



Purpose of the Valuation	To Assess the Present Market value & Govt. guide line Value of the Mentioned Property –For Collateral Security
Name of the Persons deriving benefits from the mentioned property by legal Rights	Shakuntalabai Raosaheb Kawale
Details of the Property Considered for Valuation Purpose	Land Admeasuring About 334.57 Sq. Mt together with Residential building construction on plot no. 120, Municipal Property no. 1-18-990 (Old 1-9-632/1), Pin no. 4020109427 in S. no. 29/A, CTS no. 10248 of Asadullabad at Vasant Nagar Sahakari Bhadekaru Malki Grah Nirman Sanstha, Near Swami Samarth Temple, Mouje Asadullabad, Nanded Tal & Dist. Nanded. State- Maharashtra.
Latitude & Longitude of the property	19.170640,77.316745
<p>Present Market value of the Mentioned property is Rs. 3,16,80,000/- Realisable value of the Mentioned property is Rs. 3,00,00,000/- Distress value of the Mentioned property is Rs. 2,37,60,000/- Govt. Guideline value of the Mentioned property is Rs. 1,15,31,000/- As on 13/11/2024</p>	



	A	B	C	D	E	F	G	H	I	J	K
1	Value comparison										
2	Details		Govt. Guideline Rate				Market value				
3			Area	Rate	Value		Area	Rate	Value		
4			In Sq.Mt	Rs. /Sq.Mt	In Rs.		In Sq.Mt	Rs. /Sq.Mt	In Rs.		
5											
6	Land / Plot		334.57	12600	4215582		334.57	85,700	28672649		
7											
8			Construction	Rate	Depreciation	Cost	Construction	Rate	Depreciation	Cost	
9			Area in Sq.Mt	in Sq.Mt		in Rs.	Area in Sq.Mt	in Sq.Mt		in Rs.	
10			(As per				(As per				
11			Observation)				sanction plan)				
12	Building										
13											
14	Ground floor		160	21780	0.7	2439360	100.43	25000	0.7	1757525	
15											
16	first floor		160	21780	0.7	2439360					
17											
18	Second floor		160	21780	0.7	2439360					
19	Cost of building					7318080				1757525	
20	cost of other items									1,250,000	
21	Value of										
22	of the property					11533662				31680174	
23	In Rs.					Say Rs 1, 15,31,000/-				Say Rs. 3,16,80,000/-	
24	(Land + Building)										
25											
26											
27	Place : Nanded										
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Posted on: Nov 05, 24 Property ID: 51596829

₹3.87 Cr ₹6200/sqft EMI - ₹1.75L | Can I afford it?

Plot For Sale in maganpura, Nanded [View on map](#)



South

Plot Area: 6250 sqft - Any Construction Done: No Boundary Wall: No

Type Of Ownership: Freehold Transaction Type: Resale

Contact Owner Get Phone No.

Contact Owner

Krishna Rajendraj Shukla +91-70XXXXXXX

Get Phone No.

S.no. 29 , Asadullabad Maganpura (proximity to vasant nagar) quoted rate Rs. 67000 per sq.mt

More Details

Price: ₹3.87 Cr
Booking Amount: ₹50.0 Lac
Address: new mondha nanded, Nanded, Maharashtra
Landmarks: opposite shankar nagari bank new mondha nanded
Width of road facing: 18m


Activate Window Go to Settings to activate



**Consultants
Valuers &
Contractors**

 Opposite Government Ayurvedic Hospital ,
Vazirabad, **Nanded**, Maharashtra, India.

 gtvaluers@outlook.com

 90962 90009 , (02462) **244009**

- State Bank Of India Panel/Approved Valuer (Immovable Properties)
- Registered Valuer of Immovable Properties U/s 34 AB of Wealth Tax Act 1957&
- Registered Valuer of Immovable Properties Under Companies (Registered Valuers & Valuation) Rules 2017

TO,

State Bank Of India

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

I. GENERAL		
1.	Purpose for which the valuation is made	To Assess the Present Market value & Government guideline Value of property-For Collateral Security
2.	a) Date of inspection	: 13/11/2024
	b) Date on which the valuation is made	: 13/11/2024
3.	List of documents produced for perusal	
	ii)	: Xerox copy of Plot Allotment Letter Xerox copy of PR Card
	iii)	: Xerox Copy of Building Permission Drawing & letter sanctioned by municipal Council, Nanded
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)	Shakuntalabai Raosaheb Kawale
5.	Brief description of the property (Including leasehold / freehold etc)	Residential Property (land & building), Ground floor+2 floor structure attached to land (Free Hold)
6.	Location of property	
	a) Plot No. / Survey No.	: plot no. 120, S. no. 29/A, CTS no. 10248
	c) T. S. No. / Village	: M. Asadullabad
	d) Ward / Taluka	: Nanded
	e) Mandal / District	: Nanded



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7.	Postal address of the property	plot no. 120, Municipal Property no. 1-18-990 (Old 1-9-632/1), Pin no. 4020109427 in S. no. 29/A, CTS no. 10248 of Asadullabad at Vasant Nagar Sahakari Bhadekaru Malki Grah Nirman Sanstha, Asadullabad, Nanded	
8.	City / Town	: M. Asadullabad	
	Residential Area	: Yes	
9.	Classification of the area	:	
	i) High / Middle / Poor	: Middle	
	ii) Urban / Semi Urban / Rural	: Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	: Corporation Limit (NWCMC Nanded)	
13.	Boundaries of the property	As per Deed	Actual
	North	: Road	Road
	South	: Plot no. 144	Plot no. 144
	East	: Plot no. 121	Plot no. 121
	West	: Road	Road
14.1	Dimensions of the site	A	B
		As per Deed	Actual
	North	: 24.39 M	24.39 M
	South	: 24.39 M	24.39 M
	East	: 13.71 M	13.71 M
	West	: 13.71 M	13.71 M
14.2	Latitude, Longitude and Coordinates of the site	: 19.170640,77.316745	
15	Extent of the site	: 334.57 Sq. Mt- as per Plot Allotment Letter	
16	Road Widening area	: ---	
17	Extent of the site considered for valuation (least of 14 A & 14 B)	: 334.57 Sq. Mt	
18	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Ground Floor & First floor is Occupied by Owner	
19	Income related aspects (as per the verbal enquiry with the occupants)	: NA	



II.	CHARACTERISTICS OF THE SITE		
1.	Classification of locality		Residential
2.	Development of surrounding areas		Developed Residential area
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		All Available in a Periphery Of 3.56 Km
5.	Level of land with topographical conditions		Level
6.	Shape of land		Rectangular
7.	Type of use to which it can be put		Residential
8.	Any usage restriction		Residential
9.	Is plot in town planning approved layout?		Yes
10	Corner plot or intermittent plot?		Corner
11	Road facilities		Yes
12	Type of road available at present		Cement Concrete Road
13	Width of road – is it below 20 ft. or more than 20 ft.		30 feet Wide Road
14	Is it a land – locked land?		No
15	Water potentiality		Yes
16	Underground sewerage system		No
17	Is power supply available at the site?		Yes
18	Advantage of the site		
	1.		<ul style="list-style-type: none"> • Located in developed Residential Area • Located in a Good Location • Less Supply Of Plot For Sale, High Demand For Purchase



Part – A (Valuation of land)			
1.	Size of plot		334.57 Sq. Mt
	North - South		13.71 M
	East - West		24.39 M
2.	Total extent of the plot		334.57 Sq. Mt
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)		Rs. 78,000 to Rs. 87,000 per Sq.mt
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Rs. 12600 per Sq.mt(as per department of registration & stamps)
5.	Assessed / adopted rate of valuation		Rs. 85,700 per sq. Mt
6.	Estimated value of land (as per market rate)		334.57 Sq. Mt X Rs. 85,700 =Rs. 2, 86,72,649/-
Part – B (Valuation of Building)			
1.0	Technical details of the building		
	a)	Type of Building (Residential / Commercial/ Industrial)	Residential
	b)	Type of construction (Load bearing / RCC/ Steel Framed)	RCC Framed Structure
	c)	Year of construction	1991 as per observation
	d)	Age Of Building	32 Years
	e)	Estimated Future Life Of Building	30 Years
	f)	Number of floors and height of each floor including basement, if any	As per Observation–Ground, First & Second Floor (3.05m each floor height)
	g)	Plinth /Construction area floor-wise	Ground floor -180.00 Sq.mt First floor - 180.00 Sq.mt Second floor - 160.00 Sq.mt
	h)	Condition of the building	
	i)	Exterior – Excellent, Good, Normal, Poor	Good
	ii)	Inferior - Excellent, Good, Normal, Poor	Good
	g)	Rate of construction as per department of registration and stamp of government of Maharashtra	Rs.21780 per Sq.mt
	i)	Approved map / plan issuing authority	Municipal Corporation Nanded



Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground floor
1.	Foundation	R.C.C framed
2.	Basement	R.C.C framed + Brickwork
		Ground, First & Second floor
3.	Superstructure	Brickwork with plaster
4.	Joinery / Doors & Windows	M.S Grill, Aluminium Window, ordinary Plywood & Wooden doors, flush door
5.	RCC works	Column, Beam and Slab
6.	Plastering	Sand faced
7.	Flooring, Skirting,	Vitrified tiles
8.	Drainage	Drainage Line

Details of valuation

Sr. no.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction	Replacement cost Rs.	Depreciation	Net value after depreciation Rs.
1	Ground floor	100.43 Sq. Mt	3.05 Mt	32 Years	Rs.25000	Rs.2675000	30%	Rs.1757525
	Total							Rs.1757525

Part C- (Extra Items)

(Amount in Rs.)

Elevation, Porch, Parapet wall, Head Room	:	Rs. 3,4000 (lump sum)
Compound wall along with Gate etc.	:	Rs. 3,45,000 (lump sum)
Interior & Fixed Furniture	:	Rs. 5,65,000 (lump sum)
Total	:	Say Rs. 12, 50,000/-

Total Abstract of the entire property

Part- A	Land	:	Rs. 2,86,72,649/-
Part- B	Building	:	Rs. 17,57,525/-
Part- C	Others item	:	Rs. 12,50,000/-
	Total	:	Rs. 3,16,80,174/- Say Rs. 3,16,80,000/- (Rupees Three Crore Sixteen lakhs Eighty Thousand Only)



Value related consideration, assumption & aspects of the property.

- Market approach method is adopted to assess the value of land.
- The Market Rate Of Land is from Rs. 78,000 to Rs. 87,000 per sq.mt, as per the Survey & Analysis, in S. no. 29/A, CTS no. 10248 of Asadullabad at Vasant Nagar Sahakari Bhadekar Malki Grah Nirman Sanstha, Asadullabad, Nanded
- No Registered Sale Evidence is Available Which Shows/Reflects Present Trending Market Rate of plot/Land
- **Less Supply Of Plot For Sale, High Demand For Purchase**
- The rate of land considered for the purpose of assessing the market value is Rs. 85,700 per sq.mt on the basis of (Approach Road, Locality & Surrounding Development.)
- Cost approach method is adopted to assess the cost of construction
- The Rate of construction of R.C.C framed structure is Rs. 25000 per sq. Mt as per the Analysis & Observation.

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 foresaid specifications is **Rs. 3, 00,00,000/- (Rupees Three Crore Only).**

Date - 13/11/2024
Place – Nanded

Registered Valuer of Immovable Properties
U/s 34 AB of Wealth Tax Act 1957 &
Companies (Registered Valuers & Valuation) Rules

2017

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 Rs. _____ (Rupees _____ only).

Date:

Signature

(Name of the inspecting Officer with Office Seal)



DECLARATION- CUM- UNDERTAKING

I, Ganesh subhash Tiwadi son of subhash Tiwadi do hereby solemnly affirm and state that:

- 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
- The information furnished in my valuation report dated 13/11/2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have appointed my technical staff to inspect the property 13/11/2024 The work is not subcontracted to any other valuer and carried out by myself.
- Valuation report is submitted in the format as prescribed by the Bank.
- 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.
- I have not been removed/dismissed from service/employment earlier
- I have not been convicted of any offence and sentenced to a term of imprisonment
- I have not been found guilty of misconduct in professional capacity
- I have not been declared to be unsound mind
- I am not an undischarged bankrupt, or have not applied to be adjudicated as a bankrupt;
- I am not an undischarged insolvent
- 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 is AGWPT 6021E
- 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
- 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
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- My CIBIL Score and credit worthiness is as per Bank's guidelines.
- I am the proprietor of the firm, who is competent to sign this valuation report.



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 use its best expertise, except to the extent that the assumptions are based on statements of fact provided by the company or its audit or so 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 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 investigation carried out by the authority, any person authorized 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 (18of 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.

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 a mended or revised from time to time





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

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Year

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Search By Survey No. SubZones

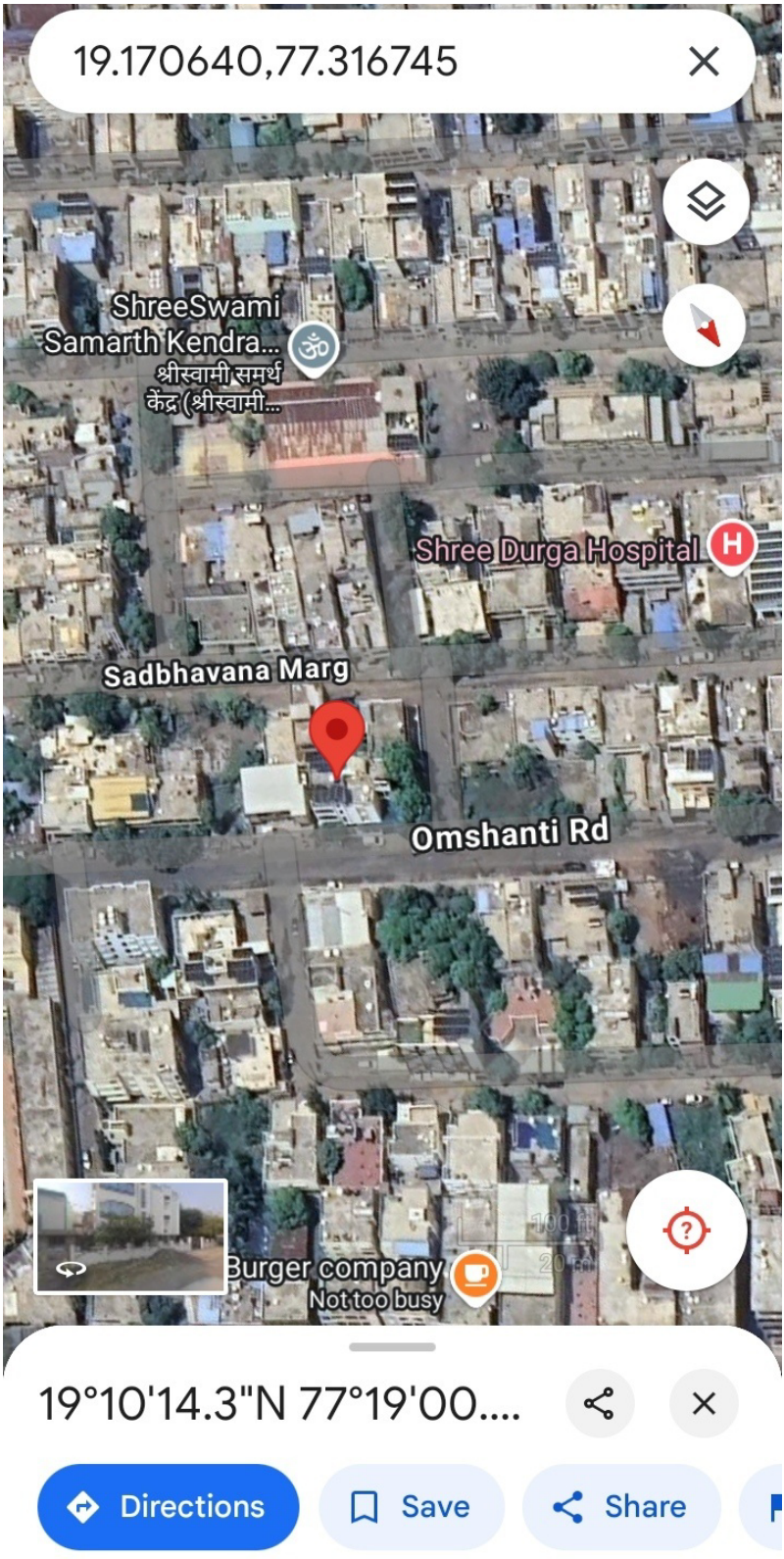
Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	3.89-औदयोगिक प्रशिक्षण केंद्र (विष्णु कॉम्प्लेक्स) ते पाण्याची टाकीपर्यंत मुख्य रस्तावरील मिळकती	27600	45000	51750 77000	0	चौ. मीटर
SurveyNo	3.90-पाण्याची टाकी ते हिंगोली रस्त्यास मिळणारा मुख्यरस्ता (नागार्जुना हॉटेल पर्यंत जुना पुर्णा रस्ता वरील मिळकती	28700	46000	52900 76000	0	चौ. मीटर
SurveyNo	3.91-हिंगोली रस्त्यावरील मिळकती (विद्युतभवन ते नागार्जुना हॉटेल)	21900	38000	43700 63000	0	चौ. मीटर
SurveyNo	3.92-शासकीय तंत्रनिकेतन (दही.आय.पी. रस्ता) ते भाग्यनगर रस्ता (जुना पुर्णा रोड पर्यंत) दोन्ही बाजूच्या मिळकती	15900	33000	37950 56000	0	चौ. मीटर
SurveyNo	3.93-बसंतनगर, मगनपुरा, हर्षनगर, बाबानगर, राजें ड्रनगर, श्यामनगर, किशोरनगर, दर्गा कॉलनी, जवाहरनगर, सुखाडिया नगर, साईनगर, दरवेशनगर	12600	30000	34500 54000	0	चौ. मीटर

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Survey No.

10183, 10184, 10185, 10186, 10187, 10188, 10189, 10190, 10191, 10192, 10193, 10194, 10195, 10196, 10197, 10198, 10199, 10200, 10201, 10202, 10203, 10204, 10205, 10206, 10207, 10208, 10209, 10210, 10211, 10212, 10213, 10214, 10215, 10216, 10217, 10218, 10219, 10220, 10221, 10222, 10223, 10224, 10225, 10226, 10227, 10228, 10229, 10230, 10231, 10232, 10233, 10234, 10235, 10236, 10237, 10238, 10239, 10240, 10241, 10242, 10243, 10244, 10245, 10246, 10247, 10248, 10249, 10250, 10251, 10252, 10253, 10254, 10255, 10256, 10257, 10258, 10259, 10260, 10261, 10262, 10263, 10264, 10266, 10267, 10268, 10269, 10270, 10271, 10272, 10273, 10274, 10275, 10276, 10277, 10278, 10321, 10322, 10323, 10324, 10325, 10326, 10327, 10328, 10329, 10330, 10331, 10332, 10333, 10334, 10335, 10336, 10337, 10338, 10339, 10340, 10341, 10342, 10343, 10344, 10352, 10353, 10354, 10355, 10356, 10357, 10358, 10359, 10360, 10361, 10362





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