



Purpose of the Valuation	To Assess the Present Market value & Govt. guide line Value of the Mentioned Property-For Collateral Security
Name of the Persons deriving benefits from the mentioned property by legal Rights	<b>Varsha Raosaheb Patil (Varsha Ashokrao Karanjkar)</b>
Details of the Property Considered for Valuation Purpose	Land Admeasuring About <b>2427.25</b> Sq. plot in G. no. 283 part, of Puyani at Nanded-Nila Road, Mouje Puyani. Nanded Tal & Dist Nanded State- Maharashtra.
Latitude & Longitude Of Site	<b>19.210654,77.260533</b>
Present Market value of the Mentioned property is Rs. <b>2, 42,45,000/-</b> Realisable value of the Mentioned property is Rs. <b>2, 15,00,000/-</b> Distress value of the Mentioned property is Rs. <b>1, 81,00,000/-</b> Govt. Guideline value of the Mentioned property is Rs. <b>30, 35,000/-</b> <b>As on 11/11/2024</b>	

## Value Comparison

Property details	Government Guideline Value Assume Land is Non Agriculture	Market Value Assume Land is Non Agriculture
Land Area	2427.25 sq. Mt	2427.25 sq. Mt
Land Rate	Rs. 1250 per Sq.mt	Rs. 9990 per Sq.mt
Land Value	2427.25 sq. Mt x Rs. 1250 = Rs. 30, 34,062/- Say Rs. 30, 35,000/-	2427.25 sq. Mt x Rs. 9990 = Rs. 2,42,45,730/- Say Rs. 2, 42,45,000/-
Total Value of the property (Land/Plot)	<b>Say Rs. 30, 35,000/-</b> (Rs. Thirty Lakh Thirty Five Thousand Only)	<b>Say Rs. 2, 42,45,000/-</b> (Rs. Two crore forty two lakhs forty five thousand Only)

Date - 11/11/2024  
Place - Nanded

**Registered Valuer of Immovable Properties**  
U/s 34 AB of Wealth Tax Act 1957 &  
Companies (Registered Valuers & Valuation) Rules 2017



**Consultants  
Valuers &  
Contractors**

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

gtvaluers@outlook.com

90962 90009 , ( 02462 ) 244009

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

TO,

State Bank Of India

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

<b>I.</b>	<b>GENERAL</b>		
1.	Purpose for which the valuation is made		To Assess the Present Market value & Government guideline Value of property –as is Where is Basis For Collateral Security
2.	a)	Date of inspection	: 11/11/2024
	b)	Date on which the valuation is made	: 11/11/2024
3.	List of documents produced for perusal		
	i)		: <i>Xerox Copy of Registered Sale Deed</i>
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>Varsha Raosaheb Patil (Varsha Ashokrao Karanjkar)</b>
5.	Brief description of the property (Including leasehold/freehold etc)		Commercial Property (land/Plot)  Land located in a Commercial Area  (Free Hold)
6.	Location of property		
	a)	Plot No. / Survey No.	: G. no. 283 part
	c)	T. S. No. / Village	: Puyani
	d)	Ward / Taluka	: Nanded
	e)	Mandal / District	: Nanded

7.	Postal address of the property	G. no. 283 part, of Puyani at Nanded-Nila Road, Mouje Puyani. Nanded	
8.	City / Town	: Puyani	
	Residential Area	: Yes	
9.	Classification of the area	:	
	i) High / Middle / Poor	: Middle	
	ii) Urban / Semi Urban / Rural	: Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	: Village Panchayat limit (Grampanchayat Office Vadi bu.) Corporation influence area	
13.	Boundaries of the property	: As per sale deed & Observation	
	North	: Nila-Nanded-Wasmat Road	
	South	: Puyani to Marlak 30 feet Wide Road	
	East	: Land in G. no. 283 Property Of Nagorao Santoba Pawde & Sayabai Mukinda Pawde	
	West	: Property Of Dnyaneshwar Nagorao Pawde & Parmeshwar Nagorao Pawde	
14.1	Dimensions of the site	A	B
		As per the Namuna no. 08	Actual
	North	: 30.85 M	30.85 M
	South	: 28.90 M	28.90 M
	East	: 79.14 M	79.14 M
	West	: 79.72 M	79.72 M
14.2	Latitude, Longitude and Coordinates of the site	: 19.210654,77.260533	
15	Extent of the site	: 2427.25 sq. Mt-as per Sale Deed & Observation	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	: 2427.25 sq. Mt	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Property is Occupied by the owner	
18	Income related aspects ( as per the verbal enquiry with the occupants )	: N/A	

II.		CHARACTERISTICS OF THE SITE	
1.	Classification of locality		Commercial
2.	Development of surrounding areas		Developed Commercial area
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		All Available in a Periphery Of 9.4 Km
5.	Level of land with topographical conditions		Level
6.	Shape of land		Irregular
7.	Type of use to which it can be put		Commercial
8.	Any usage restriction		Commercial & Residential
9.	Is plot in town planning approved layout?		No (Plot Boundaries are Demarcated Commercial area)
10	Corner plot or intermittent plot?		intermittent
11	Road facilities		Yes
12	Type of road available at present		Bitumen Road
13	Width of road – is it below 20 ft. or more than 20 ft.		60 feet Wide Road
14	Is it a land – locked land?		No
15	Water potentiality		Yes
16	Underground sewerage system		No
17	Is power supply available at the site?		Yes
18	Advantage of the site		
	1.		<ul style="list-style-type: none"> <li>• Located in developing Commercial Area</li> <li>• Having Commercial Potential</li> </ul>

<b>Part - A (Valuation of land)</b>		
1.	Size of plot	2427.25 sq. Mt
	North - South	Towards East-79.14 M Towards West-79.72 M
	East - West	Towards South-28.90 M Towards North-30.85 M
2.	Total extent of the plot	2427.25 sq. Mt
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 10, 000 to Rs. 15,000 per Sq.mt
4.	Guideline rate obtained from the Registrar's Office (an evidence there of to be enclosed)	Rs. 1250 per Sq.mt (as per department of registration & stamps)
5.	Assessed / adopted rate of valuation	Rs. 9,990 per sq. Mt for bulk land
6.	Estimated value of land (as per market rate)	2427.25 Sq.mt X Rs. 9990 Say Rs. 2, 42,45,000/-

**Total abstract of the entire property**

Part- A	Land	:	Say Rs. 2, 42,45,000/-
	Total	:	<b>Say Rs. 2, 42,45,000/-</b>  <b>(Rupees Two crore forty two lakhs forty five thousand only)</b>

Value related consideration, assumption & aspects of the property.

- ❖ Market approach method is adopted to assess the value of land.
- ❖ No Sale Evidence is Available Which Shows/Reflects Present Market Rate Of Plot/Land
- ❖ Considering usage of land non agricultural ( Highest and best usage of land )
- ❖ The Market Rate Of Plot/Land is from Rs. 12,000 to Rs. 16,000 per sq.mt, as per the Survey & Analysis in G. no. 283 part, of Puyani at Nanded-Nila Road, Mouje Puyani. Nanded
- ❖ The rate of land considered for the purpose of assessing the market value is Rs. 9990 per sq.mt on the basis of (Approach Road, locality & Surrounding Development.)

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with foresaid specifications is **Rs. 2, 15,00,000/- (Rupees Two crore fifteen lakhs only).**

Date - 11/11/2024

Place - Nanded

Registered Valuer of Immovable Properties  
U/s 34 AB of Wealth Tax Act 1957 &  
Companies (Registered Valuers & Valuation) Rules 2017

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_ on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only).

**Date:**

**Signature**

**(Name of the Inspecting Officer With Office Seal)**

## **DECLARATION- CUM- UNDERTAKING**

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

- I am a citizen of India
- I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- The information furnished in my valuation report dated 11/11/2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have appointed my technical staff to inspect the property 11/11/2024 The work is not subcontracted to any other valuer and carried out by myself.
- Valuation report is submitted in the format as prescribed by the Bank.
- I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- I have not been removed/dismissed from service/employment earlier
- I have not been convicted of any offence and sentenced to a term of imprisonment
- I have not been found guilty of misconduct in professional capacity
- I have not been declared to be unsound mind
- I am not an undischarged bankrupt, or have not applied to be adjudicated as a bankrupt;
- I am not an undischarged insolvent
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- My PAN Card number is AGWPT 6021E
- I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- My CIBIL Score and credit worthiness is as per Bank's guidelines.
- I am the proprietor of the firm, who is competent to sign this valuation report.



## **MODEL CODE OF CONDUCT FOR VALUERS**

### **Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### **Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall use its best expertise, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or so consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### **Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

18. As an independent valuer, the valuer shall not charge success fee.

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigation carried out by the authority, any person authorized by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### **Gifts and hospitality.**

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

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

#### **Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as a mended or revised from time to time



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

[Home](#)

[Valuation Guidelines](#) | [User Manual](#)

Year

Language

Selected District

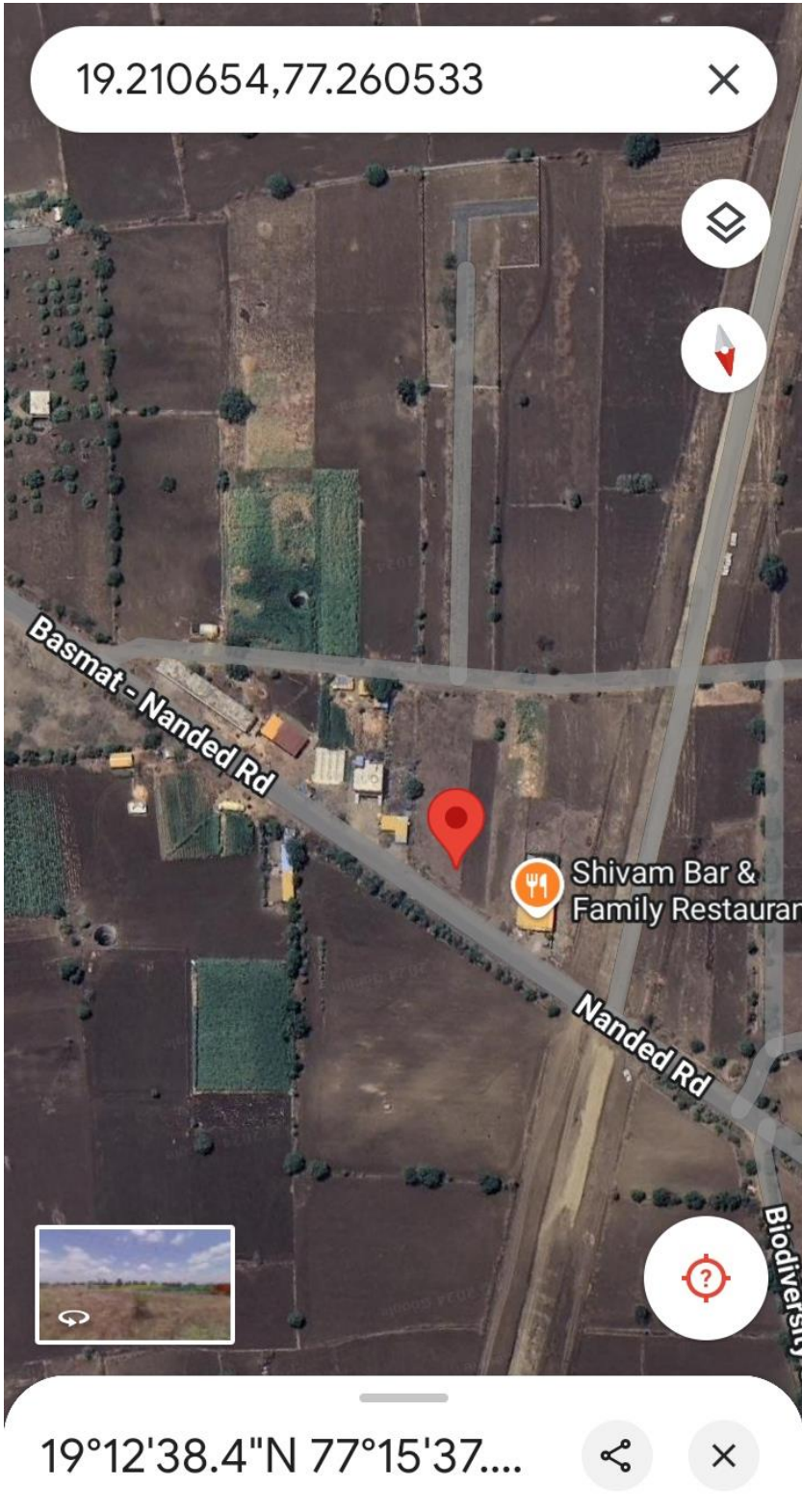
Select Taluka

Select Village

Vibhag Number **6**

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत शेत जमीन	0-1.25	919400	हेक्टर
जिरायत शेत जमीन	1.26-2.50	1148700	हेक्टर
जिरायत शेत जमीन	2.51-5.00	1378000	हेक्टर
जिरायत शेत जमीन	5.01-7.50	1665400	हेक्टर
गावठाणातील मिळकती	0-0.00	1400	चौरस मीटर
हायवेवरील जमिनी	0-0	1250	चौरस मीटर
बिनशेती जमिनी/भूखंड	0-0	1260	चौरस मीटर

19.210654,77.260533



19°12'38.4"N 77°15'37....

