



**VASTUKALA**  
Unlocking Excellence

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

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Ramakant Tukaram Kalyankar**

Residential Land and Building situated on M.H. No. 1-12-847, Plot No. 27, S. No. 51, C.T.S No. 18003,  
Lal Bahdur Shastri Nagar, Sahakari Bhadekaru Malki Grah Nirman Sanstha Ltd., Shastri Nagar,  
Village – Asadullabad, Taluka & District - Nanded, PIN Code – 431 602, State - Maharashtra, India.

Latitude Longitude: 19.178105,77.311488

### Intended User:

**Punjab National Bank**  
Chikhawadi Nanded Branch

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

#### Our Pan India Presence at:

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

#### Regd. Office

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

☎️ **+91 2247495919**

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

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



## VALUATION OPINION REPORT

The property bearing Residential Land and Building situated on M.H. No. 1-12-847, Plot No. 27, S. No. 51, C.T.S No. 18003, Lal Bahdur Shastri Nagar, Sahakari Bhadekaru Malki Grah Nirman Sanstha Ltd., Shastri Nagar, Village – Asadullabad, Taluka & District - Nanded, PIN Code – 431 602, State - Maharashtra, India belongs to **Shri. Ramakant Tukaram Kalyankar.**

Boundaries of the property

North : 9.00 M Wide Road  
South : Plot No. 28  
East : Plot No. 26  
West : 9.00 M Wide Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 2,29,40,336/- (Rupees Two Crore Twenty Nine Lakh Forty Thousand Three Hundred Thirty Six Only).**

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified

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



**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
PNB Empanelment No. ZO:SAMD:1138

**Auth. Sign.**

Encl: Valuation report.

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

**Our Pan India Presence at:**

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

**Regd. Office**

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

📞 **+91 2247495919**

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

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



# Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,  
**Branch Manager,**  
**Punjab National Bank**  
 Chikhawadi Nanded Branch

## Valuation Report of Immovable Property

I	Introduction	
1	Name of Valuer	<b>Sharadkumar B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> 28, Stadium Complex, Gokul Nagar, Nanded - 431 602.
2	Date of Inspection	19.12.2024
	Society Allotment	Letter No. 59, Dated 08.06.2022
	Date of Valuation	20.12.2024
3	Purpose of Valuation	As per the request from Punjab National Bank, Chikhawadi Nanded Branch to assess fair market value of the property for Banking purpose
4	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	<b>Shri. Ramakant Tukaram Kalyankar</b>  <b>Address</b> – Residential Land and Building situated on M.H. No. 1-12-847, Plot No. 27, S. No. 51, C.T.S No. 18003, Lal Bahdur Shastri Nagar, Sahakari Bhadekaru Malki Grah Nirman Sanstha Ltd., Shastri Nagar, Village – Asadullabad, Taluka & District - Nanded, PIN Code – 431 602, State - Maharashtra, India.  <b>Contact Details</b> <b>Shri. Ramakant Tukaram Kalyankar (Owner)</b> Contact No. +91 9422870291 Sole Ownership
5	Name of Bank/FI as applicable	Punjab National Bank, Chikhawadi Br. Nanded
6	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner -Occupied
II	Physical Characteristics of the Asset	
1	Location of the Property	Residential Land and Building situated on M.H. No. 1-12-847, Plot No. 27, S. No. 51, C.T.S No. 18003, Lal Bahdur Shastri Nagar, Sahakari Bhadekaru Malki Grah Nirman Sanstha Ltd., Shastri Nagar, Village – Asadullabad, Taluka & District - Nanded, PIN Code – 431 602, State - Maharashtra, India.
	Plot No. / Survey No.	Plot No. 27, S. No. 51
	Door No.	M.H. No. 1-12-847
	C. T.S. No. / Village	C.T.S No. 18003 of Village- Asadullabad
	Ward / Taluka	Taluka Nanded



Since 1989

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

An ISO 9001 : 2015 Certified Company



	Mandal / District	District Nanded		
2.	Ward No.	-		
3.	City/Town	Village – Asadullabad		
	Residential area / Commercial area / Industrial area	Yes		
4.	Classification of the area			
	i) High / Middle / Poor	Middle Class		
	ii) Metro / Urban / Semi Urban / Rural	Urban		
5.	Coming under Corporation limit / Village Panchayat / Municipality	Nanded Waghala City Municipal Corporation		
6.	Postal address of the property	Residential Land and Building situated on M.H. No. 1-12-847, Plot No. 27, S. No. 51, C.T.S No. 18003, Lal Bahdur Shastri Nagar, Sahakari Bhadekaru Malki Grah Nirman Sanstha Ltd., Shastri Nagar, Village – Asadullabad, Taluka & District - Nanded, PIN Code – 431 602, State - Maharashtra, India.		
7.	Latitude, Longitude and Coordinates of the site	19.178105,77.311488		
8.	Area of the plot/land (supported by a plan)			
	Sr. No	Particulars	Plot Size	Plot Area
	1	As per Society Allotment	15.50 m. x 23.00 m.	356.50 Sqm.
	2	<b>As per Sanctioned Plan</b>		
		a) As per Sanctioned Plan	15.50 m. x 23.00 m.	356.50 Sqm.
		b) Road Widening Towards North	Nil	Nil
		c) Net plot size	15.50 m. x 23.00 m.	<b>356.50 Sqm.</b>
		<b>Net Plot Area As per Sanctioned Plan (a-b)</b>		<b>356.50 Sqm.</b>
9.	Layout plan of the area in which the property is located	Lal Bahdur Shastri Nagar, Sahakari Bhadekaru Malki Grah /Niman Sanshta Ltd, Shastri Nagar, Asadullabad, Nanded.		
10.	Development of surrounding areas	Residential Area		
11.	Details of Roads abutting the property	9.00 m. road towards North & West		
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No		
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	N.A.		
14.	Dimensions of the site	<b>As per Sanctioned Plan</b>	<b>As per Actual</b>	
	North	23.00 M.	23.00 M.	
	South	23.00 M.	23.00 M.	
	East	15.00 M.	15.00 M.	
	West	15.00 M.	15.00 M.	
	Extent of the site considered for valuation (least of 14 A & 14 B)	<b>Land Area – 356.50 Sqm. (Area as per Sanctioned Plan)</b>		
15.	Description of Adjoining properties	<b>As per Actual</b>		



	North	9.00 M. Wide Road						
	South	Plot No. 28						
	East	Plot No. 26						
	West	9.00 M. Wide Road						
16.	Survey no. if any	S. No. 51						
17	Type of Tenement (Residential/ Commercial/ Industrial)	Residential						
18.	Details of the Tenement/Tenements and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with Tenement plans and elevations	<p><b>Land Area – 356.50 Sqm.</b> <b>(Area as per Sanctioned Plan)</b></p> <ul style="list-style-type: none"> <li>• R.C.C. framed Structure</li> <li>• Ground floor</li> <li>• Year of Construction: 1984</li> </ul>						
19.	Plinth Area, and saleable area to be mentioned separately and clarified	<p><b>Area as per Sanctioned Plan</b></p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>As Sanctioned Plan in Sqm.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Ground Floor</td> <td>130.72</td> </tr> </tbody> </table>	Sr. No.	Particulars	As Sanctioned Plan in Sqm.	1	Ground Floor	130.72
Sr. No.	Particulars	As Sanctioned Plan in Sqm.						
1	Ground Floor	130.72						
20.	Any other aspect	-						
<b>III</b>	<b>Town Planning parameters</b>							
1.	Master plan provisions related to the property in terms of land use	Residential use						
2.	Date of issue and validity of layout of approved map / plan	First Floor Building construction permission is issued by NWMC Nanded. Vide Permit No. DDMCW/BI2023/APU02758 dated 19.08.2023						
3.	Approved map / plan issuing authority							
4.	Whether genuineness or authenticity of approved map / plan is verified	Yes						
5.	Any other comments by our empaneled valuers on authentic of approved plan	No						
6.	Planning area/zone	Residential Zone						
7.	Development controls	As per Unified Development Control & Promotion Regulations for Maharashtra State.						
8.	Zoning regulations	Residential Purpose						
9.	FAR/FSI Permitted	2.00						
	FAR/FSI consumed	0.78						
10.	Ground coverage	41%						
11.	Transferability of development rights if any, Tenement bye- law provisions as applicable to the property viz. setbacks, height restrictions, etc.	As per Unified Development Control and Promotion Regulations (UDCPR), Maharashtra State.						
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Surrounding area is developing residential area.						
13.	Comment on unauthorized constructions if any	No						
14.	Comment on demolition proceedings if any	No						

15.	Comment on compounding/ regularization proceedings	No Proceedings.
16.	Comment on whether OC has been issued or not	Yes
17.	Any other aspect	No
<b>IV.</b>	<b>Legal Aspects</b>	
	<p>Ownership Documents</p> <ol style="list-style-type: none"> <li>1. Photo Copy of Plot Allotment Certificate No. 59, dated 08.06.2022 issued by Lal Bahdur Shastri Nagar Sahakari Bhadekaru Malki Grah Nirman Sanshta Ltd. Nanded.</li> <li>2. Photo Copy of Share Certificate No.16 dated 08.06.2022 issued by Bahdur Shastri Nagar Sahakari Bhadekaru Malki Grah Nirman Sanshta Ltd. Nanded.</li> <li>3. Photo Copy of Tax Paid Receipt No. 28, Book No. 526, dated 16.03.2023, PIN No. 4020103175, NWCMC, Nanded</li> <li>4. Photo Copy of Digitally Signed P. R. Card No. 18003, dated. 06.09.2022</li> <li>5. Photo Copy of N.A. Layout issued by Nanded Municipal Council, Nanded</li> <li>6. Photo Copy of Construction Permission Letter No. 838 / 17 / 83-84 dated 21.04.1984 issued by Nanded Municipal Council, Nanded</li> <li>7. Photo Copy of Construction Permission Plan Letter No. 838 / 17 / 83-84 dated 21.04.1984 issued by Nanded Municipal Council, Nanded</li> <li>8. Photo Copy of Construction Permission Letter No. 153037, Permit No. DDMCWBI2023 / APLI02752, dated13.05.2023 issued by NWMC</li> <li>9. Photo copy of Legal Opinion Report prepared by Adv. Vijay Mukhedkar, Nanded dated 14.09.2023.</li> </ol>	
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	<p><b>Shri. Ramakant Tukaram Kalyankar</b></p> <p>R/O. M.H. No. 1-12-847, Plot No. 27, S. No. 51, C.T.S No. 18003, Lal Bahdur Shastri Nagar, Sahakari Bhadekaru Malki Grah Nirman Sanstha Ltd. Shastri Nagar, Village – Asadullabad, Taluka &amp; District - Nanded, PIN Code – 431 602, Maharashtra, India.</p> <p>Sole Ownership</p>
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any regarding immovable property.	N.A.
4.	Comment on whether the IP is independently accessible?	Yes. IP is independently accessible
5.	Title verification,	Refer latest TIR Reports.
6.	Details of leases if any,	N.A.
7.	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold
8.	Agreement of easement if any	No
9.	Notification of acquisition if any	No
10.	Notification of road widening if any	No
11.	Possibility of frequent flooding / sub-merging	No
12.	<b>Special remarks, if any, like threat of</b>	No

	<b>acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)</b>	
13.	Heritage restrictions if any, all legal documents, receipts related to electricity, water tax, property tax and any other Tenement taxes to be verified and copies as applicable to be enclosed with the report.	All the provided documents are enclosed with the valuation report.
14.	Comment on transferability of the property ownership	As per TIR & Transfer of Property Act 1882.
15.	Comment on existing mortgages / charges / encumbrances on the property, if any	Refer latest TIR Reports
16.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Latest legal report shall be obtained for comments
17.	Building plan sanction, illegal constructions if any done without plan sanction/ violations.	No
	Any other aspect	No
<b>V.</b>	<b>Economic Aspects</b>	
1.	Details of ground rent payable,	N.A.
2.	Details of monthly rents being received if any,	Nil
3.	Taxes and other outings	Rs. 9,737.00 Tax paid Receipt No. 28, Book No. 526 dated 16.03.2023, NWMC Nanded.
4.	Property Insurance	No
5.	Monthly maintenance charges	No
6.	Security charges	No
7.	Any other aspect	No
<b>VI.</b>	<b>Socio-cultural Aspects of the Property</b>	
1.	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Shastri Nagar, Asadullabad
<b>VII.</b>	<b>Functional and Utilitarian Aspects</b>	
1.	Description of the functionality and utility of the property in terms of:	
2.	Space allocation	Ground Floor – 2 Hall + 2 Bedroom + 2 Kitchen + 2 Baths + Staircase
3.	Storage Spaces	No
4.	Utility spaces provided within the Tenement	Yes
5.	Any other aspect	No
<b>VIII.</b>	<b>Infrastructure Availability</b>	
1.	Description of physical infrastructure availability in terms of	

	1. Water supply	Bore well, Municipal water supply
	2. Sewerage / sanitation System	Septic Tank, Municipal Sewer Line.
	3. Storm water drainage	Yes
2.	Description of other physical infrastructure facilities viz.	
	1. Solid waste management	No
	2. Electricity	Yes
	3. Road and public transport connectivity	Connected with public transport like Auto, bus, private vehicles, etc.
	4. Availability of other public utilities nearby	All available nearby
3.	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available nearby
<b>IX.</b>	<b>Marketability</b>	
1.	Analysis of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of Tenement, condition of the premises & Tenement, facilities provided and its prevailing market rate.
2.	Locational attributes	Located in Shastri Nagar
3.	Scarcity	Average
	Demand and supply of the kind of subject property	Moderate Demand
4.	Comparable sale prices in the locality	Price Indicators attached
<b>X.</b>	<b>Engineering and Technology Aspects of the Property</b>	
1.	Type of construction	R.C.C. framed structure
2.	Material & technology used	Normal R.C.C. Construction with II BBM.
	Superstructure.	B.B. Masonry
	Joinery/ Doors.	Teak Wood Doors
	Windows.	T.W Windows with M.S Grill.
	RCC Work.	Footing, Column, Beam, Slab
	Plastering.	Sand faced plaster internally & externally
	Flooring, Skirting	Kota Stone
	Kitchen Pantry Platform	Granite Kitchen Platform
	Electric installation (Type of wire, Class of fittings)	Concealed wiring Superior
	Plumbing installation (No. of water closets & wash basins etc.)	Concealed Plumbing Provided as per Requirement
	Bore well	Yes
	Wardrobes, if any.	Yes
	Development of open area	Yes
3.	Maintenance issues	Periodical maintenance is recommended
4.	Total life of the building	60 Years



5.	Age of the building	40 Years
6.	Future life of the building	20 Years
7.	Extent of deterioration	Nil
8.	Structural safety	Structurally sound
9.	Protection against natural disaster viz. earthquakes	No
10.	Visible damage in the building	No
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	No
12.	System of air-conditioning	No
13.	Provision of firefighting	No
	Copies of the plan and elevation of the building to be include	Existing Construction plan & photograph are enclosed herewith
<b>XI</b>	<b>Environmental Factors</b>	
1.	Use of environment friendly Tenement materials, Green Tenement techniques if any	No
2.	Provision of rain water harvesting	No
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
<b>XII.</b>	<b>Architectural and aesthetic quality of the Property</b>	
1.	Descriptive account on whether the Tenement is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Plain Looking
<b>XIII.</b>	<b>In case of valuation of industrial property</b>	
1.	Proximity to residential areas	Nearby
2.	Availability of public transport facilities	All public transport facilities are available.
<b>XIV.</b>	<b>Valuation</b>	
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Land and Tenement Method is used for this valuation report.
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz. magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 55,000/- to ₹ 65,000/- per Sq. M. Considering the rate with attached report, current market conditions, demand and supply position, Residential land size, Tenement area, location, upswing in real estate prices, sustained demand for residential land, all round development of industrial application in the locality etc. <b>We estimate ₹ 60,000/- per Sq. M. for land including</b>

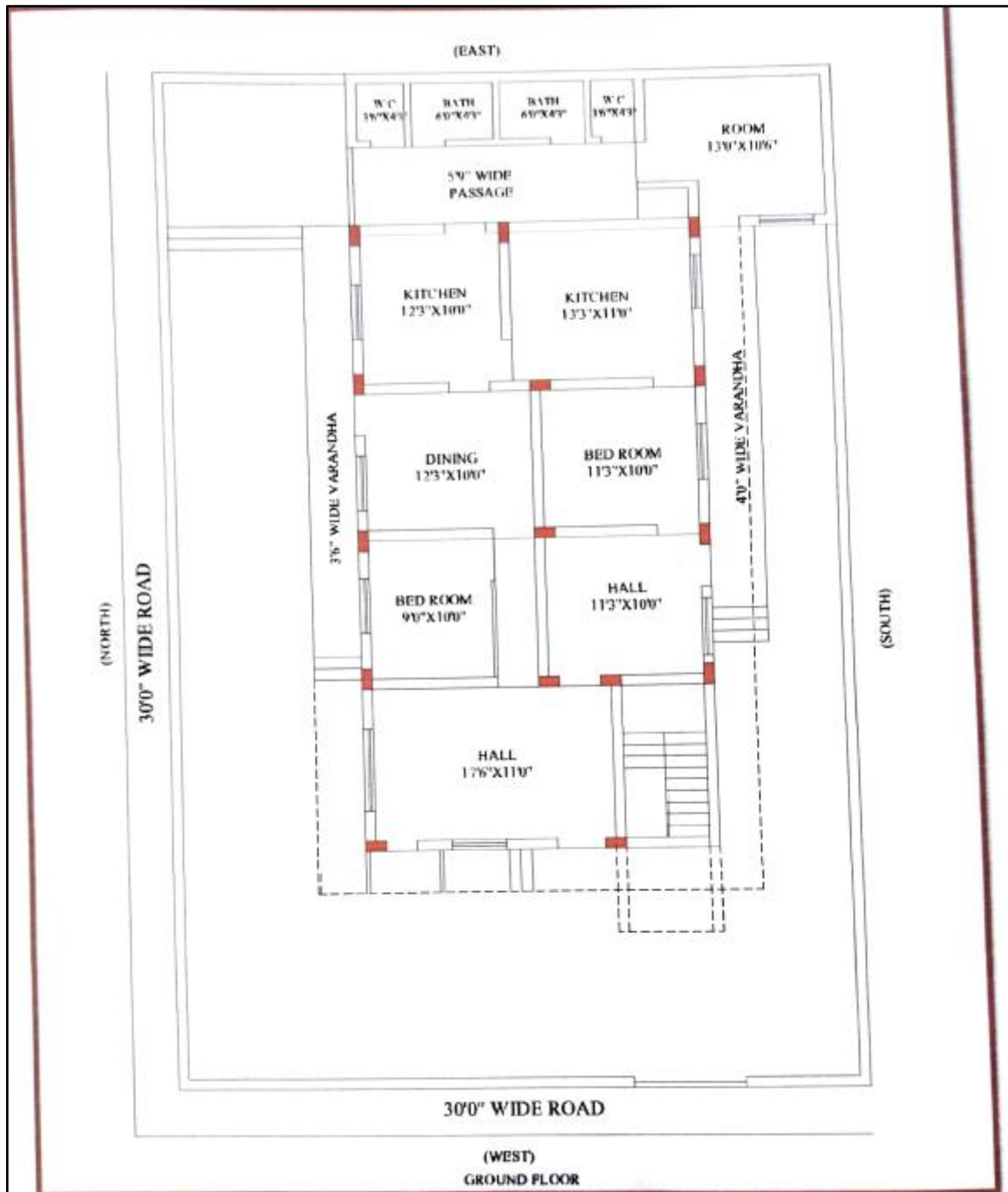
		<b>land development.</b>		
	Guideline Rate obtained from the Stamp Duty Ready Reckoner	₹ 11,700/- per Sq. M.		
c)	Summary of Valuation			
	<b>Guideline Value</b>	<b>Area in Sq. M.</b>	<b>Rate in ₹</b>	<b>Value in ₹</b>
	i) Land	356.50	11,700/-	41,71,050/-
	ii) Building	130.72	22,000/-	28,75,840/-
	iii) Depreciation 60%			-17,25,504/-
	<b>Total Value of as per Guideline (i+ ii-ii)</b>			<b>53,21,386/-</b>
	<b>Fair Market Value Land</b>	<b>Area in Sq. M.</b>	<b>Rate in ₹</b>	<b>Fair Market Value in ₹</b>
	i) Land	356.50	60,000/-	<b>2,13,90,000/-</b>
	ii) Building	130.72	22,000/-	28,75,840/-
	iii) Depreciation 60%			-17,25,504/-
	iv) <b>Other Amenities:</b> Bore well, M.S. Gate & Interior Decoration			<b>4,00,000/-</b>
<b>Total Fair Market Value (I + ii – iii + iv)</b>			<b>2,29,40,336/-</b>	

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is ₹ 2,29,40,336/- (Rupees Two Crore Twenty Nine Lakh Forty Thousand Three Hundred Thirty Six Only).

i. Fair Market Value of immovable property	:	₹ 2,29,40,336/-
ii. Realizable Value of immovable property	:	₹ 2,06,46,302/-
iii. Distress Sale Value of immovable property	:	₹ 1,83,52,269/-
iv. Insurable Value of immovable property	:	₹ 9,77,786/-
v. Guideline Value	:	₹ 53,21,386/-

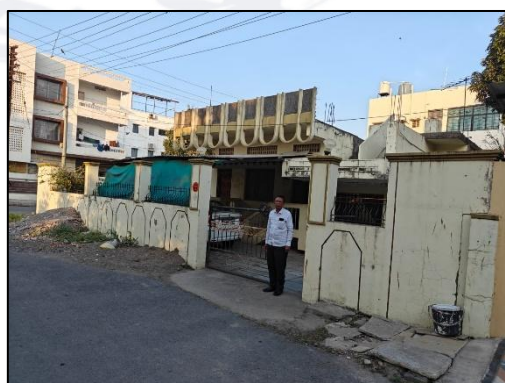
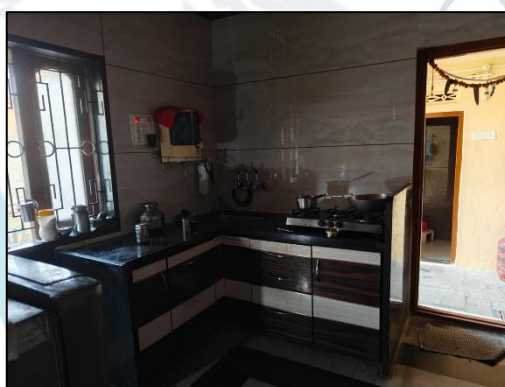
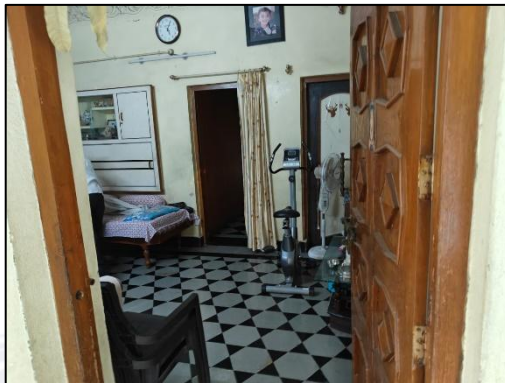
<b>15. Enclosures</b>		
a)	Declaration from the valuer - appendix 0V	Attached
b)	Model code of conduct for valuer - appendix v	Attached
c)	Photograph of owner with the property in the background	Site photographs of the property is provided
d)	Screenshot (in hard copy) of Global Positioning (GPS) Various Applications (Apps)/Internet sites (e.g. Google earth)/etc	Provided
e)	Layout plan of the area in which the property is located System	Latitude and longitude provided along with satellite image of the building.
f)	Building plan	Provided
g)	Floor plan.	Provided
h)	Any other relevant documents/ extracts	Provided

# Actual Construction Plan



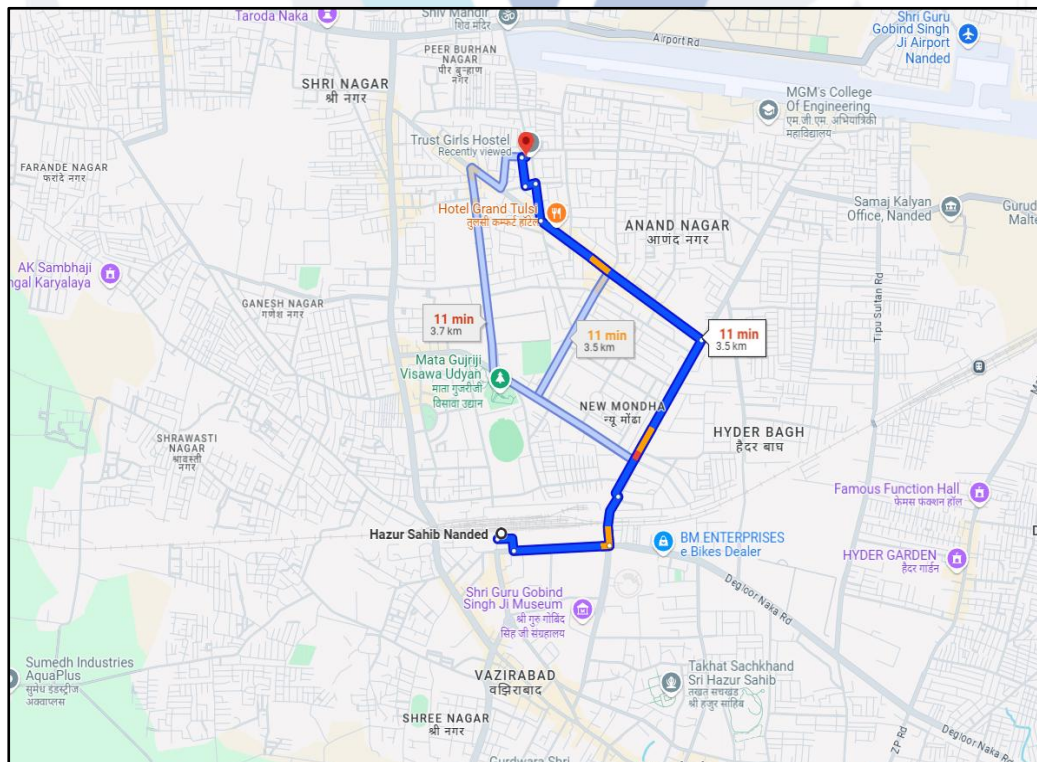
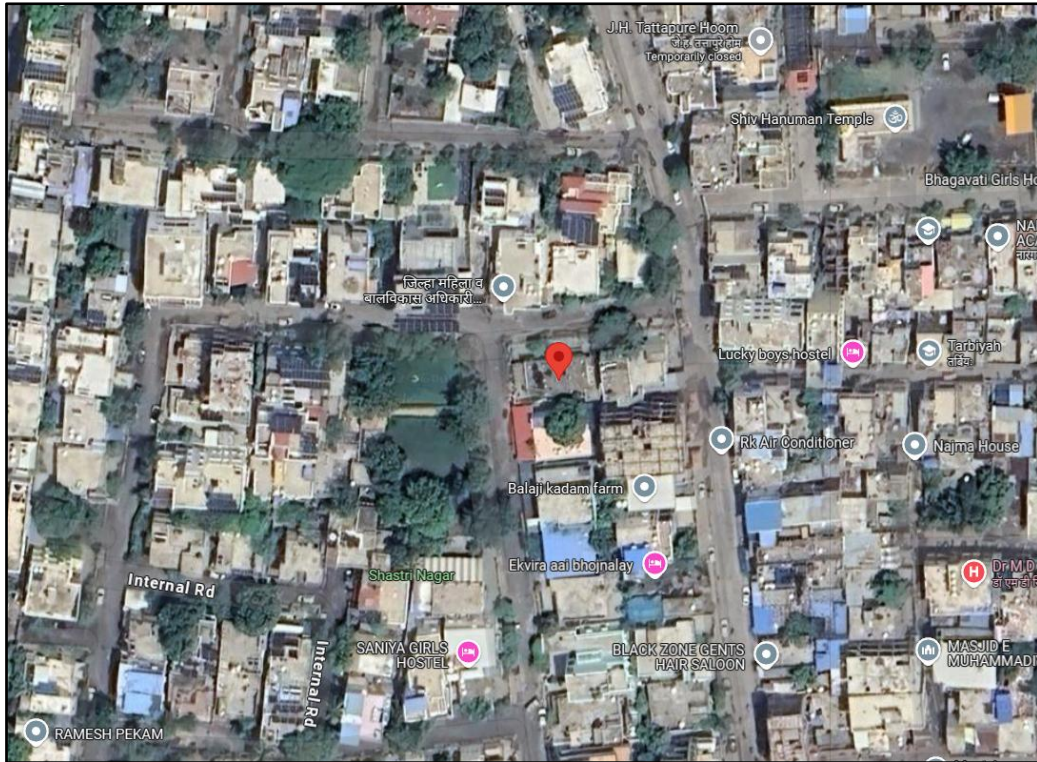


## Actual Site Photographs





## Route Map of the property Site u/r



**Latitude Longitude: 19.178105,77.311488**

**Note:** The Blue line shows the route to site from nearest railway station (Nanded – 3.5 KM )




Since 1989

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

An ISO 9001 : 2015 Certified Company




## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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

वर्ष  भाषा

निवडलेला जिल्हा

तालुका निवडा

गाव निवडा

ह्याद्वारे शोधा  सर्व्हे नंबर  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
<a href="#">SurveyNo</a>	3.99-तरोडा रोड वरील मिळकती	18400	34000	39100	61000	0	चौ. मीटर
<a href="#">SurveyNo</a>	3.100.-उपरोक्त रस्त्यावरील मिळकती वगळता उर्वरित सर्व मिळकती	10500	28000	32200	48000	0	चौ. मीटर
<a href="#">SurveyNo</a>	3.101-आशोकनगर कॉर्नर ते आनंदनगर कॉर्नर ( जुना पुर्णा रोड ) रस्ता वरील मिळकती.	28700	46000	52900	75000	0	चौ. मीटर
<a href="#">SurveyNo</a>	3.102-वेना बँक ते स्वातंत्र्य सैनिक कॉलनी रस्ता वरील मिळकती	13200	31000	35650	56000	0	चौ. मीटर
<a href="#">SurveyNo</a>	3.103-वृंदावन सोसायटी, शास्त्रीनगर, अशोक नगर, टिळक नगर, विद्युतनगर, पोरणिमा नगर, नाईक नगर, भाग्यनगर व उदयनगर मधील सर्व मिळकती	11700	29000	33350	48000	0	चौ. मीटर

1 2 3 4 5 6



VASTUKALA  
Unlocking Excellence

Since 1989

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

An ISO 9001 : 2015 Certified Company



## Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.



Since 1989

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

An ISO 9001 : 2015 Certified Company





## APPENDIX IV

### DECLARATION FROM VALUERS

I hereby declare that-

- The information furnished in my valuation report dated 20.12.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- I/ my authorized representative has personally visited the property on 19.12.2024. The work is not sub- contracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment;
- I have not been found guilty of misconduct in my professional capacity.
- 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" as 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. The valuation report is submitted in the prescribed format of the bank.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.



Since 1989

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

An ISO 9001 : 2015 Certified Company





Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The Subject property under valuation is Freehold Residential House situated on M.H.No.1-12-847, Plot No.27, S. No. 51,C.T.S no. 18003, Lal Bahdur Shastri Nagar Sahakari Bhadekaru Malki Grah Nirman Sanshta Ltd, Shastri nagar,Asadullabad, Nanded.
2.	Purpose of valuation and appointing authority	As per the request from Br. Manager, Punjab National Bank, Br. Chikhalwadi, Nanded to assess fair market value of the property.
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Md. Shareq Salim Md. Jilani Pasha – Technical Assistant Bhavika Chavan – Technical Engineer Akhilesh Yadav – Technical Manager
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 19.12.2024 Valuation Date – 20.12.2024 Date of Report – 20.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.12.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For Tenement construction) Comparative Sales Method / Market Approach (For Land component)
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 land and Tenement size, location, upswing in real estate prices, sustained demand for Residential land and Tenement, all round development of 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

**APPENDIX V****MODEL CODE OF CONDUCT FOR VALUERS****{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

**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 in compatible 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



Since 1989

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

An ISO 9001 : 2015 Certified Company



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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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



Since 1989

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

An ISO 9001 : 2015 Certified Company



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.

### **DECLARATION-CUM-UNDERTAKING**

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- I am a citizen of India.
- 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 my professional capacity.
- 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 as applicable is AEAPC0117Q
- I have read and understood the 'Handbook on Policy, Standards and Procedures for real Estate Valuation by Banks and HFI in India 2010' of the IBA and fulfil all the conditions of criteria for Empanelment as listed therein.
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- I have not concealed or suppressed any material information, facts and record and I have made a complete and full disclosure.
- I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services



Since 1989

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

An ISO 9001 : 2015 Certified Company





## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **Banking purpose** as on dated **20<sup>th</sup> December 2024**.

The term **Fair Market Value** is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

## 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 valued for this Banking purpose at **₹ 2,29,40,336/- (Rupees Two Crore Twenty Nine Lakh Forty Thousand Three Hundred Thirty Six Only)**.

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

**Director**

**Auth. Sign.**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO: SAMD:1138



Since 1989

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

An ISO 9001 : 2015 Certified Company

