

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of the Owner:

Sow. Shakuntalabai Raosaheb Kawale

Residential Land & Building Bering on Plot No. 120, Municipal Property No. 1-18-990 (Old 1-9-632/1), Pin No. 4020109427 in Survey No. 29/A, CTS No. 10248, Vasant Nagar Sahakari Bhadekaru Malki Grahanirman Saunstha Maryadit, Vasant Nagar, Village - Asadullabad, Tal & Dist. Nanded, PIN – 431 601, Maharashtra, India.

Longitude Latitude: 19.170713, 77.316710

Intended User:

State Bank of India

R B O Region 1 Nanded Branch

SBI Building, Industrial Area, Shivaji Nagar Main Road,
Nanded – 431602, State – Maharashtra, India

Nanded: 28, S.G.G.S Stadium Complex, Nanded – 431 602, (M.S), INDIA
Email: nanded@vastukala.co.in | Tel: +91 2462 244288 +91 94221 71100

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B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report For/SBI/ R B O Region 1 Nanded Branch / Sow. Shakuntalabai Raosaheb Kawale (012751/2309450)

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VASTU/SBI/ Nanded/12/2024/012751/2309450
07/13-148-BHAS
Date: 07.12.2024

VALUER'S OPINION REPORT

This is to certify that the property bearing Residential Land & Building Bering on Plot No. 120, Municipal Property No. 1-18-990 (Old 1-9-632/1), Pin No. 4020109427 in Survey No. 29/A, CTS No. 10248, Vasant Nagar Sahakari Bhadekaru Malki Grahanirman Sauntha Maryadit, Vasant Nagar, Village - Asadullabad, Tal & Dist. Nanded, PIN – 431 601, Maharashtra, India belongs to **Sow. Shakuntalabai Raosaheb Kawale.**

North	Om shanti Road
South	Plot No. 144
East	Plot No. 121
West	Road

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 banking purpose is as under:

Fair Market Value of the Property	Rs. 3,11,15,000.00
Realizable Value	Rs. 2,95,59,000.00
Forced/ Distress Sale value.	Rs. 2,48,92,000.00
Guideline Value of the Property	Rs. 13,05,590.00

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.**



Sharadkumar B. Chalikwar

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.: SME/TCC/38/37
Date: 07.12.2024
Place: Nanded

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

I. General		
1.	a) Purpose for which the valuation is made	To assess fair market value of the property
	b) Authorization letter of Bank	Telephonic discussion Mr. Kiran Chandorkar, Officer, State Bank of India, RBO Region 1 Nanded Branch, dated 18.10.2024
2.	a) Date of inspection	19.10.2024
	b) Date of Report	03.12.2024
	c) Date on which the valuation is made	03.12.2024
	d) Person presents at the time of Inspection	Sow. Shakuntalabai Raosaheb Kawale
3.	List of documents produced for perusal	
	1. Photo Copy of Allotment Certificate No. 276 dated 12.08.1991 issued by Vasant Nagar Sahakari Bhadekaru Malki Grahaniirman Saunsta Maryadit.	
	2. Photo Copy of Commencement Certificate No 225 dated 06.12.1991 in the name of Shakuntalabai Raosaheb Kawale issued by Nanded Municipal Council.	
	3. Photo Copy of Approved Plan No. 225 dated 06.12.1991 in the name of issued by Nanded Municipal Council	
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. Shakuntalabai Raosaheb Kawale Sole Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	Freehold Property. Residential Land & Building Bering on Plot No. 120, Municipal Property No. 1-18-990 (Old 1-9-632/1), Pin No. 4020109427 in Survey No. 29/A, CTS No. 10248, Vasant Nagar Sahakari Bhadekaru Malki Grahaniirman Saunsta Maryadit, Vasant Nagar, Village - Asadullabad, Tal & Dist. Nanded, PIN – 431 601, Maharashtra, India.
6.	Location of property	
	a) Plot No. / Survey No.	Plot No. 120, Survey No. 29/A
	b) Door No.	Pin No. 4020109427
	c) T.S. No. / Village	CTS No. 10248, Village - Asadullabad
	d) Ward / Taluka	Nanded
	e) Mandal / District	Nanded
7.	Postal address of the property	Residential Land & Building Bering on Plot No. 120, Municipal Property No. 1-18-990 (Old 1-9-632/1), Pin No. 4020109427 in Survey No. 29/A, CTS No. 10248, Vasant Nagar Sahakari Bhadekaru Malki Grahaniirman Saunsta Maryadit, Vasant Nagar, Village - Asadullabad, Tal & Dist. Nanded, PIN – 431 601, Maharashtra, India.
8.	City / Town	Nanded.
	Residential area	Yes.

	Commercial area	No
	Industrial area	No.
9.	Classification of the area	
	i) High / Middle / Poor	High Class
	ii) Urban / Semi Urban / Rural	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	Nanded Waghala City Municipal Corporation, Nanded.
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	As Per Deed
	North	Om shanti Road
	South	Plot No. 144
	East	Plot No. 121
	West	Road
14	Dimensions of the site in meter	As Per Approved Plan
	North	24.39 M
	South	24.39 M
	East	13.71 M
	West	13.71 M
14.1	Extent of the site in Sqm	Plot area = 334.57 Sqm. i.e 3,600.00 Sq. Ft. (Area as per approved plan) Built up area = 100.43 Sqm. (Area as per approved plan)
14.2	Latitude, Longitude & Co-ordinates	19.170713, 77.316710
15.	Extent of the site considered for Valuation (least of 14.1 A & 14.1 C)	Plot area = 334.57 Sqm. i.e 3,600.00 Sq. Ft. (Area as per approved plan) Built up area = 100.43 Sqm. (Area as per approved plan)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Owner Occupied
II	CHARACTERISTICS OF THE SITE	
1.	Classification of locality	Middle Class
2.	Development of surrounding areas	Residential
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	Levelled
6.	Shape of land	Rectangular
7.	Type of use to which it can be put	Residential
8.	Any usage restriction	No.
9.	Is plot in town planning approved layout?	Photo Copy of Approved Plan No. 225 dated 06.12.1991 in the name of issued by Nanded Municipal Council
10.	Corner plot or intermittent plot?	Corner Plot

11.	Road facilities	Yes, Available.
12.	Type of road available at present	Cement Concrete Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	More than 30 ft Wide Road.
14.	Is it a Land – Locked land?	No.
15.	Water potentiality	Borewell with Submersible Pump.
16.	Underground sewerage system	Self-developed Drainage line.
17.	Is Power supply being available in the site	Yes, Available.
18.	Advantages of the site	Located in Developed area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	No threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.
Part – A (Valuation of land)		
1	Size of plot	Plot area = 334.57 Sqm. (Area as per approved plan)
2	Total extent of the plot	Plot area = 334.57 Sqm. (Area as per approved plan)
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	As per the local enquiries the land rates in the vicinity are ranging from per Rs. 70,000.00 to 90,000.00 Sqm. Details of recent transactions/online listings/ Ready Reckoner Rates are attached with the report.
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	Rs. 2,453.00 per Sqm.
5	Assessed / adopted rate of valuation	Rs. 88,500.00 per Sqm.
6	Estimated value of land	Rs. 2,96,18,160.00
Part – B (Valuation of Building)		
1	Technical details of the building	
a)	Type of Building (Residential / Commercial / Industrial)	Residential.
b)	Type of construction (Load bearing / RCC / Steel Framed)	R.C.C. Framed structure.
c)	Year of construction	1991 Appox
	Age of the Building	33 Years.
	Future Life of the Building	27 Years.
d)	Number of floors and height of each floor including basement, if any	3.30 m.
e)	Plinth area floor-wise	
	Sr. No.	Particulars
		B/up area in Sqm.
		As per Sanctioned Plan under Hardship Scheme
		As per Sale Deed
	1.	Ground Floor
		100.43
		1,081.02
	Total	100.43 Sqm.
		100.43 Sqm.
	Built up Area As Per Sanctioned Plan under Hardship Scheme Considered for Valuation: 100.43 Sqm.	
f)	Condition of the building	
	i. Exterior: Excellent, Good, Normal, Poor	Good.
	ii. Interior: Excellent, Good, Normal, Poor	Good.
g)	Date of issue and validity of layout of approved map.	Copy of Approved Plan No. 225 dated 06.12.1991 in the name of issued by Nanded Municipal Council has been verified.
h)	Approved map / plan issuing authority	

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

Specifications of construction in respect of

Sr. No.	Description	Ground floor + First Floor
1.	Foundation	RCC Footing.
2.	Basement	11nd class B. B. Masonry.
3.	Superstructure	11nd class B. B. Masonry.
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	Teak Wood Flush Doors and Aluminium Sliding Windows with Granite frame.
5.	RCC Works	RCC Footing, Column, Beam, Lintel, slab etc.
6.	Plastering	Cement plaster.
7.	Flooring, Skirting, dado	Vetrified Tiles, Granite in Trades & Risers.
8.	Special finish as marble, granite, wooden paneling, grills etc.	M.S. Grills, S.S. Hand Railing, P.O.P., Granite Trades & Risers etc.
9.	Roofing including weather proof course	R.C.C. Slab with Water Proofing.
10.	Drainage	Connected to Drainage line.
2.	Compound Wall	Yes.
	Type of Construction	RCC Column, Beam, 11 B.B. Masonry, Plastering etc.
3.	Electrical installation	
	Type of wiring	Concealed wiring.
	Class of fittings (superior / ordinary / poor)	Superior.
	Number of light points	Provided as per requirement
	Fan points	Provided as per requirement
	Spare plug points	Provided as per requirement
	Any Other item	No.

4.	Plumbing installation	
	a) No. of water closets and their type	
	b) No. of wash basins	
	c) No. of urinals	
	d) No. of bath tubs	
	e) Water meters, taps etc.	Taps provided as per requirement.
	f) Any other fixtures	No.

S. No	Particulars of item	Plinth Area	Roof height	Age of building	Estimated replacement rate of construction	Replacement cost	Depreciation 15.00%	Net Value after depreciation
		(Sq.m)	(R.M.)	(Years)	(Rs.)	(Rs.)	(Rs.)	(Rs.)
1	Ground Floor	100.43	3.30	32	25,000.00	25,10,750.00	12,05,160.00	13,05,590.00

4	Total	13,05,590.00
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Part – C (Extra Items)		Amount in Rs.
1.	Portico	Rs. 1,00,000.00
2.	Ornamental front door	
3.	Sit out / Verandah / Parking with steel grills	
4.	Overhead Water tank	
5.	Underground Storage Tank	
6.	Solar Water Heater:	
	Total	Rs. 1,00,000.00

Part – D (Amenities)		Amount in Rs.
1.	Wardrobes	
2.	Glazed tiles/ vitrified Tiles/ Ceramic Tiles/Granite	
3.	Bathroom / Toilet Accessories (Including Tiles, fittings, Sanitary wave, Partitions etc.)	
4.	Interior decorations	
	Hall, Dining, Kitchen, Puja Bedrooms	Rs. 1,00,000.00
5.	Interior decorations	
6.	Architectural elevation works	
7.	Air Conditioners	
8.	Security Systems	
9.	S.S. Railing. Granite for Trades & Risers.	
	Total	Rs. 1,00,000.00

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

Part – F (Services)		Amount in Rs.
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.	External Development (Tiles Garden, Gate etc)	NIL
	Total	NIL

Total abstract of the entire property

Part – A	Land	Rs. 2,96,09,445.00
Part – B	Building	Rs. 13,05,590.00



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Part – C	Interiors & Decorators	Rs. 1,00,000.00
Part - D	Land Development	Rs. 1,00,000.00
Part – E	Miscellaneous	
Part – F	Services	
	Total	Rs. 3,11,15,035.00
	Say	Rs. 3,11,15,000.00
	Fair Market Value of the Property	Rs. 3,11,15,000.00
	Realizable Value	Rs. 2,95,59,000.00
	Forced/ Distress Sale value.	Rs. 2,48,92,000.00
	Guideline Value As per Ready Reckoner	Rs. 13,05,590.00

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 residential Building thereof, we have adopted Cost approach /Land And Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of Rs. 70,000.00 to Rs. 90,000.00 per Sqm. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, upswing 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. 88,500.00** per Sqm. for Land.

The salability of the property is: Normal

Rental Income: Nil

Any likely income it may generate: No

For, **Vastukala Consultants (I) Pvt. Ltd.**

Sharadkumar B. Chalikwar

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.: SME/TCC/38/37



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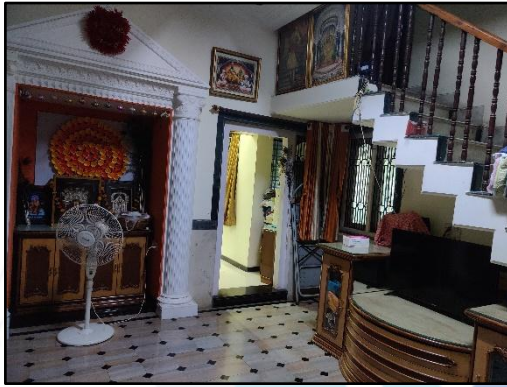
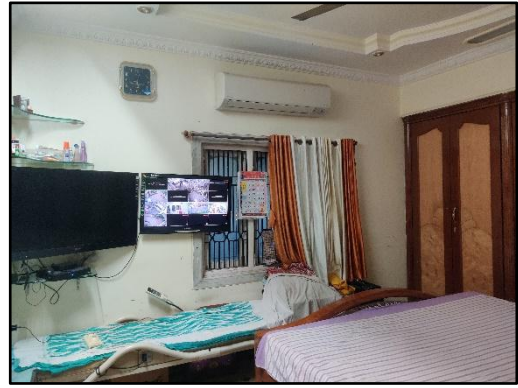
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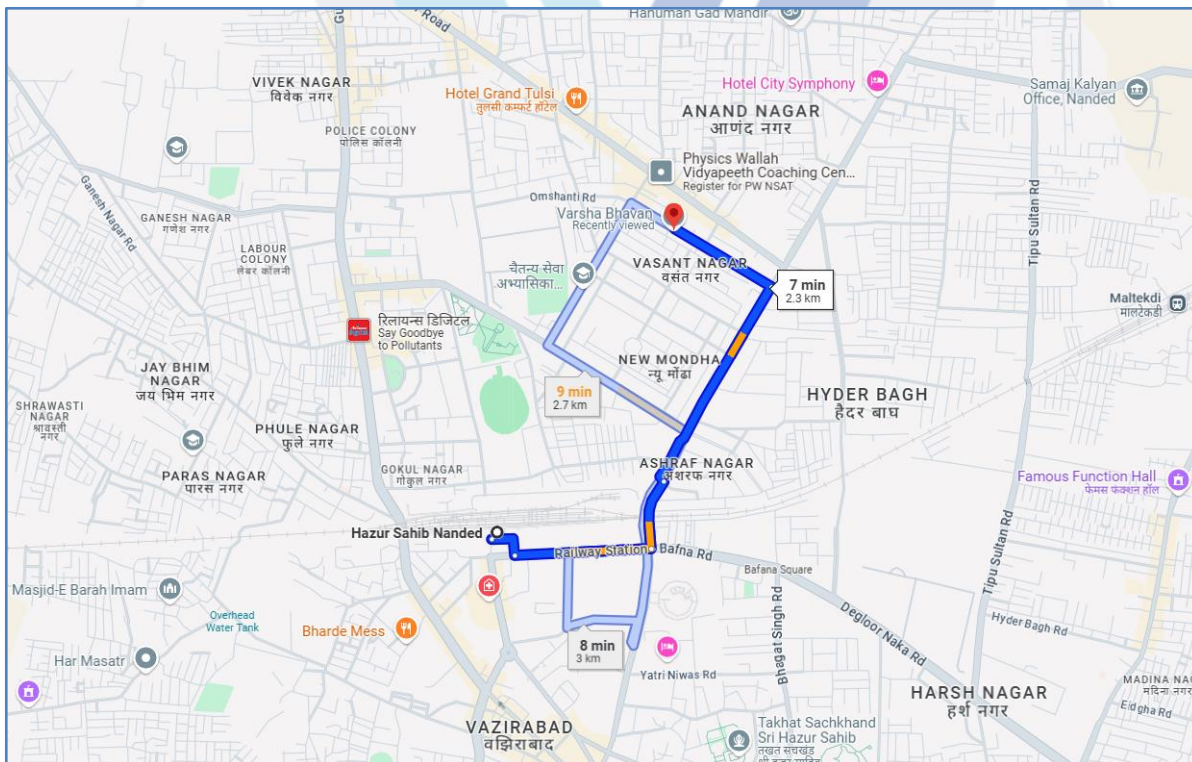
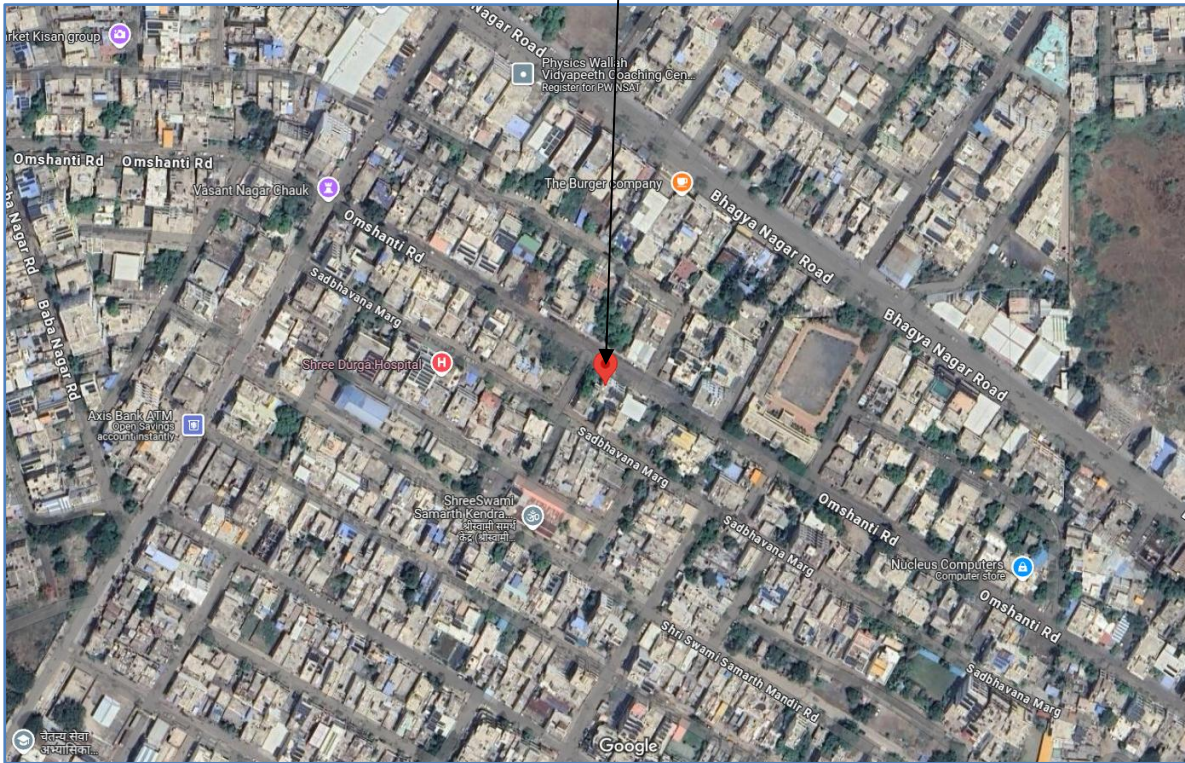
Actual Site Photographs



Actual Site Photographs



Route Map of the property



LATITUDE & LONGITUDE: 19.170713, 77.316710

Note:

- Red Pointer shows Approx. Property Location.
- Blue line shows Route from Nanded Railway Station @ 2.3 KM.



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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3.105-आनंदनगर ते गांधीनगरच्या दक्षिणे हद्दीलगतच्या रस्ता (जुना पुर्णा रोड)	26400	43000	49450 77000	0	चौ. मीटर	सर्वेक्षण नंबर



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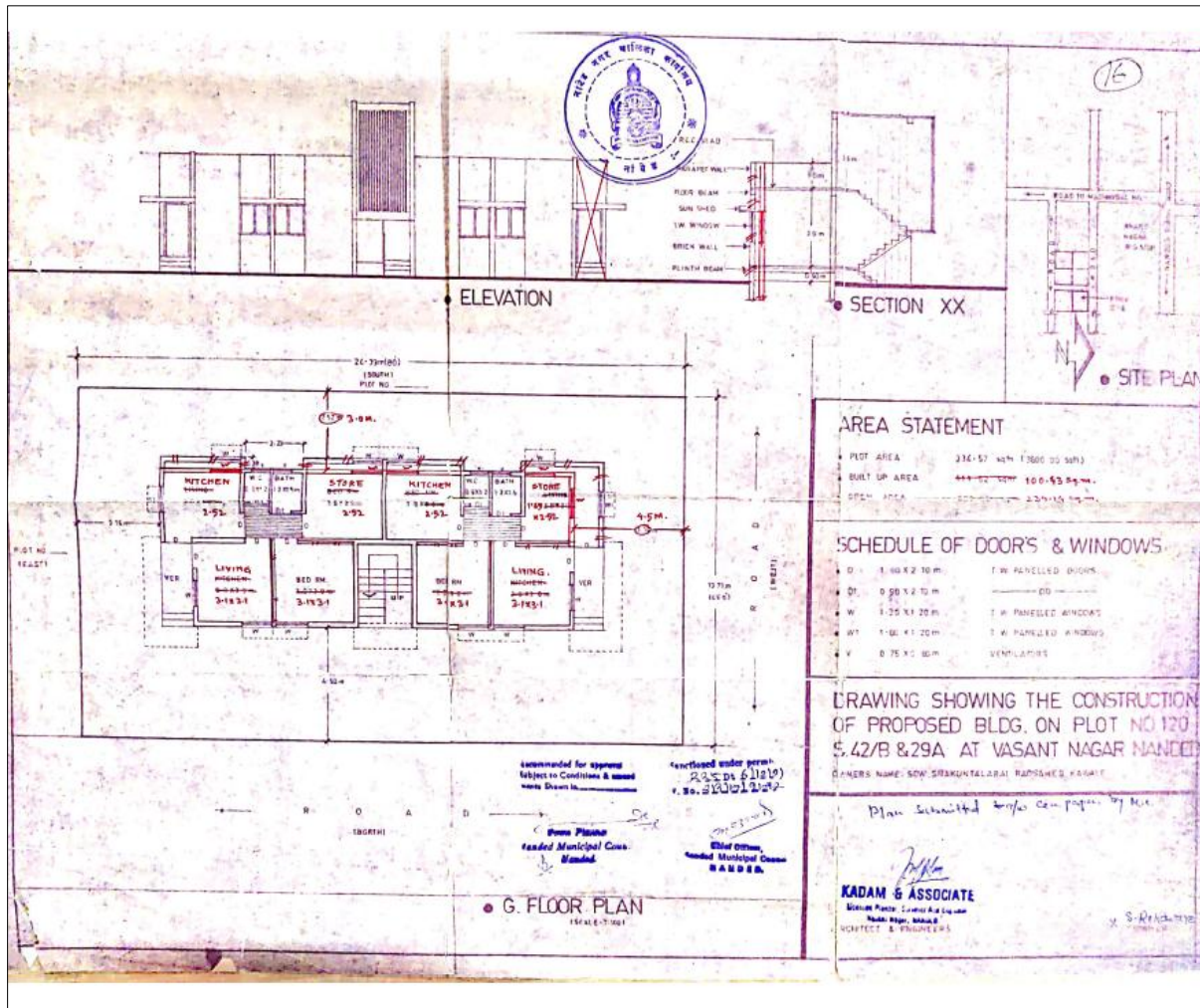
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Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 4120 MH2010 PTC201889

Approved Plan



As a result of my appraisal and analysis, it is my considered opinion that Fair Market Value of the above property in the prevailing condition with aforesaid specifications is as under:

Fair Market Value of the Property	Rs. 3,11,15,000.00
Realizable Value	Rs. 2,95,59,000.00
Forced/ Distress Sale value.	Rs. 2,48,92,000.00
Guideline Value As per Ready Reckoner	Rs. 13,05,590.00

Place: Nanded

Date: 07.12.2024

For, **Vastukala Consultants (I) Pvt. Ltd.**



Sharadkumar B. Chalikwar

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.: SME/TCC/38/37

Date: 07.12.2024

Place: Nanded

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

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached



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(Annexure – I)**DECLARATION-CUM-UNDERTAKING**

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 07.12.2024 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 have personally inspected the property on 19.10.2024. 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
- o. My PAN Card number as applicable is AEAPC0117Q.
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer



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- 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 Chairman & Managing 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 property under consideration is owned by Sow. Shakuntalabai Raosaheb Kawale
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;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Umang Patel – Regd. Valuer Mr. Md. Shareq Salim Md. Jilani Pasha – Technical Assistant Bhavika Chavan – Technical Officer Shyam Kajvilkar – 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 – 19.10.2024 Valuation Date – 07.12.2024

		Date of Report – 07.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 19.10.2024
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;	Sales Comparison Method
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, Residential Plot size, location, upswing in real estate prices, sustained demand for Residential Plots, all round development of commercial and residential 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

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

(Annexure – II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall 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 care and exercise independent professional judgment.
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.
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.
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.
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.

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.
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 and



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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 authorized by the authority, the registered valuer's organization 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 organization 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



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



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **07th December 2024**.
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 knowledgeable and for self-interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

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.

UNDER LYING ASSUMPTIONS

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.

DECLARATION OF PROFESIONAL FEES CHARGED

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.

VALUATION OF THE PROPERTY PREMISES

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 Fair Market Value for this particular purpose at

Fair Market Value of the Property	Rs. 3,11,15,000.00
Realizable Value	Rs. 2,95,59,000.00
Forced/ Distress Sale value.	Rs. 2,48,92,000.00
Guideline Value of the Property	Rs. 13,05,590.00

For, **Vastukala Consultants (I) Pvt. Ltd.**

Sharadkumar B. Chalikwar

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.: SME/STCC/39/07



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