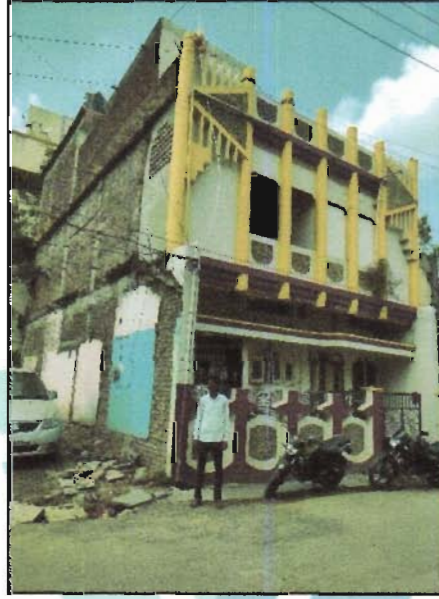


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of the Owner:

**Mr. Pravin Venkatrao Achintalwar**

Residential Land and Independent House bearing M. H. No. 4644, Line Galli (Pethamprapur), Degloor,  
Taluka – Degloor, District – Nanded, Maharashtra, India

Longitude Latitude: 18.549079,77.571993

Intended User:

**State Bank of India**

**SME Nanded Branch**

Dr. Lane, Nanded, Maharashtra, India



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

### Our Pan India Presence at:

Nanded Thane Ahmedabad Delhi NCR  
Mumbai Nashik Rajkot Raipur  
Aurangabad Pune Indore Jaipur

### **Regd. Office**

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)

**VALUER'S OPINION REPORT**

This is to certify that the property bearing Residential Land and Independent House bearing M. H. No. 4644, Line Galli (Pethamprapur), Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India, belongs to **Mr. Pravin Venkatrao Achintalwar.**

**Boundaries of the property:**

On or towards the North by : House of Mr. Dattu & Gangadhar Dinkar,  
On or towards the South by : House of Mr. Bhimesh Vithal Kotgire.  
On or towards the East by : Line Galli Road  
On or towards the West by : Siddhi Vinayak Apartment

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.

<b>Fair Market Value of the Property</b>	<b>Rs. 1,09,23,000.00</b>
<b>Realizable Value</b>	<b>Rs. 98,31,000.00</b>
<b>Forced/ Distress Sale value</b>	<b>Rs. 87,38,000.00</b>
<b>Guideline Value of the Property</b>	<b>Rs. 38,31,097.00</b>

Hence certified

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

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar

DN: cn=Sharadkumar Chalikwar,

o=Vastukala Consultants (I) Pvt. Ltd.,

ou=Mumbai, email=cmd@vastukala.org,

c=IN

Date: 2024.12.05 17:37:45 +05'30'

**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

Encl: Valuation report.

**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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📞 +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

To,  
**State Bank of India**  
**SME Nanded Branch**  
**Dr. Lane, Nanded, Maharashtra, India**

**VALUATION REPORT**  
 (IN RESPECT OF LAND AND BUILDING)

I. General			
1.	Purpose for which the valuation is made	To assess Fair Market Value of the Property	
	Authorization Letter of Bank	Telephonic discussion Mr. Sudhir Jadhav, Manager, State Bank of India, Dr. Lane, Nanded, dated 19.10.2024.	
2.	a)	Date of inspection	23.10.2024
	b)	Date on which the valuation is made	04.12.2024
	c)	Date of Report	04.12.2024
	d)	Person present at the time of inspection	Property inspected with Mr. Ganesh Venkatrao Achintalwar
3.	List of documents produced for perusal		
	1	Photo Copy of Sale deed dated 22.11.1957 by Sub Registrar, Degloor.	
	2	Photo Copy of Gaonhan Certificate vide No. N.P./6758 / 18 dated 20.10.2018 issued by Degloor Municipal Council.	
	3	Photo Copy of Register Certificate Bide No. N.P. / 6361 / 2021 dated 15.11.2021 issued by Chief Officer, Degloor Municipal Council.	
	4	Photo Copy of Namuna No. 43 Rule (74). Tax Assessment dated 15.11.2021 issued by Chief Officer, Degloor Municipal Council.	
	5	Photo Copy of Tax paid Receipt No. 15, Box No. 863 dated 15.11.2021 upto 31.03.2022 issued by Degloor Municipal Council.	
	6	Photo Copy of Ground and first floor construction permission Letter No. N.P. / 04 / Construction / 22 /97 dated 10.04.1997 issued by Degloor Municipal Council.	
	7	Photo Copy of Sanction Plan of Ground and first floor dated 10.04.1997 issued by Degloor Municipal Council	
	8	Photo Copy of Sanction Plan of Second floor construction permission Letter No. N.P. / 07 / Construction / 377 dated 11.05.2000 issued by Degloor Municipal Council.	
	9	Photo Copy of Sanction Plan of Second floor dated 11.05.2000 issued by Degloor Municipal Council	
	10	Photo Copy of Completion Certificate vide No. N.P. / 07 / BP / 9 / 398 / 2000 dated 12.05.2000 issued by Degloor Municipal Council.	
	11	Photo Copy of Title Investigation Report dated 13.11.2018 prepared by Adv. Madhav B, Pawde, 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)	<b>Mr. Pravin Venkatrao Achintalwar</b> R/o. Line Galli, Degloor, Tq. Degloor, Dist. Hingoli.  Sole Ownership Ganesh Achintalwar (Owner's representative) Contact No. 9421849289	
5.	Brief description of the property (Including Leasehold / freehold etc.)		
	<ul style="list-style-type: none"> <li>The subject property under valuation is Ground + 2 upper floors freehold RCC framed structures residential building situated at M. H. No. 4644, Line Galli (Pethampur), Degloor, Taluka Degloor, District Nanded.</li> <li>Owner has obtained ground floor and first floor construction permission dated 10.04.1997 and second floor construction permission dated 11.05.2000 from Chief Officer, Municipal, Degloor.</li> </ul>		

	<ul style="list-style-type: none"> <li>Ground floor consists of 1 Waiting Room, 2 Kitchens, 1 Dining Hall, 2 Bedrooms, 1 W.C., 1 Bath, Utility Passage, Staircase etc.</li> <li>First floor consists of 1 Hall, 3 Bedrooms. 2 Toilets, 1 W.C., 1 Bath, Utility, Passage, Staircase etc.</li> <li>Second floor consists of 3 Bedrooms. 2 Toilets, Terrace, staircase etc.</li> </ul> <p>As per Sale Deed dated 22.11.1957 Plot area is 22.00 m x 10.00 m. = 210.00 Sqm. As per Sanctioned Plan by Municipal Council, Degloor plot area is (16.78 m+16.17 m) / 2 x 7.75 = 127.05 Sqm.</p> <p><b>Total plot area as per Sanctioned Plan 127.05 Sqm. Considered for valuation.</b></p> <p><b>Built up area are as under :</b></p> <table border="1"> <thead> <tr> <th>As per Sanction Plan</th> <th>In Sqm.</th> <th>As per actual</th> <th>In Sqm.</th> </tr> </thead> <tbody> <tr> <td>Ground floor</td> <td>88.63</td> <td>Ground floor</td> <td>95.14</td> </tr> <tr> <td>First floor</td> <td>97.57</td> <td>First floor</td> <td>102.50</td> </tr> <tr> <td>Second floor</td> <td>53.16</td> <td>Second floor</td> <td>41.30</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>239.36</b></td> <td></td> <td><b>238.94</b></td> </tr> </tbody> </table> <p><b>Total Built up area as per Sanctioned Plan by Municipal Council, Degloor are considered for valuation.</b></p>			As per Sanction Plan	In Sqm.	As per actual	In Sqm.	Ground floor	88.63	Ground floor	95.14	First floor	97.57	First floor	102.50	Second floor	53.16	Second floor	41.30	<b>TOTAL</b>	<b>239.36</b>		<b>238.94</b>
As per Sanction Plan	In Sqm.	As per actual	In Sqm.																				
Ground floor	88.63	Ground floor	95.14																				
First floor	97.57	First floor	102.50																				
Second floor	53.16	Second floor	41.30																				
<b>TOTAL</b>	<b>239.36</b>		<b>238.94</b>																				
6.	Location of property																						
	a)	Plot No. / Survey No.	M. H. No. 4644																				
	b)	Door No.	M. H. No. 4644																				
	c)	T.S. No. / Village	Line Galli (Pethamrapur), Village – Degloor																				
	d)	Ward / Taluka	Taluka – Degloor																				
	e)	Mandal / District	District – Nanded																				
7.	Postal address of the property																						
	Land and Independent House bearing M. H. No. 4644, Line Galli (Pethamrapur), Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India																						
8.	City / Town																						
	Degloor, Nanded																						
	Residential area																						
	Yes.																						
	Commercial area																						
	No																						
	Industrial area																						
	No.																						
9.	Classification of the area																						
	i) High / Middle / Poor																						
	Middle Class																						
	ii) Urban / Semi Urban / Rural																						
	Urban																						
10.	Coming under Corporation limit / Village Panchayat / Municipality																						
	Municipality																						
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																						
	<b>Boundaries of the property</b>																						
	<b>As Per Deed</b>		<b>As per the Actual</b>																				
	<b>North</b>	House of Mr. Dattu & Gangadhar Dinkar.	House of Mr. Dattu & Gangadhar Dinkar.																				
	<b>South</b>	House of Mr. Bhimesh Vithal Kotgire.	House of Mr. Bhimesh Vithal Kotgire.																				
	<b>East</b>	Line Galli Road	Line Galli Road																				

	<b>West</b>	Siddhi Vinayak Apartment	Siddhi Vinayak Apartment
14	Dimensions of the site in meter	<b>As Per Sanctioned Plan</b>	<b>As per the Actual</b>
	<b>North</b>	16.78 m.	16.78 m.
	<b>South</b>	16.17 m.	16.17 m.
	<b>East</b>	7.75 m	7.75 m
	<b>West</b>	7.75 m.	7.75 m.
14.1	Extent of the site (NA Plot) in Sqm.	<b>127.05 Sqm. (Area as per Plan)</b>	
14.1	Latitude, Longitude & Co-ordinates of Plot	18.549079,77.571993	
15.	Extent of the site considered for Valuation (least of 14.1 A& 14.1 B)	<b>127.05 Sqm. (Area as per Plan)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Owner occupied	
<b>II CHARACTERISTICS OF THE SITE</b>			
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?	No	
10.	Corner plot or intermittent plot?	Intermittent	
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.	More than 20 Ft Wide Road	
14.	Is it a Land – Locked land?	No Land Lock	
15.	Water potentiality	Yes	
16.	Underground sewerage system	Septic tank	
17.	Is Power supply is available in the site	Yes	
18.	Advantages of the site	Property is located in developed residential gaothan area	
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)	As on date of inspection there is no threat of acquisition of land for public service purposes, road widening or applicability of CRZ provision etc.	
<b>Part – A (Valuation of land)</b>			
1	Size of plot in Sq. M.	<b>127.05 Sqm. (Area as per Plan)</b>	
2	Total extent of the plot	<b>127.05 Sqm. (Area as per Plan)</b>	
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	<b>Rs. 48,000.00 to Rs. 52,000.00 per Sqm.</b> According to location, approach road and infra structure facilities available. Details of recent transactions/online listings are attached with the report.	
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	<b>Rs. 2,130.00 per Sqm.</b>	

5	Assessed / adopted rate of valuation	<b>Rs. 50,000.00 per Sqm.</b>
6	Estimated value of land	<b>Rs. 63,52,500.00</b>
<b>Part – B (Valuation of Building)</b>		
1	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	Ground and first floor – 1997 Second floor - 2000
d)	Number of floors and height of each floor including basement, if any	Ground + 2 upper floor Height – 3.10 m.
e)	Plinth area floor-wise	Sr. No. I – Point No. 5
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	Ground floor and first floor sanctioned plan and construction permission Letter No. N.P. / 04 / Construction / 22 / 97 dated 10.04.1997, Degloor Municipal Council. Second floor sanctioned plan and construction permission Letter No. N.P. / 07 / Construction / 377 dated 11.05.2000, Degloor Municipal Council. Completion Certificate vide No. N.P. / 07 / B.P. / 9 / 398 / 2000 dated 12.05.2000, Degloor Municipal Council.
h)	Approved map / plan issuing authority	
i)	Whether genuineness or authenticity of approved map / plan is verified	Yes
j)	Any other comments by our empaneled valuers on authentic of approved plan	No comments

**Specifications of construction in respect of**

Sr. No.	Description	Ground floor
1.	Foundation	RCC framed structure
2.	Basement	No
3.	Superstructure	B.B. Masonry
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	C.C.T.W. Doors & Windows
5.	RCC Works	Footing, Column, Beam, Slab etc.
6.	Plastering	Cement Plaster
7.	Flooring, Skirting, dado	Marble flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	Granite kitchen platform with kitchen trollies
9.	Roofing including weather proof course	Yes
10.	Drainage	Septic tank
2.	<b>Compound Wall</b>	Yes
	Height	
	Length	
	Type of construction	B.B.M. Cement plaster
3.	<b>Electrical installation</b>	

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
Power point	N.A.

<b>4. Plumbing installation</b>								
a) No. of water closets and their type							Toilet - 4 , W.C. - 2	
b) No. of wash basins							-	
c) No. of urinals							Nil	
d) No. of bath room							2	
e) Water meters, taps etc.							No	
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 40.50%	Net Value after depreciation
		(Sq. M.)	(R.M.)	(Years)	(Rs.)	(Rs.)	(Rs.)	(Rs.)
1.	Ground, First & Second floor	239.36	3.10m	27	25,000.00	59,84,000.00	24,23,520.00	35,60,480.00
<b>Total</b>								<b>35,60,480.00</b>
Part – C (Extra Items)					Amount in Rs.			
1.	Portico				N.A.			
2.	Ornamental front door				N.A.			
3.	Sit out / Verandah / Porch with steel grills				N.A.			
4.	Water tank				N.A.			
5.	Extra steel / collapsible gates				Rs. 10,000.00			
	<b>Total</b>				<b>Rs. 10,000.00</b>			
Part – D (Amenities)					Amount in Rs.			
1.	Wardrobes				N.A.			
2.	Glazed tiles				N.A.			
3.	Extra sinks and bath tub				N.A.			
4.	Marble / ceramic tiles flooring				Including in cost of construction			
5.	Interior decorations				Rs. 6,00,000.00			
6.	Architectural elevation works				N.A.			
7.	Paneling works				N.A.			
8.	Aluminum works				N.A.			
9.	Aluminum hand rails				N.A.			
10.	False ceiling				Rs. 50,000.00			
	<b>Total</b>				<b>Rs. 6,50,000.00</b>			
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			
	<b>Total</b>				<b>00.00</b>			

Part – F (Services)		Amount in Rs.
1.	Water supply arrangements	Rs. 50,000.00
2.	Drainage arrangements	Nil
3.	Compound wall	Rs. 1,00,000.00
4.	C.B. deposits, fittings etc.	Rs. 2,00,000.00
5.	Site Development	Nil
<b>Total</b>		<b>Rs. 3,50,000.00</b>

**Total abstract of the entire property**

Part – A	Land	Rs. 63,52,500.00
Part – B	Building	Rs. 35,60,480.00
Part – C	Extra Items	Rs. 10,000.00
Part - D	Amenities	Rs. 6,50,000.00
Part – E	Miscellaneous	Rs. NIL
Part – F	Services	Rs. 3,50,000.00
<b>Total</b>		<b>Rs. 1,09,22,980.00</b>
<b>Say</b>		<b>Rs. 1,09,23,000.00</b>
<b>Fair Market Value of the Property</b>		<b>Rs. 1,09,23,000.00</b>
<b>Realizable Value of the Property</b>		<b>Rs. 98,31,000.00</b>
<b>Distress / Force Sale Value</b>		<b>Rs. 87,38,000.00</b>
<b>Guideline Value of the Property</b>		<b>Rs. 38,31,097.00</b>
<b>Remarks</b>		

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.

As the property is a residential land, we have adopted Sales Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of Rs. 48,000.00 to Rs. 52,000.00 per Sq. M. 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 Plot, all round development of commercial and residential application in the locality etc. We estimate **Rs. 50,000.00** per Sq. M. for Land for valuation.

The salability of the property is: Normal

Rental Income: N.A.

Any likely income it may generate: N.A.

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

**Sharadkumar Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.12.05 17:37:58 +05'30'

**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: 04.12.2024

Place: Nanded



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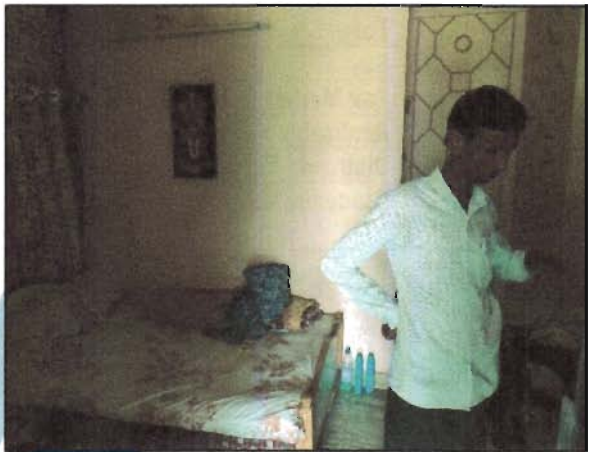
**Vastukala Consultants (I) Pvt. Ltd.**

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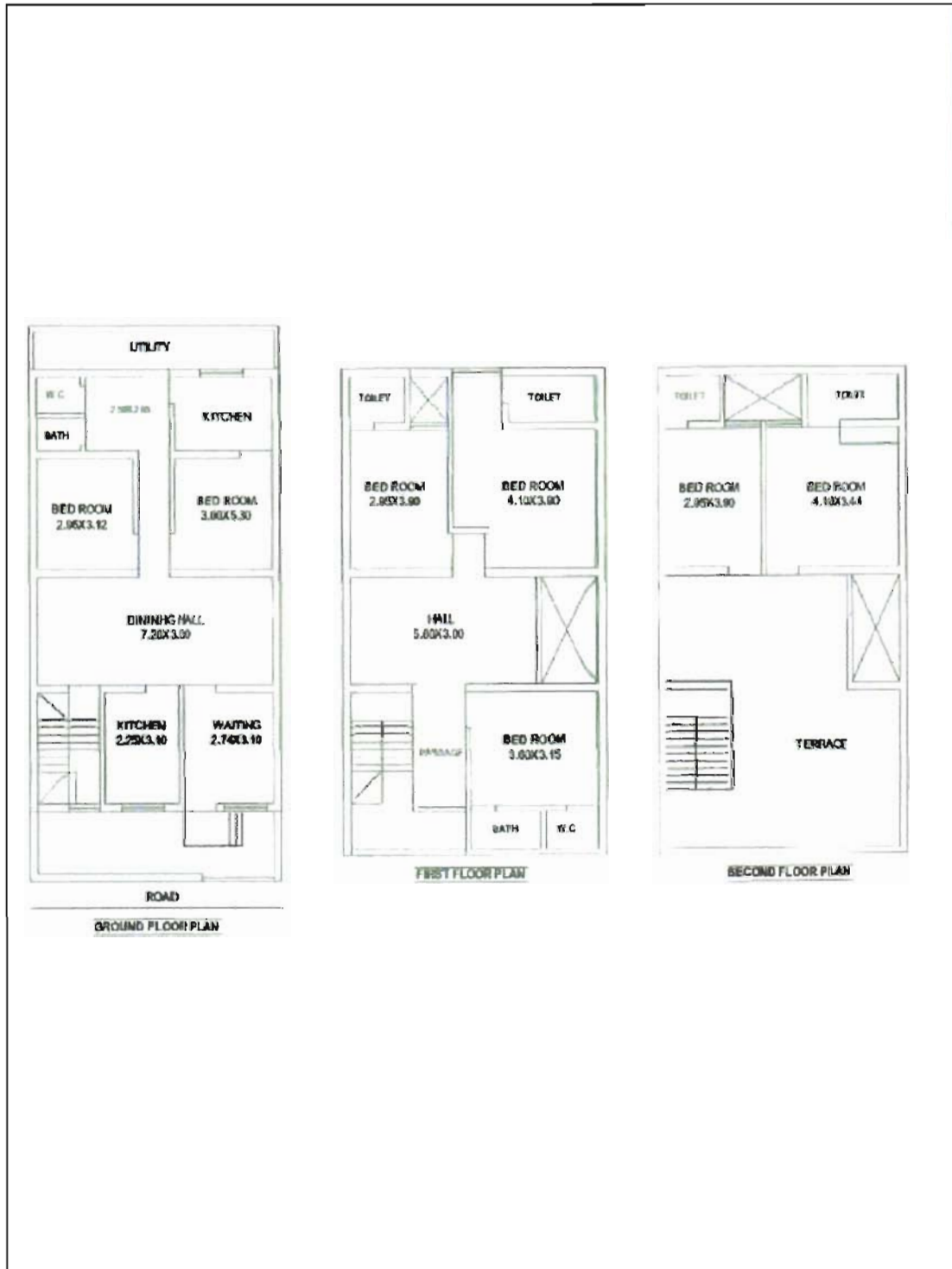
### Actual Site Photographs



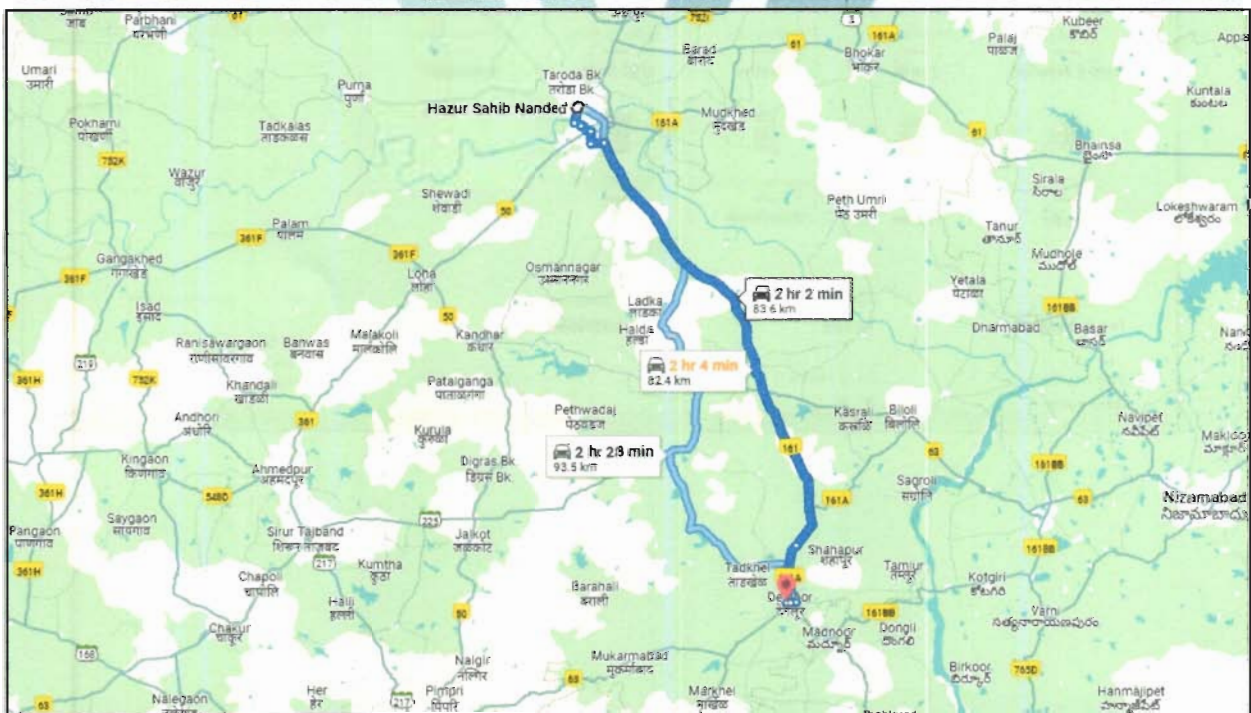
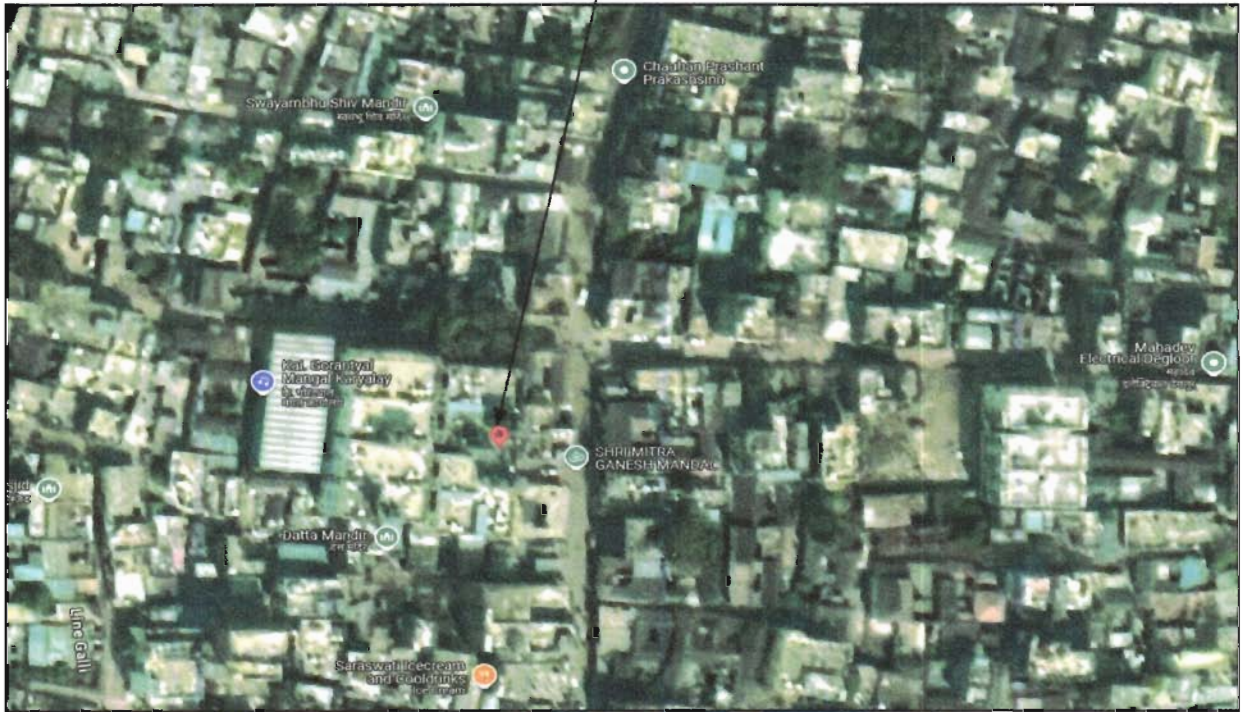
### Actual Site Photographs



## Actual Construction Plan



### Route Map of the property Site u/r



Longitude Latitude: 18.549079,77.571993

**Note:**

- Red Pointer shows Approx. Property Location
- Blue line shows Route from Nanded Railway Station (83.6 Km.)



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## Price Indicator

Nanded

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SERVICES

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Join Free

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Home > Nanded > 2 BHK House 919 Sq.ft. for Sale in Deglur, Nanded
Posted On 01/11/2024

### 2 BHK House 919 Sq.ft. for Sale in Deglur, Nanded

Listing ID #1311897

🛏 2 Beds
🚿 2 Baths
🏠 2 Balcony
📏 919 Sq.ft.

₹ 45 Lac

₹ 4,897/Sq.ft

ENQUIRY NOW
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#### Property Overview

 <b>Location</b> Deglur, Nanded	 <b>Bedrooms</b> 2 BHK	 <b>Bathrooms</b> 2 Baths	 <b>Built Up Area</b> 919 Sq.ft.	 <b>Ownership</b> Individual
 <b>Sale Type</b> Resale	 <b>Type</b> House	 <b>Property on Floor</b> Basement	 <b>Total Floors</b> 1	

<b>Status</b> Ready to Move	<b>Sale Type</b> Resale	<b>Ownership</b> Individual
<b>Property on Floor</b> Basement	<b>Total Floors</b> 1	

**Deepak Annarao Joshi**  
 Owner / +91-99756xxxxx

Please share your contact info

I am

Individual  Agent

Name

Email Address

+91  Mobile Number

Message

I am interested in this property.




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## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

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Valuation Rules User Manual
Close Feedback

**Year** **Language**

2024-2025 English

**Annual Statement of Rates**

**Selected District** नोंदंड

**Select Taluka** देगलूर

**Select Village** मोज : देगलूर (ब. वग नगर परिषद देगलूर)

**Search By**  Survey No  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस टुकाने	औद्योगिक	एकक (Rs./)
	1.78-दिनशेती संभाव्यता असलेल्या जमिनी	1550	0	0	0	चौ. मीटर
<u>SurveyNo</u>	1.7- शंकरराव चव्हाण बालक मंदीर ते फिरोजहीन टॉकिंग ते देगावनाका मुख्य रस्त्यावरील दोन्ही बाजूच्या मिळकती गावठा	4580	16800	19320	30700	0 चौ. मीटर
	1.8-उपरोक्त रस्त्यावरील मिळकती वगळता उर्वरित सर्व उर्वरित मिळकती पिरोजहीन टॉकीजच्या मागील परीसर जोशीगल्ली, गितानगर, वार्डन गल्ली, साळवण मारोती, गितानगर मस्जीद परीसर, गावठाण	2134	17180	19760	22500	0 चौ. मीटर
<u>SurveyNo</u>	1.9-वार्डन गल्ली चौक जुना सराफा मन्डी मार्केट चौक पर्यंतचे रस्त्यावरील दोन्ही बाजूच्या मिळकती	4620	16800	19320	29600	0 चौ. मीटर
		.. 10 11 12 13 14 15 16 17 18 19				

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:

<b>Fair Market Value of the Property</b>	<b>Rs. 1,09,23,000.00</b>
<b>Realizable Value</b>	<b>Rs. 98,31,000.00</b>
<b>Forced/ Distress Sale value</b>	<b>Rs. 87,38,000.00</b>
<b>Guideline Value of the Property</b>	<b>Rs. 38,31,097.00</b>

Place: Nanded

Date: 04.12.2024

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

# Sharadkumar Chalikwar

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.12.05 17:38:09 +05'30'

**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

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 04.12.2024 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 22.10.2024. 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;	As per Sale Deed No. 1837 / 1970 dated 22.05.1970 registered at Sub – Registrar, Degloor the owner is Mr. Ganesh Venkatrao Achintalwar.
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 Mr. Md. Shareq Salim Md. Jilani Pasha – Technical Assistant Vaishali Sarmalkar – Technical Manager
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 23.10.2024 Valuation Date – 04.12.2024 Date of Report – 04.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 23.10.2024



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7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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 Plot, 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



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**(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 interests, while providing unbiased services.



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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 reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.



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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 **04<sup>th</sup> 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 **Rs. 1,09,23,000.00 (Rupees One Crore Nine Lakh Twenty Three Thousand Only)**.

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

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.12.05 17:38:21 +05'30'

**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  
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