

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

Valuation Done for:  
**State Bank of India**  
Nanded.

Longitude Latitude: 18.549079, 77.571993

Name of Owner: Mr. Pravin Venktrao Achintalwar.  
M.H. No. 4644, Line Galli, (Pethampur), Degloor,  
Tq. Degloor, Dist Nanded,  
State - Maharashtra, Country - India.

Details of the property under consideration:



**Valuation Report of the Immovable Property**



VASTU/SBI/Nanded/12/2021/10733

Date: 22.12.2021

**VALUER'S OPINION REPORT**

This is to certify that the property bearing M.H. No. 4644, Line Galli, (Pethamrapur), Degloor, Tq. Degloor, Dist. Nanded, belongs to **Mr. Pravin Venkatrao Achintalwar**.

Boundaries of the property.

North	:	House of Mr. Dattu & Gangadhar Dinkar.
South	:	House of Mr. Bhimesh Vithal Kotgire..
East	:	Line Galli Road.
West	:	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 **Realizable value** for this particular purpose at **Rs. 65,84,400.00 (Rupees Sixty Five Lac Eighty Four Thousand Four Hundred Only)**.

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), FV, 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/2021-22/85/13



Encl: Valuation report.

**Mumbai**

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

**Delhi NCR**

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225  
+91 9819670183  
delhincr@vastukala.org

**Nanded**

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288  
+91 2462 239909  
nanded@vastukala.org

**Aurangabad**

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel. : +91 240 2485151  
Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org



**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. Trimbak Shinde, Asstt. Manager, State Bank of India, Dr. Lane, Nanded, dated 11.11.2021.
2.	a) Date of inspection	12.11.2021
	b) Date of Report	22.12.2021
	c) Date on which the valuation is made	12.11.2021
	d) Person present at the time of Inspection	Property inspected with Mr. Nikhil S/o Ganesh Achintalwar.
3.	List of documents produced for perusal	
	1	Photo Copy of Sale Deed dated 22.11.1957, Sub Registrar, Degloor.
	2	Photo Copy of Gaothan Certificate vide No. न.पा./6758/18, dated 20.10.2018, Degloor Municipal Council, Degloor
	3	Photo Copy of Property Register Certificate vide No. न.पा./6361/2021, dated 15.11.2021, Chief Officer, Degloor Municipal Council, Degloor.
	4	Photo Copy of Namuna No. 43 Rule (74), Tax Assessment dated 15.11.2021, Chief Officer, Degloor Municipal Council, Degloor.
	5	Photo Copy of Tax Paid Receipt No. 15, Book No. 863, dated 15.11.2021, up to 31.03.2022, Degloor Municipal Council, Degloor.
	6	Photo Copy of Ground Floor & First Floor Construction Permission letter No. न.पा./04/बांधकाम/22/97, dated 10.04.1997, Degloor Municipal Council, Degloor
	7	Photo Copy of Ground Floor & First Floor Sanctioned Plan dated 10.04.1997, Degloor Municipal Council, Degloor
	8	Photo Copy of Second Floor Construction Permission letter No. न.पा./07/बांधकाम/377, dated 11.05.2000, Degloor Municipal Council, Degloor
	9	Photo Copy of Second Floor Sanctioned Plan dated 11.05.2000, Degloor Municipal Council, Degloor
	10	Photo Copy of Completion Certificate vide No. न.पा./07/बा.प. 9/398/2000, dated 12.05.2000, Degloor Municipal Council, Degloor
	11	Photo Copy of Title Investigation Report dated 13.11.2018, prepared by Adv. Madhav B. Pawde, Nanded.
12	Photo Copy of MSEDCL Light Bill Consumer No. 558010402108 in the month of Nov.2021.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mr. Pravin S/o Venkatrao Achintalwar.. R/o. Line Galli, Degloor, Tq. Degloor, Dist. Nanded. Contact No.: 9422185107 (Mr. Ganesh Achintalwar). Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	
	<ul style="list-style-type: none"> <li>• The Subject Property under valuation is G+2 Storeyed Freehold RCC Framed Structure Residential Building situated at M.H. No. 4644, Line Galli, (Pethamrapur), Degloor, Tq. Degloor, Dist. Nanded</li> <li>• Owner has obtained Ground Floor &amp; First Floor Construction permission dated 10.04.1997 &amp; Second Floor Construction permission dated 11.05.2000 from Chief Officer, Municipal Council, Degloor.</li> <li>• Ground Floor consists of 1 Waiting Room, 2 Kitchen 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 2 Bedrooms, 2 Toilets, Terrace, Staircase etc.</li> </ul>	

A. Plot Area details are as under :			
Particulars	Plot Size in M.		Plot Area in Sqm.
As per Sale Deed dated 22.11.1957	22.00 x 10.00 m.		210.00 Sqm.
As per Sanctioned Plan Municipal Council, Degloor	(16.78m.+16.17m.)/2x7.75		127.05 Sqm.
• Total Plot Area as per Sanctioned Plan is 127.05 Sqm is considered for Valuation.			
B. Built up Area in Sqm. are as under :			
As per Sanctioned Plan Municipal Council, Degloor	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>
• Total Built up area is As per Sanctioned Plan is 239.36 Sqm. & As per Actual Total Built up Area is 238.94 Sqm.			
• Total Built up area is As per Sanctioned Plan is considered for valuation.			
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), Degloor.	
d)	Ward / Taluka	Degloor.	
e)	Mandal / District	Nanded.	
7.	Postal address of the property		M.H. No. 4644, Line Galli, (Pethamrapur), Degloor, Tq. Degloor, Dist. Nanded.
8.	City / Town		Degloor
	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		
	Towards	As per Documents	As per Actual
	North	House of Mr. Dattu & Gangadhar Dinkar.	House of Mr. Dattu & Gangadhar Dinkar.
	South	House of Mr. Bhimesh Vithal Kotgire..	House of Mr. Bhimesh Vithal Kotgire..
	East	Line Galli Road.	Line Galli Road.
	West	Siddhi Vinayak Apartment.	Siddhi Vinayak Apartment.

14	Dimensions of the site in meter	<b>A</b>	<b>B</b>
		As per Sanctioned Plan	As per the Actual
	North	16.78 m.	16.78 m.
	South	16.17 m.	16.17 m.
	East	7.75 m.	7.75 m.
	West	7.75 m.	7.75 m.
14.1	Extent of the site in Sqm	127.05 Sqm.	127.05 Sqm.
14.2	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)	127.05 Sqm.	
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.	
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	Rectangle	
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?	Plot is Gaothan Area.	
10.	Corner plot or intermittent plot?	Intermittent.	
11.	Road facilities	Yes	
12.	Type of road available at present	C.C. Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	More than 20'0". Wide Road	
14.	Is it a Land – Locked land?	No	
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 publics 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 publics service purposes, road widening or applicability of CRZ provisions etc.	
<b>Part – A (Valuation of land)</b>			
1	Size of plot	(16.78m.+16.17m./2 x 7.75 m.	
2	Total extent of the plot	127.05 Sqm.	
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 rate in the area vicinity are ranging from Rs. 20,000.00 to 30,000.00 per Sqm according to location, approach road and infra structure facilities available.	
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	Rs. 2,120.00 per Sqm	
5	Assessed / adopted rate of valuation	Rs. 26,000.00 per Sqm	
6	Estimated value of land	Rs. 33,03,300.00	



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)	RCC Framed Structure.
c)	Year of construction	G.F. & F.F. : 1997, S.F. : 2000
d)	Number of floors and height of each floor including basement, if any	G+2, Height : 3.10 m.
e)	Plinth area floor-wise	Sr. No. I - 5-B
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 & First Floor Sanctioned Plan & Construction Permission letter No. न.पा./04/बांधकाम/22/97, dated 10.04.1997, Degloor Municipal Council, Degloor.
h)	Approved map / plan issuing authority	Second Floor Construction Permission letter No. न.पा./07/बांधकाम/377, dated 11.05.2000, Degloor Municipal Council, Degloor. Completion Certificate vide No. न.पा./07/बा.प. 9/398/2000, dated 12.05.2000, Degloor Municipal Council, Degloor
i)	Whether genuineness or authenticity of approved map / plan is verified	Yes.
j)	Any other comments by our empanelled valuers on authentic of approved plan	No comments.

## Specifications of construction in respect of

Sr. No.	Description	Ground floor, First Floor & Second Floor
1.	Foundation	RCC Framed Structure.
2.	Basement	No.
3.	Superstructure	B.B. Masonary.
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 Trolleys.
9.	Roofing including weather proof course	Yes.
10.	Drainage	Septic Tank.
2.	Compound Wall	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.					
4.	<b>Plumbing installation</b>									
	a) No. of water closets and their type					Toilet - 4, 2 W.C.				
	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 36 %	Net Value after depreciation		
		(Sq.m)	(R.M.)	(Years)	(RS.)	(RS.)	(RS.)	(RS.)		
1.	Ground Floor, First Floor & Second Floor	239.36	3.10m	24	19602.00	46,91,934.00	-16,89,096.00	30,02,838.00		
	<b>Total</b>							<b>30,02,838.00</b>		
<b>Part - C (Extra Items)</b>						<b>Amount in Rs.</b>				
1.	Portico				Nil.					
2.	Ornamental front door				Nil.					
3.	Sit out / Verandah / Porch with steel grills				Nil.					
4.	Water tank				Nil.					
5.	Extra steel / collapsible gates				Rs. 10,000.00					
	<b>Total</b>				<b>Rs. 10,000.00</b>					
<b>Part - D (Amenities)</b>						<b>Amount in Rs.</b>				
1.	Wardrobes				Nil.					
2.	Glazed tiles				Nil.					
3.	Extra sinks and bath tub				Nil.					
4.	Marble / ceramic tiles flooring				Including in Cost of Construction.					
5.	Interior decorations				Rs. 6,00,000.00					
6.	Architectural elevation works				Nil.					
7.	Paneling works				Nil.					
8.	Aluminum works				Nil.					
9.	Aluminum hand rails				Nil.					
10.	False ceiling				Rs. 50,000.00					
	<b>Total</b>				<b>Rs. 6,50,000.00</b>					
<b>Part - E (Miscellaneous)</b>						<b>Amount in Rs.</b>				
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, M.S. Gate	Rs. 1,00,000.00
4.	C.B. deposits, fittings, A.C., Solar Heating System, CCTV Surveillance etc.	Rs. 2,00,000.00
5.	Pavement, Land Development	Nil.
	<b>Total</b>	<b>Rs. 3,50,000.00</b>

**Total abstract of the entire property**

Part – A	Land	Rs. 33,03,300.00	✓
Part – B	Building	Rs. 30,02,838.00	✓
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. 73,16,138.00</b>	
	<b>Say</b>	<b>Rs. 73,16,000.00</b>	
	<b>Fair Market Value of the Property</b>	<b>Rs. 73,16,000.00</b>	
	<b>Realizable Value of the Property</b>	<b>Rs. 65,84,400.00</b>	
	<b>Distress / Force Sale Value</b>	<b>Rs. 58,52,800.00</b>	
	<b>Guideline Value of the Property</b>	<b>Rs. 32,72,184.00</b>	

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.

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**Rental Income : Nil.**

**Any likely income it may generate: Rental Income.**

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/2021-22/85/13

Date : 22.12.2021



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## Actual Site Photographs



## Actual Site Photographs

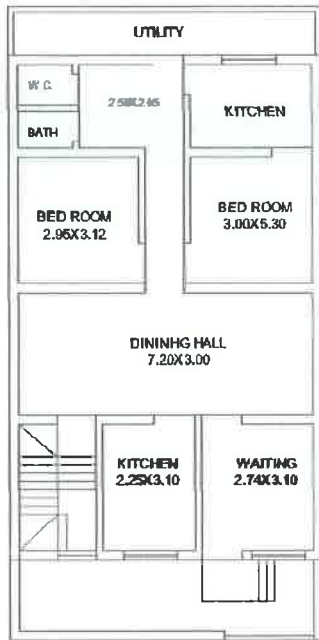




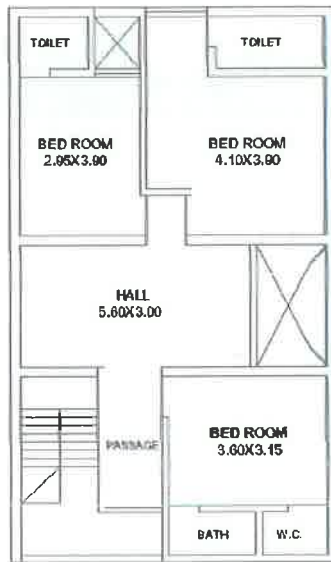
## Actual Site Photographs



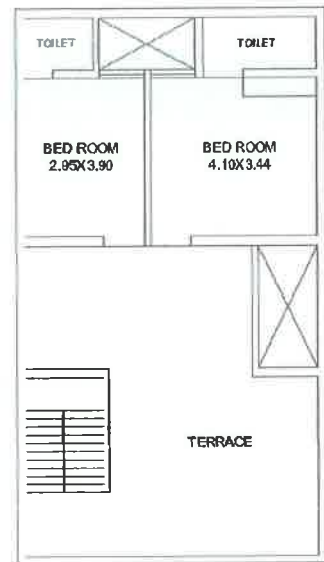
### Actual Plan



**GROUND FLOOR PLAN**

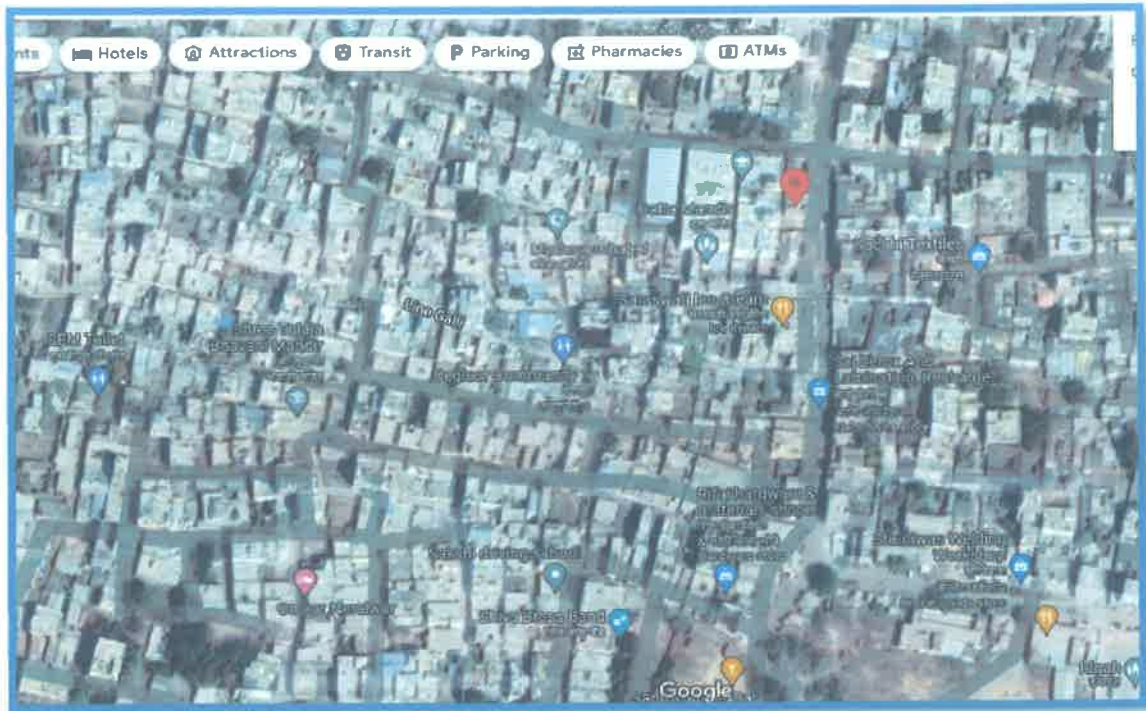


**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

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




**Longitude Latitude: 18.549079, 77.571993**

**Note: The Blue line shows the route to site from nearest Bus Stand Degloor (950M.)**



## 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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User Manual
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Feedback

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**Year**  
20212022

*Annual Statement of Rates*

**Language**  
English

**Selected District** नोंदण

**Select Taluka** देवसूर

**Select Village** गाँव : देवसूर (स. वर्ग नंबर परिषद देवसूर)

**Search By**  Survey No  Location

Select	उपविभाग	कुली चौकी	मिवाडी सपत्तिका	बोंडीस दुकाने	बौजोमिच	एकक (Rs.)
<u>SurveyNo</u>	1.78-डिन्डोडी संघान्तरण कळवेगवा नविनी	1660	0	0	0	चौ. मीटर
<u>SurveyNo</u>	1.7-संकरणच चव्हाण नालक मंकीर ते फिरोनहीन डोंकिन ते वेगांननाका मुळ रस्तावरील वॉन्ही वापुळा मिळकती नाबडा	4680	16800	19000	30700	चौ. मीटर
<u>SurveyNo</u>	1.8-उपरोक्त रस्तावरील मिळकती वनाळा ऊरिच वर्ग ऊरिच मिळकती विरोधवील डोंडीचवळ कालीच परीवर मोलीकली, मिळकत, कार्ग काली, काळकच कारोरी, मिळकत कालीच परीवर, काळकच	2120	17100	19000	22600	चौ. मीटर
<u>SurveyNo</u>	1.9-कार्ग वल्ली चौक नुवा बराच मन्ही मारुंटेड चौक फर्नचे रस्तावरील वॉन्ही वापुळा मिळकती	4620	16800	19000	29600	चौ. मीटर

... 10 11 12 13 14 15 16 17 18 19

**Survey Number**

871 . 872 . 873 . 874 . 875 . 882 . 883 . 884 . 885 . 886 . 887 . 888 . 889 . 890 . 891 . 892 . 893 . 894 . 895 .  
896 . 897 . 898 . 878 . 0

As a result of my appraisal and analysis, it is my considered opinion that the **Realizable Value** of the above property in the prevailing condition with aforesaid specification is **Rs. 65,84,400.00 (Rupees Sixty Five Lac Eighty Four Thousand Four Hundred Only)**.

Place : Nanded.

Date : 22.12.2021

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

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IBBI Reg.No. IBBI/RV/07/2019/11744

SBI Empanelment No.: SME/TCC/2021-22/85/13



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-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached

## (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 22.12.2021 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 12.11.2021. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- 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
- 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.

SI No.	Particulars	Valuer Comment
1.	background information of the asset being valued;	The property under consideration Sale Deed dated 22.11.1957, Sub Registrar, Degloor. Ground Floor & First Floor Sanctioned Plan & Construction Permission letter No. न.पा./04/बांधकाम/22/97, dated 10.04.1997, Degloor Municipal Council, Degloor. Second Floor Construction Permission letter No. न.पा./07/बांधकाम/377, dated 11.05.2000, Degloor Municipal Council, Degloor Completion Certificate vide No. न.पा./07/बां.प. 9/398/2000, dated 12.05.2000, Degloor Municipal Council, Degloor.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, Nanded to assess Realizable 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 Mrs. Sangita Baset Operation Head Mr. Akash Pardeshi Site Engineer Mr. Md.Shareq Salim Md.Jilani Pasha Site Engineer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment 11.11.2021 Valuation Date 12.11.2021 Date of Report 22.12.2021
6.	inspections and/or investigations undertaken;	Physical Inspection done on 12.11.2021
7.	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it 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

Date : 22.12.2021

Place: Nanded.

For, Vastukala Consultants (I) Pvt. Ltd.


**Sharadkumar B. Chalikwar**

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

Chairman &amp; Managing Director

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

IBBI Reg.No. IBB/RV/07/2019/11744

SBI Empanelment No.: SME/TCC/2021-22/85/13



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## **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. (R)
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

For, Vastukala Consultants (I) Pvt. Ltd.

**Sharadkumar B. Chalikwar**

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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.

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**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 investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality:**

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

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

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

### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession. (R)

### Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For, Vastukala Consultants (I) Pvt. Ltd.

**Sharadkumar B. Chalikwar**

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**DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Realizable Value** of the property under reference as on **12<sup>th</sup> November, 2021**.

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.

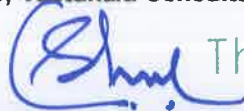
**DECLARATION OF PROFESSIONAL FEES CHARGED**

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 herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and **Realizable value** for this particular purpose at **Rs. 65,84,400.00 (Rupees Sixty Five Lac Eighty Four Thousand Four Hundred Only)**.

For, Vastukala Consultants (I) Pvt. Ltd.



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