

010

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Ganesh Venkatrao Achintalwar.**  
M.H. No. 6109, Market Yard, Mondha Area, Degloor,  
Tq. Degloor, Dist. Nanded,  
State – Maharashtra, Country – India.

Longitude Latitude: 18.550301, 77.575964

Valuation Done for:

**State Bank of India**  
Nanded.

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

Mumbai • Delhi NCR • Aurangabad • Nanded  
Raipur • Jaipur • Ahmedabad • Rajkot • Indore • Thane • Nasik



VASTU/SBI/Nanded/12/2021/10745

Date: 22.12.2021

**VALUER'S OPINION REPORT**

This is to certify that the property bearing M.H. No. 6109, Market Yard, Mondha Area, Degloor, Tq. Degloor, Dist. Nanded, belongs to **Mr. Ganesh Venkatrao Achintalwar**.

Boundaries of the property.

- North : Market Yard Road.
- South : Shop of Mr. Mohd. Yunus Mohd. Yusuf.
- East : Shop of Mr. Mohd. Yunus Mohd. Yusuf.
- West : Shop of Mr. Sow. Shobha Adishalalwar.

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. 71,50,500.00 (Rupees Seventy One Lac Fifty Thousand Five 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**

**FOR VASTUKALA CONSULTANTS (I) PVT. LTD**

*Chalk*

*Prasad*

**FORWARDED SIGNATORY**

**Shankkumar B. Chalkar** (FORWARDED SIGNATORY)  
B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FV, FWRs  
Chairman & Managing Director  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/74-1452/2008-09  
IBBI Reg.No. IBBI/RV/072019/11744  
SBI Empanement No.: SME/TC/2021-22/85/13

Encl: Valuation report.



**Mumbai**

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

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

**Delhi NCR**

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

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delhinrcr@vastukala.org

**Nanded**

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

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+91 2462 239909  
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**Aurangabad**

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

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

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

1. General				
1. a)	Purpose for which the valuation is made	To assess Fair Market Value of the Property.		
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 Achintawatwar.		
3. List of documents produced for perusal				
1	Photo Copy of Sale Deed No. 1859/2009, dated 10.12.2009, Registered at Sub Registrar, Degloor.			
2	Photo Copy of Property Register Certificate vide No. ऋ.श. /6362/2021, dated 15.11.2021, Chief Officer, Degloor Municipal Council, Degloor.			
	Photo Copy of Namuna No. 43 Rule (74) Tax Assessment year 2000-2001 dated 15.11.2021, Chief Officer, Degloor Municipal Council, Degloor.			
3	Photo Copy of Tax Paid Receipt No. 07, Book No. 865, dated 15.11.2021, up to 31.03.2022, Degloor Municipal Council, Degloor.			
4	Photo Copy of Construction Permission letter No. ऋ.श./09/वा/वा/वा 5190/11, dated 01.01.2011, Chief Officer, Degloor Municipal Council, Degloor			
5	Photo Copy of Sanctioned Plan dated 01.01.2011, Chief Officer, Degloor Municipal Council, Degloor.			
6	Photo Copy of Title Investigation Report dated 27.11.2018, prepared by Adv. Madhav B. Pawde, Nanded.			
12	Photo Copy of MSEDCL Light Bill Consumer No. 558010006067 in the month of Oct.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. Ganesh S/o Venkatrao Achintawatwar. R/o. Line Galli, Degloor, Tq. Degloor, Dist Nanded. Contact No.: 9422185107 (Mr. Ganesh Achintawatwar). 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 Commercial Building situated at M.H. No. 6109, Market Yard, Mondha Area, Degloor, Tq. Degloor, Dist Nanded</li> <li>Owner has obtained Construction permission dated 01.01.2011 from Chief Officer, Municipal Council, Degloor.</li> <li>Ground Floor consists of Shop cum Godown, Staircase etc.</li> <li>First Floor &amp; Second Floor consists of 3 Rooms, Toilet each Floor, Staircase etc.</li> </ul>			
	A. Plot Area details are as under :			
	Particulars	Plot Size in M.	Plot Area in Sqm.	
	As per Sale Deed	14.02m. x 3.81 m.	53.42 Sqm.	
	As per Sanctioned Plan (Municipal Council/ Degloor)	14.02m. x 3.81 m.	53.42 Sqm.	
	• Total Plot Area as per Sanctioned Plan & As per Sale Deed is 53.42 Sqm. same 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	35.10	Ground Floor	53.42
	First Floor	27.00	First Floor	53.42
	Second Floor	27.00	Second Floor	53.42
	<b>Total</b>	<b>89.10</b>		<b>160.26</b>
	• Total Built up area is As per Sanctioned Plan is 89.10 Sqm. & As per Actual Total Built up Area is 160.26 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. 6109	
	b) Door No.	M.H. No. 6109	
	c) T.S. No. / Village	Market Yard, Mondha Area, Degloor.	
	d) Ward / Taluka	Degloor.	
	e) Mandal / District	Nanded.	
7.	Postal address of the property	M.H. No. 6109, Market Yard, Mondha Area, Degloor, Tq. Degloor, Dist. Nanded.	
8.	City / Town	Degloor	
	Residential area	Yes.	
	Commercial area	No.	
	Industrial area	No.	
9.	Classification of the area	Higher Class (R)	
	i) High / Middle / Poor		
	ii) Urban / Semi Urban / Rural	Semi 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	Market Yard Road.	Market Yard Road.
	South	Shop of Mr. Mohd. Yunus Mohd. Yusuf.	Shop of Mr. Mohd. Yunus Mohd. Yusuf.
	East	Shop of Mr. Mohd. Yunus Mohd. Yusuf.	Shop of Mr. Mohd. Yunus Mohd. Yusuf.
	West	Shop of Mr. Sow. Shobha Adishalawar.	Shop of Mr. Sow. Shobha Adishalawar.
14	Dimensions of the site in meter	A	B
	North	As per Sanctioned Plan / Sale Deed	As per the Actual
	South	3.81 m.	3.81 m.
	East	3.81 m.	3.81 m.
	West	14.02 m.	14.02 m.
14.1	Extent of the site in Bank	63.42 Sqm	53.42 Sqm.
14.2	Latitude, Longitude & Co-ordinates of Plot	18.550301, 77.575964	
15.	Extent of the site considered for Valuation (least of 14.1 A & 14.1 B)	53.42 Sqm.	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Owner Occupied.	

II CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Principal Food Grain Market, A.P.M.C. Degloor.
2.	Development of surrounding areas	Degloor Agricultural Produce Market Committee, Mondtha Commercial 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	Rectangle
7.	Type of use to which it can be put	Commercial purpose
8.	Any usage restriction	Yes. Reserved for Food Grain Activity only as per the A.P.M.C. norms.
9.	Is plot in town planning approved layout?	Yes, Principal Food Grain Market Degloor, APMC Degloor Commercial Layout Plan sanctioned by Director of Marketing, Maharashtra State, Pune, vide Approval No. PANAN-5/BAS/Degloor/Layout/Sanction/1992, dated 07.05.1992.
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	No.
17.	Is Power supply is available in the site	Yes, available.
18.	Advantages of the site	Located in Principal Food Grain Market, Agricultural Produce Market Committee, Degloor, Mondtha Commercial 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)	No threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.
<b>Part – A (Valuation of land)</b>		
1	Size of plot	3.81 m. x 14.02 m.
2	Total extent of the plot	53.42 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. 70,000.00 to 1,50,000.00 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. 6,200.00 per Sqm
5	Assessed / adopted rate of valuation	Rs. 1,20,000.00 per Sqm
6	Estimated value of land	Rs. 64,10,400.00
<b>Part – B (Valuation of Building)</b>		
1	Technical details of the building	
	a) Type of Building (Residential / Commercial / Industrial)	Commercial / Commercial.

b)	Type of construction (Load bearing / RCC / Steel Framed)	RCC Framed Structure.
c)	Year of construction	2011.
d)	Number of floors and height of each floor including basement, if any	G+2, Height: 3.04 m.
e)	Plinth area floor-wise	Sr. No. I – 5-B
f)	Condition of the building	Good.
	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	Principal Food Grain Market Degloor, APMC Degloor Commercial Layout Plan sanctioned by Director of Marketing, Maharashtra State, Pune, vide Approval No. PANAN-5/BAS/Degloor/Layplan/Sanction/1992, dated 07.05.1992
h)	Approved map / plan issuing authority	Construction Permission is obtained from Chief Officer, Degloor Municipal Council, Degloor vide letter No. त.ग./09/बाँवसभ 5190/11, dated 01.01.2011.
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	Rolling Shutter, C.C.T.W. with commercial Flush Doors.
5.	RCC Works	M-20, Footing, Column, Beam, Slab etc.
6.	Plastering	Cement Plaster, O.B.D.
7.	Flooring, Skirting, dado	R.S.S. Flooring. First Floor is no flooring.
8.	Special finish as marble, granite, wooden paneling, grills etc.	No.
9.	Roofing including weather proof course	Yes.
10.	Drainage	Septic Tank.
2.	Compound Wall	No.
	Height	
	Length	
	Type of construction	
3.	Electrical installation	
	Type of wiring	Open Conduit wiring.
	Class of fittings (superior / ordinary / poor)	Ordinary.
	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 - 2.							
b) No. of wash basins	No.							
c) No. of urinals	Nil.							
d) No. of bath room	No.							
e) Water meters, taps etc.	No.							
f) Any other fixtures	No.							
S. No	Particulars of item	Plinth Area (Sq.m)	Roof height (R.M.)	Age of building (Years)	Estimated replacement rate of construction (Rs.)	Replacement cost (Rs.)	Depreciation 15 % (Rs.)	Net Value after depreciation (Rs.)
1.	Ground Floor, First Floor & Second Floor	89.10	3.04m	10	19602.00	17,46,538.00	-2,61,980.00	14,84,557.00
	<b>Total</b>							<b>14,84,557.00</b>
<b>Part - C (Extra Items)</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					Nil		
	<b>Total</b>					<b>Rs. 00.00</b>		
<b>Part - D (Amenities)</b>								
1.	Wardrobes					Nil.		
2.	Glazed tiles					Nil.		
3.	Extra sinks and bath tub					Nil.		
4.	Marble / ceramic tiles flooring					Nil.		
5.	Interior decorations					Nil		
6.	Architectural elevation works					Nil.		
7.	Paneling works					Nil.		
8.	Aluminum works					Nil.		
9.	Aluminum hand rails					Nil.		
10.	False ceiling					Nil.		
	<b>Total</b>					<b>Rs. 00.00</b>		
<b>Part - E (Miscellaneous)</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	Nil
4. C.B. deposits, fittings, etc.	Nil
5. Pavement, Land Development	Nil.
<b>Total</b>	<b>Rs. 50,000.00</b>

**Total abstract of the entire property**

Part - A	Land	Rs. 64,10,400.00
Part - B	Building	Rs. 14,84,557.00
Part - C	Extra Items	Rs. Nil
Part - D	Amenities	Rs. Nil
Part - E	Miscellaneous	Rs. Nil
Part - F	Services	Rs. 50,000.00
	<b>Total</b>	<b>Rs. 79,44,957.00</b>
	<b>Say</b>	<b>Rs. 79,45,000.00</b>
	<b>Fair Market Value of the Property</b>	<b>Rs. 71,50,500.00</b>
	<b>Realizable Value of the Property</b>	<b>Rs. 71,50,500.00</b>
	<b>Distress / Force Sale Value</b>	<b>Rs. 63,56,000.00</b>
	<b>Guideline Value of the Property</b>	<b>Rs. 18,15,761.00</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.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

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

As the property is a residential house, the appropriate cost approach is Market Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of Rs. 70,000.00 to Rs. 1,50,000.00 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 House / Plot, all round development of commercial and residential application in the locality etc. We estimate Rs. 1,20,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.



The salability of the property is : Normal

Rental Income : Nil.

Any likely income it may generate: Rental Income.

For, **Vastukala Consultants (I) Pvt. Ltd.**  
FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

**Shradh Kumar B. Chalkwar**  
B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FV, FWMRS

Chairman & Managing Director

Govt. Reg. Valuer

Chartered Engineer (India)

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

IBBI Reg.No. IBBI/RV/07/2019/1 1744

SBI Emparmentment No. SME/TC/2021-22/85/13

Date : 22.12.2021



Think. Innovate. Create



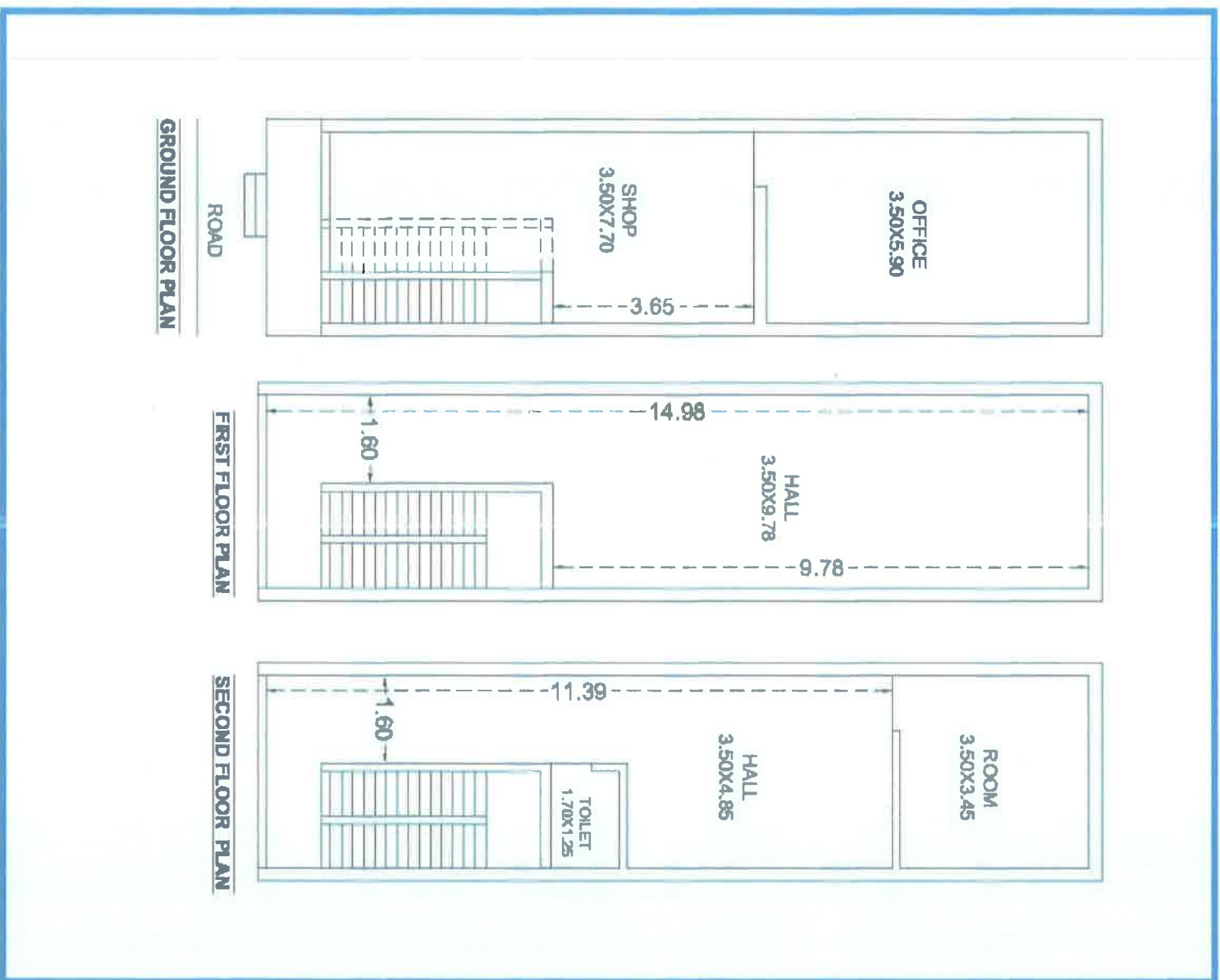
### Actual Site Photographs



### Actual Site Photographs



Actual Plan



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN


## Route Map of the Property Site u/lr



**Longitude Latitude: 18.550301, 77.575964**

**Note: The Blue line shows the route to site from nearest Bus Stand Degloor (700M.)**


## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक विभाग**  
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

भाषापरिवर्तन द्यावा



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Year: 2023-2024
Language: English

**Annual Statement of Rates**

Select District: राज्य

Select Taluka: राज्य

Select Village: राज्य (व को नात येकर राज्य)

Search By:  Survey No  Location

Class: Class

Sl. No	सर्वेच संख्या	वर्गीकरण वर्ग	किमी चौकट	एकर क्षेत्र	वर्गीकरण क्षेत्र (रु.)
1	11 - तालुक्यातील सर्वेच ३ गाव चौकट व ग्राम सभेसाठी वीपी अन्वय निवृत्ती	4470	16800	19000 39700	0
2	12A - मोठा वहीत को. निवृत्ती - वासाव	6200	16800	16900 42000	0
3	12A - तालुक्यातील सर्वेच ३ वसाव निवाड निवृत्तीसाठी वीपी अन्वय	6770	16800	19000 39600	0
4	12A - तालुक्यातील सर्वेच ३ गाव चौकट व ग्राम सभेसाठी वीपी अन्वय निवृत्ती	3980	16800	19000 31000	0
5	12B - तालुक्यातील सर्वेच ३ गाव चौकट व ग्राम सभेसाठी वीपी अन्वय निवृत्ती	2120	17100	19000 22500	0
<p>Survey Number: <input type="text" value="12345678950"/></p>					रु.

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. 71,50,500.00 (Rupees Seventy One Lac Fifty Thousand Five Hundred Only).

Place : Nanded.

Date : 22.12.2021

For, **Vastukala Consultants (I) Pvt. Ltd.**  
**VASTUKALA CONSULTANTS (I) PVT. LTD.**

*(Signature)*  
**Shalokumar B. Chalkwar** **REGISTERED SIGNATORY**  
 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/1-1452/2008-09  
 IBB1 Reg.No. IBB1/RV/07/2019/117/44  
 SBI Empanelment No.: SMET/CC/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- ME)	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.



2. LMS / LOS) only.  
Further, I hereby provide the following information.

Sl No.	Particulars	Valuer Comment
1.	background information of the asset being valued;	The property under consideration Sale Deed No. 1859/2009, dated 10.12.2009, Registered at Sub Registrar, Degloor
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;	Shradhkumar B. Chalkwar Regd. Valuer Manoj B. Chalkwar 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.

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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
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Date : 22.12.2021  
Place: Nanded.

For, **Vastukala Consultants (I) Pvt. Ltd.**  
FOR VASTUKALA CONSULTANTS (I) PVT. LTD

*(Signature)*  
**Sharadkumar B. Chalkwar** (PROHIBITED SIGNATURE)  
B. E. (Civl), M.E. (Civl), 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/1-1452/2008-09  
IBBI Reg.No. IBBI/RV/072019/11744  
SBI Empanelment No.: SMIET/CC/2021-22/95/13



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

## 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. (R)
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.

FOR VASTUKALA CONSULTANTS (I) PVT. LTD

  
Sharadkumar B. Chalikwar AUTHORIZED SIGNATORY  
B.E. (Civl), M.E. (Civl), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FV, FIMRS  
Chairman & Managing Director

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) COCT/1-1452/2008-09  
IBBI Reg.No. IBBI/RV/07/2019/11744  
SBI Empainment No.: SMET/CC/2021-22/85413

Date: 22.12.2021

Place: Nanded.



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(Annexure - II)

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

1. A valuer shall, in the conduct of his/his business, follow high standards of integrity and fairness in all his/his dealings with his/his 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/his expertise or deny his/his 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/his professional dealings by ensuring that his/his 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/his relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/his 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. <sup>(R)</sup>

### 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.  
FOR VASTUKALA CONSULTANTS (I) PVT. LTD

*CS. Shri*

*SRINIVAS*

**Shri S. Kumar B. Chalikeri** <sup>(REGISTERED SIGNATORY)</sup>

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FV, FWRFS

Chairman & Managing Director

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

SBI Empanment No.: SMCETCC/2021-22/85/13

Date: 22.12.2021

Place: Nanded.



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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 knowledgeably 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 stature 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. 71,50,500.00 (Rupees Seventy One Lac Fifty Thousand Five Hundred Only).**

For, **Vastukala Consultants (P) Pvt. Ltd**  
**FOR VASTUKALA CONSULTANTS (P) PVT LTD**

*(Sgn)* **Think Private. Create**

**Sharadkumar B. Chalikwar**  
B.E. (Civil), M.E. (Civil), M. Sc. (Real Estate Valuation), M. Sc. (P&M Valuation), FIE (I), FV, FIMRS  
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