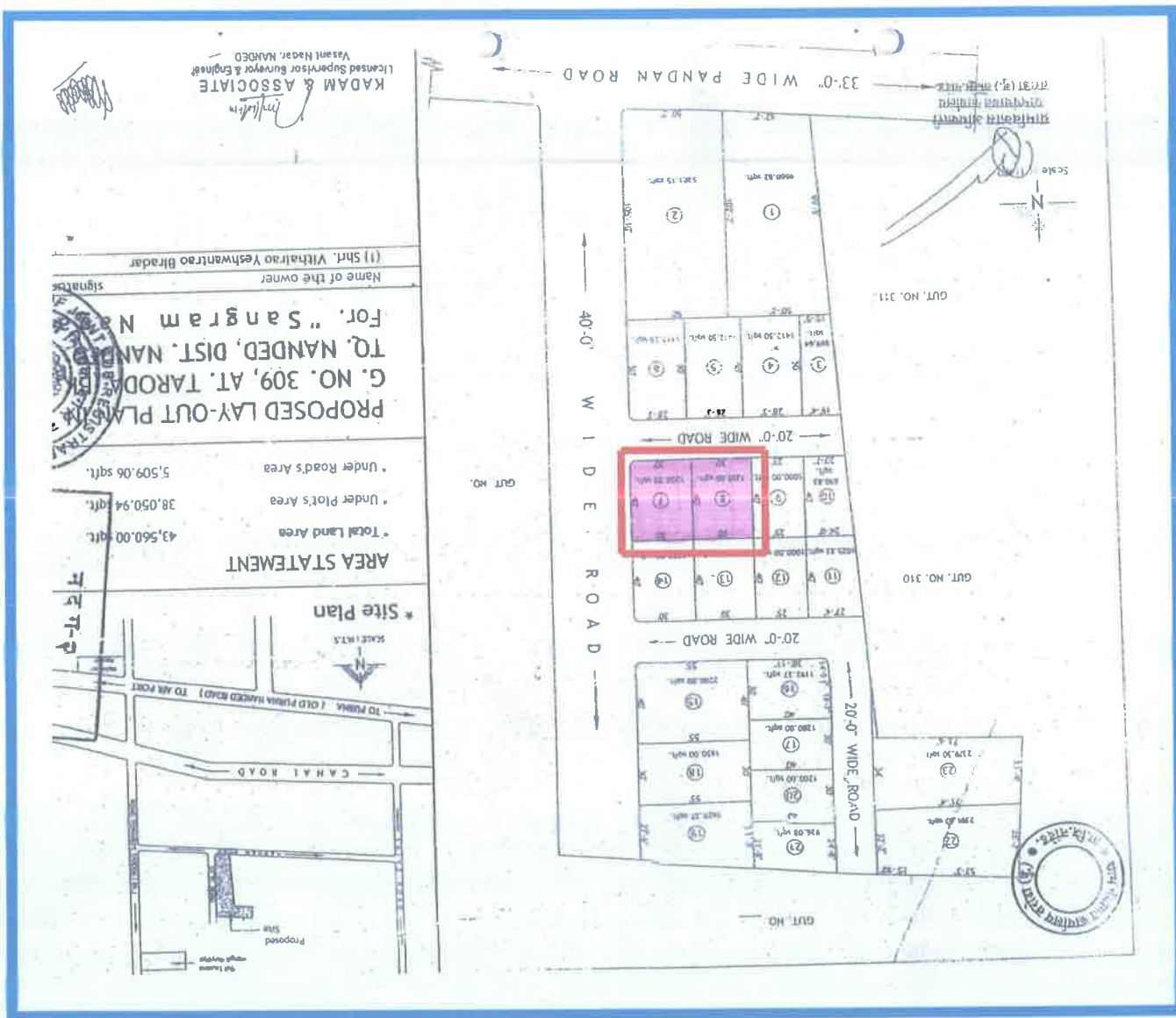
As the property is a Open Plot thereof, we have adopted Market approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of Rs. 10,000.00 to Rs. 15,000.00 per Sqm. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, upsing in real estate prices, sustained demand for Residential House / Plot, all round development of commercial and residential application in the locality etc. We estimate Rs. 13,000.00 per Sqm. for Land which is fair & reasonable.

Say	Rs. 28,99,500.00
Fair Market Value of the Property	Rs. 28,99,500.00
Realizable Value of the Property	Rs. 27,54,525.00
Distress / Forced Value of the Property	Rs. 23,19,600.00
Guideline Value As per Ready Reckoner	Rs. 9,74,684.00

Actual Site Photographs



Layout Plan



Route Map of the property

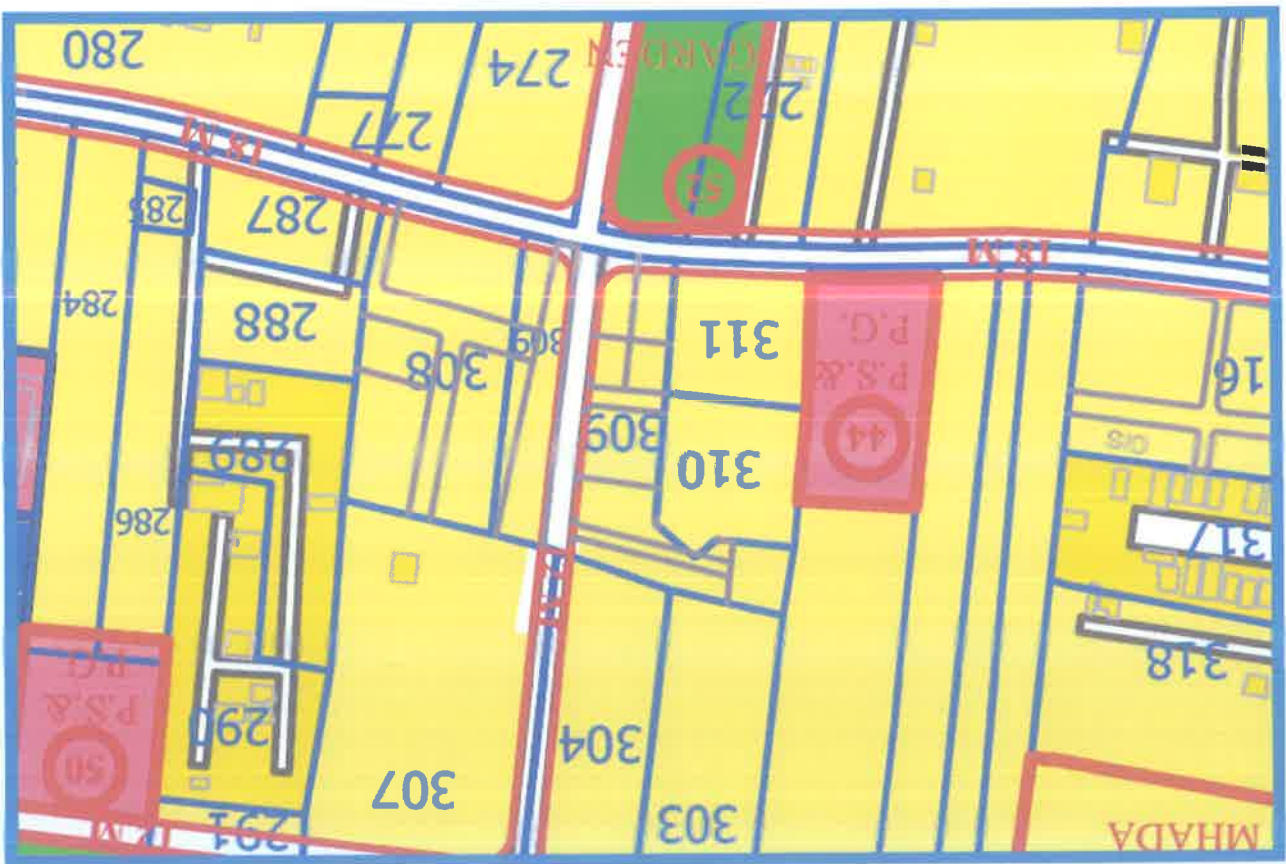


LATITUDE & LONGITUDE: 19.197149, 77.305792


Note:

- Red Pointer shows Approx. Property Location
- Blue line shows Route from Nanded Railway Station @ 5.7 Km.

Annexure A
Part Plan of D. P.



Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

राज्य व ग्रामिक विभाग, महाराष्ट्र शासन
राज्य व ग्रामिक विभाग

Home

Valuation Rates List/Manual

Feedback

Year

2021/2022

Selected District:

Selected Taluka:

Select Village:

Search By:

Language:

Annual Statement of Rates

Selected	वर्ष/Year	एक हेक्टर	एक सेंटर	एक गज	एक सेंटर	एक गज	एक सेंटर	एक गज	एक सेंटर	एक गज
Survey No	16 222-राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य
Survey No	16 223-राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य
Survey No	16 224-राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य
Survey No	16 225-राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य
Survey No	16 226-राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य
Survey No	16 227-राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य	राज्य

Survey Number

150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400
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Sale Instances

<p>611188 25-12-2021 Note:-Generated Through eSearch Module for original report please contact concern SRO office. Regn:83m ದಂತೆ ನೋಟೀಸ್ : 611/2021 ದರಖಾಸ್ತದ ದಿನಾಂಕ : 19/01/2021</p>	<p>ಸ್ಥಳೀಯ ಸರ್ಕಾರದ ಅಧಿಕಾರದಡಿ ನೋಟೀಸ್ : 611/2021 ದಂತೆ ನೋಟೀಸ್ : 611/2021</p>	<p>1) ವಿವರಣೆ ಪ್ರಕಾರ 800000 800000</p>	<p>(3) ಬಾಡಿಗೆದಾರರ (ಅಥವಾ ಪಡೆದವರ) ಬಾಡಿಗೆದಾರರ ಆಕರಗಳಿಗೆ ದೇನೆ ಕೆಲ ಪಡೆದವರ (ನೋಟೀಸ್)</p>	<p>(4) ಮೇಲ್ಕಂಡ ವಿವರಣೆಗಳಲ್ಲಿ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ) 18.59 ಮೀ ಅಥವಾ ಅದಕ್ಕಿಂತ ಹೆಚ್ಚಿನ ಮೇಲ್ಮೈ ವಿಸ್ತೀರ್ಣವನ್ನು ಹೊಂದಿರುವ ಭೂಮಿಗಳಿಗೆ (GAT NUMBER : 309 ; Plot Number : 03 ;) 168.68 ಚ.ಮೀ.</p>	<p>(5) ಕೆಲಸದ 168.68 ಚ.ಮೀ.</p>	<p>(6) ಆಕರಗಳಿಗೆ ವಿವರಣೆ ನೀಡಿದ ದೇಶ.</p>	<p>(7) ದಂತೆ ನೋಟೀಸ್ ಕಡತ ದೇಖಿಸಿ/ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆಗಳಿಗೆ ನೋಟೀಸ್ ನೀಡಿದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ) 1) ನಾವು-ಬಾಡಿಗೆದಾರರ ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ) 2) ನಾವು-ಕೆಲಸದ ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ) 3) ನಾವು-ಬಾಡಿಗೆದಾರರ ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ) 4) ನಾವು-ಬಾಡಿಗೆದಾರರ ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ) 5) ನಾವು-ಬಾಡಿಗೆದಾರರ ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ) 6) ನಾವು-ಬಾಡಿಗೆದಾರರ ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ)</p>	<p>(8) ದಂತೆ ನೋಟೀಸ್ ಕಡತ ದೇಖಿಸಿ/ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆಗಳಿಗೆ ನೋಟೀಸ್ ನೀಡಿದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ) 1) ನಾವು-ಬಾಡಿಗೆದಾರರ ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ) 2) ನಾವು-ಕೆಲಸದ ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ) 3) ನಾವು-ಬಾಡಿಗೆದಾರರ ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ) 4) ನಾವು-ಬಾಡಿಗೆದಾರರ ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ) 5) ನಾವು-ಬಾಡಿಗೆದಾರರ ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ)</p>	<p>(9) ದಂತೆ ನೋಟೀಸ್ ಕಡತ ದೇಖಿಸಿ/ನೋಟೀಸ್ ಕಡತದ ವಿವರಣೆಗಳಿಗೆ ನೋಟೀಸ್ ನೀಡಿದ ವಿವರಣೆ (ಅಥವಾ ಅನುಬಂಧ) 19/01/2021</p>
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25-12-2021
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Regn:63m

सूची क्र.2

दस्तावेज निबंधक : सह दू. ति. नां. 2
दस्तावेज क्रमांक : 506/2021
नोदणी :

गावाचे नाव : तरोडा बुद्रुक

(1) विविध प्रकार	विक्रीपत्र	825000	825000
(2) मोबादना		825000	
(3) बालारामवार(आडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देणे की पट्टेदार ते नमूद करावे)		825000	
(4) भू-सापण,पॉटिस्टा व धरकमाक(असल्यास)	1) पालिकेचे नाव:नांदेड-वाघाळा म.न.पा.इतर वर्षान ; इतर माहिती: मी तरोडा बुद्रुक शेत गट नं.06 आहे ज्याची लॉबी पृ. उत्तरेकडून 19.60 मी आहे व दक्षिणेकडून 19.29 मी आहे व रुंदी ६.३, 9.14 मी आहे ज्याचे एकूण क्षेत्र 177.88 चौ.मी आहे ((GAT NUMBER : 309 ; Plot Number : 06 ;)	177.88 चौ.मी.ट्टर	
(6)आकारणी किंवा जुडी देण्यात असेल	तेव्हा.		
(7) दस्तऐवज कसून देणा-या/लिहून देवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालय/या कुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुधीकांत गोपीनाथ बडवार -- वय:-94 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रीड नं: आंकूळ नगर नांदेड, मंगरपूर, नांदेड. पिन कोड:-431605 पॅन नं:- 2): नाव:-सुवर्णलता बालाजी उत्तरेवार -- वय:-48 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रीड नं: वसंत नगर नांदेड, मंगरपूर, नांदेड. पिन कोड:-431605 पॅन नं:- 3): नाव:-शिवाजी अंतर्गत कोटलवार -- वय:-40 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रीड नं: नांदेड, मंगरपूर, नांदेड. पिन कोड:-431605 पॅन नं:- 4): नाव:-सायना किरण विद्यावार -- वय:-53 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रीड नं: शिवाजी नगर नांदेड, मंगरपूर, नांदेड. पिन कोड:-431605 पॅन नं:- 5): नाव:-किरण नारायण विद्यावार -- वय:-59 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रीड नं: शिवाजी नगर नांदेड, मंगरपूर, नांदेड. पिन कोड:-431605 पॅन नं:-		
(8)दस्तऐवज कसून देणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालय/या कुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गोपीश गोपीनाथ सोनटकर -- वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रीड नं: शिवाजी नगर नांदेड, मंगरपूर, नांदेड. पिन कोड:-431605 पॅन नं:- 2): नाव:-कल्पना गोपीश सोनटकर -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रीड नं: शिवाजी नगर नांदेड, मंगरपूर, नांदेड. पिन कोड:-431605 पॅन नं:-		
(9) दस्तऐवज कसून दिव्याया दिनांक	18/01/2021		
(10)दस्ता नोंदणी केल्याचा दिनांक	19/01/2021		
(11)अनुक्रमीक,खंड व पृष्ठ	506/2021		

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 25-12-2021
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 Regn:63m
 नोंदणी :
 दस्त क्रमांक : 984/2021
 दुसरा निवेदन : दु.नि. नोंद 1

सूची क्र.2

गावाचे नाव : तरोडा बुद्रुक

(1) विवेकाचा प्रकार	विक्रीपत्र
(2) मालकी	848000
(3) बाजारभावाचा/आहेपरतयाच्या कारणातपट्टाकार आकरणी देणे की परतदार ते नमूद करावे	848000
(4) भू-आपण,पॉटिस्टिसा व धरणी/असल्यास	1) पालिकेचे नाव:नांदेड-बायाळा म.न.पा.इतर वर्णन : इतर माहिती: मी तरोडा बु वेशील शेत गट नं.309 पैकी तेंआजत मधील एक प्लॉट नं.11 आहे जो अर्थिक झालेला आहे ज्याची एकूण लांबी 21.34 मी व दक्षिणेकडून 21.03 मी व रुंदी 8.53 मी व पश्चिमेकडून 10.05 मी ज्याचे एकूण क्षेत्र 193.91 चौ मी आहे ((GAT NUMBER : 309 ;))
(5) क्षेत्रफळ	0.0193 हेक्टर . आर
(6)आकरणी किंवा जुडी देण्यात असेल तेदरा.	
(7) दस्तऐवज कस देणा-या/निर्णय करणाराचे नाव किंवा दिवाणी न्यायालययाचा गुकमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सदानंद सुदकांत पालीमकर वय:-36 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- उमरा ता लोहा जि नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431602 पंन नं:-
(8)दस्तऐवज कस देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालययाचा गुकमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मादती किशनराव शेखाने वय:-56 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- बाणी ता जि नांदेड, महाराष्ट्र, NANDDED. पिन कोड:-431602 पंन नं:-
(9) दस्तऐवज कस दिव्याचा दिनांक	29/01/2021
(10)दस्त नोंदणी केल्याचा दिनांक	29/01/2021
(11)अंमलनामा,खत व पट्टे	984/2021
(12)बाजारभावाचा/मूदतक शुल्क	33920
(13)बाजारभावाचा/मूदतक शुल्क	8480
(14)शेत	
मूल्यांकनासाठी विचारत घेतलेला तपशील:-	

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached

Countersigned
(BRANCH MANAGER)

Think, Innovate, Create
(Name & Designation of the Inspecting Official/s)
Signature

Date

only.

₹ (Rupees)

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

SBI Empanelment No.: SMT/CC/2021-22/85/13
IBBI Reg.No. IBBI/RV/07/2019/11744
Reg. No. (N) CCIT/1-14/52/2008-09
Chartered Engineer (India)
Govt. Reg. Valuer
Chairman & Managing Director

Sharadkumar B. Chalkwar
B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS

For, Vastukala Consultants (I) Pvt. Ltd.

Date : 06.01.2022

Place : Nanded



Lakh Fifty Four Thousand Five Hundred Twenty Five Only).

As a result of my appraisal and analysis, it is my considered opinion that the Realizable Value of the above property in the prevailing condition with aforesaid specification is Rs. 27,54,525.00 (Rupees Twenty Seven

**DECLARATION-CUM-UNDERTAKING
(Annexure - IV)**

I, Sharadkumar 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 06.01.2022 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. If my authorized representative have personally inspected the property on 25.12.2021. 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 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
- 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 My PAN Card number as applicable is AEAPC0117Q
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. 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)

Sr No.	Particulars	Valuer Comment
1.	background information of the asset being valued;	The subject property under consideration is acquired by Sale Deed No. 6048/2012, dated 16.07.2021, registered at Sub-Registrar, Nanded between Sow. Sneha W/o Krushna Uttarwar. from Mr. Vitthalrao W/o Yashwantrao Bhiradar.
2.	purpose of valuation and appointing authority	As per the request from bank to assess the value of the property.
3.	identity of the valuer and any other experts involved in the valuation;	Regd. Valuer Sharadkumar B. Chalkwar Regd. Valuer Manoj B. Chalkwar Regd. Valuer Umang Patel Operation Head Mrs. Sangita Baset Site Engineer Mr. Akash Pardeshi Site Engineer Mr. Md. Shareq Salim Md. Jilani Pasha Site Engineer
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; Think, Innovate	Date of Appointment 24.12.2021 Valuation Date 25.12.2021 Date of Report 06.01.2022
6.	inspections and/or investigations undertaken;	Physical Inspection done on 25.12.2021
7.	nature and sources of the information used or relied upon;	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;	Sales Comparative Method.
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it

z. Further, I hereby provide the following information.

y. LLMS / LOS) only.

x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. valuation report.

w. I am Chairman & Managing Director of the company, who is competent to sign this

v. My CIBIL Score and credit worthiness is as per Bank's guidelines.

u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)

I am registered under Section 34 AB of the Wealth Tax Act, 1957.

think.innovate.Create SBI Emparelment No.: SMTCC/2021/2285/19


IBBI Reg.No. IBB/RV/07/2019/1744
Reg. No. (N) CCIT/1-14/52/2008-09

Chartered Engineer (India)

Govt. Reg. Valuer

Chairman & Managing Director

Shradhkumar B. Chalkwar
B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS



For, Vastukala Consultants (I) Pvt. Ltd.



Date: 06.01.2022
Place: Nanded.

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
10.	major factors that were taken into account during the valuation;	residential application in the locality and Plots, all round development of commercial and real estate prices, sustained demand for Residential position, Residential Plot size, location, upswing in current market conditions, demand and supply
		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.



ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. 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.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

For, Vastukala Consultants (I) Pvt. Ltd.

Sharadkumar B. Chalikwar

B.E. (Civl), M.E. (Civl), M.Sc. (P&M Valuation), FIE (I), FIV, FWRS
Chairman & Managing Director
Govt. Reg. Valuer

Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/5/2/2008-09

IBBI Reg.No. IBBI/RV/07/2019/1744

SBI Empalement No.: SME/TC/2021-22/85/13

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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.
13. 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

Independence and Disclosure of Interest

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 have a separate arrangement with other valuers.
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 of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
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 techniques.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

Professional Competence and Due Care

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

Integrity and Fairness

MODEL CODE OF CONDUCT FOR VALUERS

(Annexure - V)

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.
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.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, 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 course of performing 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 regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
- Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined 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, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

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. (R)

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

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time.

For, Vastukala Consultants (I) Pvt. Ltd.



Sharadkumar B. Chalkwar
B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS
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Rs. 27,54,525.00 (Rupees Twenty Seven Lakh Fifty Four Thousand Five Hundred Twenty Five Only).

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 Realizable value for this particular purpose at

VALUATION OF THE PROPERTY PREMISES

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

DECLARATION OF PROFESSIONAL FEES CHARGED

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

Fundamental assumptions and conditions presumed in this definition are:

"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".

The term Fair Market Value is defined as

This exercise is to assess Realizable Value of the property under reference as on 25th December, 2021.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE