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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Client: **Mr. Deepak Suryakant Chalikwar**

Name of Owner: **Mr. Suryakant Shrinivasrao Chalikwar**

Residential Land bearing Plot No. 220, Survey No. 143/B Paiki, Shahaji Nagar, Village Manaspuri,
Taluka Kandhar, District Nanded, State – Maharashtra, India

Longitude Latitude: 18°52'48.6"N 77°11'09.2"E

Valuation Done for:

Bhagalakshmi Mahila Sahakri Bank
Kandhar Branch

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

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Regd. Office

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

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Valuation Report Prepared for Bhagyalakshmi Mahila Sahakri Bank /Kandhar Branch / Mr. Suryakant Shrinivasrao Chalikwar (013562/2310026) Page 2 of 30

Vastu/Nanded/01/2025/013562/2310026
13/6-145-AM
Date: 13.01.2025

VALUER'S OPINION REPORT

This is to certify that the property Residential Land bearing Plot No. 220, Survey No. 143/B Paiki, Shahaji Nagar, Village Manaspuri, Taluka Kandhar, District Nanded, State – Maharashtra, India belongs to **Mr. Suryakant Shrinivasrao Chalikwar**.

Boundaries of the property

North : Survey No. 143
South : Internal 6. 10 M. wide Road
East : Panbhosi to Kandhar Road
West : Plot No. 221

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 banking purpose is as under:

Guideline Value of the Property	Rs. 2,36,683.00
Fair Market Value of the Property	Rs. 57,72,750.00
Realizable Value	Rs. 51,95,475.00
Forced/ Distress Sale value.	Rs. 46,18,200.00

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

Hence certified.

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



Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation),
M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS
Chairman & Managing Director
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
IBBI Reg.No. IBBI/RV/07/2019/11744
Encl: Valuation report.

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Vastukala Consultants (I) Pvt. Ltd.
28, Stadium Complex, Gokul Nagar, Nanded – 431 602.

To,
The Branch Manager,
Bhagyalakshmi Mahila Sahakri Bank,
Kandhar Branch

VALUATION REPORT
(IN RESPECT OF LAND)

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 instructions of Mr. Kalaskar Laxmikant, Branch Manager, The Bhagya Laxmi Mahila Sahkari Bank Ltd, Kandhar Branch. Contact No. 99600 90634
2.	a)	Date of inspection	08.01.2025
	b)	Date of Report	13.01.2025
	c)	Date on which the valuation is made	13.01.2025
	d)	Person present at the time of Inspection	Mr. Deepak Suryakant Chalikwar (Owner's Son) Contact No. 94236 92971
3.	List of documents produced for perusal		
	1	Photo Copy of Sale Deed No.1209/2009 dated 13.08.2009, Executed at Sub Registrar, Kandhar -01 between Shri. Madhavrao S/o Piraji Galewad & Shri. Shriram S/o Baba Kondangire (Seller) AND Mr. Suryakant Shrinivasrao Chalikwar (Purchaser)	
	2	Photo Copy of N.A. Order No.88/A / JMA / 2 / CR 100/88 dated 29.12.1988, Tahsil Office Kandhar.	
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. Suryakant Shrinivasrao Chalikwar <i>R/o: Bhawani Nagar, Kandhar Tq. Kandhar Dist. Nanded.</i>
			Freehold property Sole Ownership
5.	<i>Brief description of the property (Including Leasehold / freehold etc.)</i>		
	<ul style="list-style-type: none"> The Subject Property under valuation is Freehold Residential Land bearing Plot No. 220, Survey No. 143/B Paiki, Shahaji Nagar, Village Manaspuri, Taluka Kandhar, District Nanded. <u>Plot area details are as under:</u> 		
	Sr. No.	Particulars	Plot Area in Sqm.
	1.	As pe Sale Deed	230.91
	<ul style="list-style-type: none"> Extent of the site considered for Valuation: 230.91 Sq. M. 		
6.	Location of property		
	a)	Plot No. / Survey No.	Plot No. 220, Survey No. 143/B Paiki
	b)	Door No.	-
	c)	T.S. No. / Village	Village Manaspuri

	d)	Ward / Taluka	Taluka Kandhar
	e)	Mandal / District	District – Nanded
7.	Postal address of the property		Residential Land bearing Plot No. 220, Survey No. 143/B Paiki, Shahaji Nagar, Village Manaspuri, Taluka Kandhar, District Nanded, State – Maharashtra, India.
8.	City / Town		Nanded
	Residential area		Yes
	Commercial area		No
	Industrial area		No
9.	Classification of the area		
	i) High / Middle / Poor		Middle Class.
	ii) Urban / Semi Urban / Rural		Rural
10.	Coming under Corporation limit / Village Panchayat / Municipality.		Within Grampanchayat Imamwadi limit.
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.
	Boundaries of the property		
	North		As Per Sale Deed Survey No. 143
	South		As Per Actual Survey No. 143
	East		Internal 6. 10 M. wide Road
	West		Panbhosi to Kandhar Road
			Panbhosi to Kandhar Road
			Plot No. 221
			Plot No. 221
14	Dimensions of the site in meter.		A
			B
			As per Sale Deed
			As Per Actual
	North		10.00 M.
	South		10.00 M.
	East		14.50 M.
	West		14.50 M.
	East		19.20 M.
	West		19.20 M.
14.1	Extent of the site in Sqm		18.50 M.
			230.91 Sqm.
			230.91 Sqm.
14.2	Latitude, Longitude & Co-ordinates of site		18°52'48.6"N 77°11'09.2"E
15.	Extent of the site considered for Valuation (least of 14.1 A & 14.1 B)		230.91 Sqm.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		Vacant and under owner's possession
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality		Middle class.
2.	Development of surrounding areas		Developing
3.	Possibility of frequent flooding/ sub-merging		No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		All available nearby.
5.	Level of land with topographical conditions		Leveled.
6.	Shape of land		Irregular
7.	Type of use to which it can be put		Residential
8.	Any usage restriction		Residential use only
9.	Is plot in town planning approved layout?		Yes

10.	Corner plot or intermittent plot?	Corner
11.	Road facilities	Available
12.	Type of road available at present	Kuchha road
13.	Width of road	6. 10 wide Road
14.	Is it a Land – Locked land?	No
15.	Water potentiality	N.A. as the property is an open land only
16.	Underground sewerage system	N.A. as the property is an open land only
17.	Is Power supply being available in the site	N.A. as the property is an open land only
18.	Advantages of the site	Located in developing 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. like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.

Part – A (Valuation of land)

1	Size of plot in M.	North	10.00 M.
		South	14.50 M.
		East	19.20 M.
		West	18.50 M.
2	Total extent of the plot	230.91 Sq. M.	
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 rates in the vicinity are ranging from Rs. 23,000.00 to 27,000.00 per Sq. M. according to location, approach road and infra structure facilities available. Details of online listings are not available. Ready Reckoner Rate are attached with the report.	
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	Rs.1,025.00 per Sqm.	
5	Assessed / adopted rate of valuation (Refer Justification Note)	Rs. 25,000.00 Per Sqm.	
6	Estimated value of land	Rs. 57,72,750.00	

Part – B (Valuation of Building)

1	Technical details of the building		
	a)	Type of Building (Residential / Commercial / Industrial)	N.A.
	b)	Type of construction (Load bearing / RCC / Steel Framed)	N.A.
	c)	Year of construction	N. A.
	d)	Number of floors and height of each floor including basement, if any	N.A
	e)	Condition of the building	
		i. Exterior: Excellent, Good, Normal, Poor	N.A.
		ii. Interior: Excellent, Good, Normal, Poor	N.A.
	f)	Date of issue and validity of layout of approved map	NA
	g)	Approved map / plan issuing authority	
h)	Whether genuineness or authenticity of approved map / plan is verified`	NA	

i)	Any other comments by our empanelled valuers on authentic of approved plan	No.
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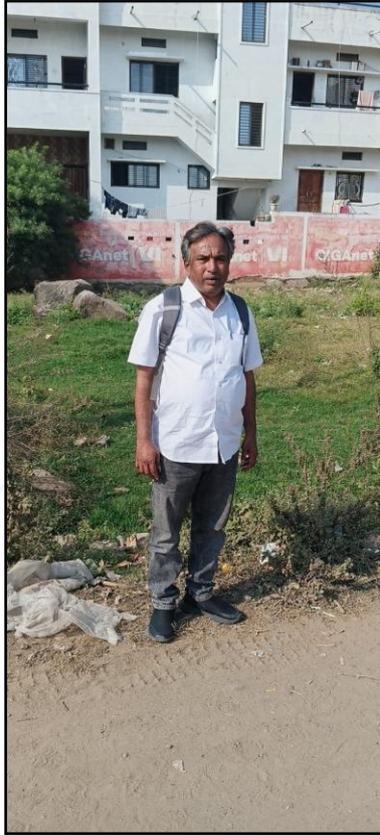
Total abstract of the entire property

Part – A	Land	Rs. 57,72,750.00
Part – B	Building	Rs. NIL
Part – C	Extra Items	Rs. NIL
Part - D	Amenities	Rs. NIL
Part – E	Miscellaneous	Rs. NIL
	Total	Rs. 57,72,750.00
	Fair Market Value of the Property	Rs. 57,72,750.00
	Realizable Value of the Property	Rs. 51,95,475.00
	Distress / Forced Value of the Property	Rs. 46,18,200.00
	Guideline Value As per Ready Reckoner	Rs. 2,36,683.00
Remarks	<ul style="list-style-type: none"> • Price indicators are not available on internet sites such as magicbricks.com, 99acres.com • All the Registered Sale Transactions as per Government IGR site are almost matching to guideline rates which are very much below than the ongoing market rates. This may be for saving of Stamp Duty & Registration charges and inclusion of black money component. Hence Registered Sale Transactions does not give correct market value / price trends. • Rate considered by us for this valuation assignment is based on local oral enquiries made with Real Estate Agents, Nearby Land owners etc. for actual market past transactions / ongoing price trends. 	

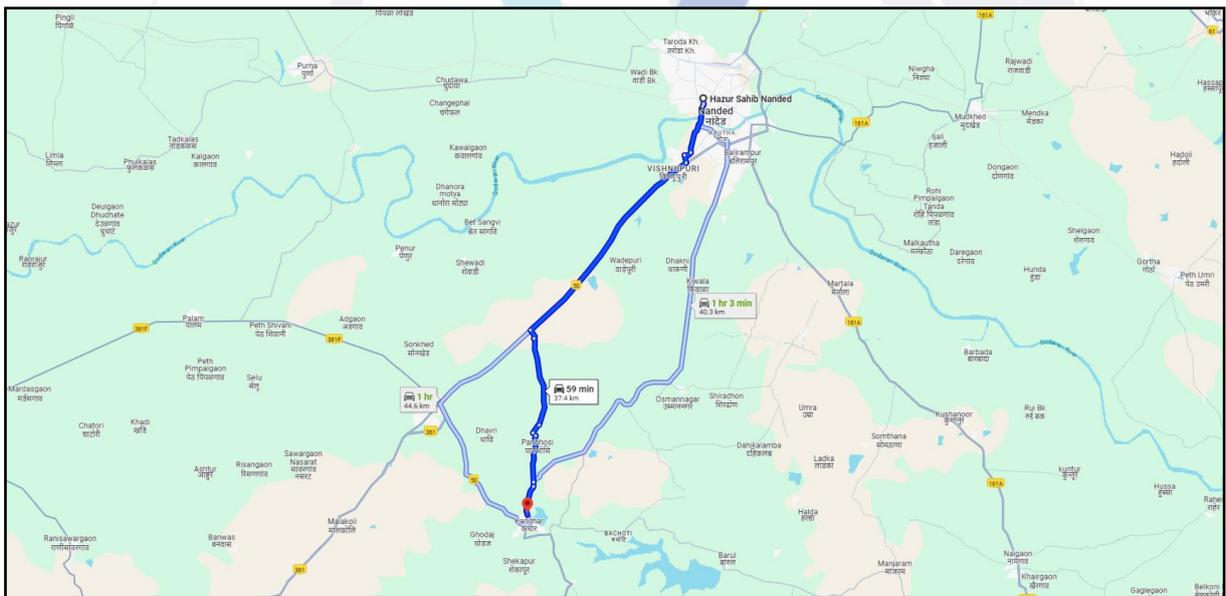
Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

As the property is Non - Agricultural Plot thereof, we have adopted 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. 23,000.00 to 27,000.00 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 Plot, all round development of commercial and residential application in the locality etc. we estimate **Rs. 25,000.00** per Sq. M. for Land which is fair & reasonable.

Actual Site Photographs



Route Map of the Property



Longitude Latitude: 18°52'48.6"N 77°11'09.2"E

Note:

- Red Pointer shows Approx. Property Location.
- The Blue line shows the route to site from nearest Railway Station (Nanded – 37.4 KM.)



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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)

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Year Language

Selected District

Select Taluka

Select Village

Vibhag Number **5**

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत शेत जमीन	0-1.25	612000	हेक्टर
जिरायत शेत जमीन	1.26-2.50	668000	हेक्टर
जिरायत शेत जमीन	2.51-5.00	764500	हेक्टर
जिरायत शेत जमीन	5.01-7.50	887700	हेक्टर
गावठाणातील मिळकती	0-0.00	1200	चौरस मीटर
हायवेवरील जमिनी	0-0	1320	चौरस मीटर
विनशेती जमिनी/भूखंड	0-0	1025	चौरस मीटर

Justification to II - Part – A
(In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variations).

The valuation of freehold property i.e. Residential Land bearing Plot No. 220, Survey No. 143/B Paiki, Shahaji Nagar, Village Manaspuri, Taluka Kandhar, District Nanded, State – Maharashtra, India belongs to **Mr. Suryakant Shrinivasrao Chalikwar.**

That, with respect to valuation Report II-Part – A the Justification for Market Rate is as under:

- The Ready Reckoner rate i.e. Guide Line rate for Land rate is Rs. 1,025.00 Per Sqm.
- Guideline Rates are basically generated for Stamp duty purpose, at the time of purchase the property which is fixed for year to year for particular Survey Nos., Gut Nos., CTS Nos., etc. Guideline rates are lower than market rates. There is no example to know guideline rates are lower than market rates. Guideline values. may not be considered for any actual transaction current market.
- Social Forces, Economic forces, Government / Legal and Physical / Environmental factors influence the value of Real Estate.
- This property is situated in developing area with easy access to all type of Civic Facilities.
- The Sales Comparison Approach and Market approach method are adopted to arrive the fair market value.
- As per the local enquiries in the market, the rates in the vicinity are ranging from Rs. 23,000.00 to 27,000.00 per Sq. M. The current trends in the market are to register the documents as per the Stamp Duty rate and not as per the Actual transaction to save the Stamp duty charges.
- ***The actual Sale Deed No1209/2009 dated 13.08.2009, Executed at Sub Registrar, Kandhar -01 between Shri. Madhavrao S/o Piraji Galewad & Shri. Shriram S/o Baba Kondangire (Seller) AND Mr. Suryakant Shrinivasrao Chalikwar (Purchaser) for Rs. 60,000.00 is produced before us. The same is enclosed with this report.***
- Market Rates are not fixed but increase or decrease as per surrounding development, Approach location, Availability of amenities & services, demand in surrounding etc.
- As per the Hon. Supreme Court the Guideline rate is for stamp duty collection and not the Fair Market Value.
- In case of **Jawaji Nagnathan vs. REV. DIV. Officer (1994) SCC – 4 Page 595 SC** the Court held, **“It is therefore, clear that the Basic Valuation Register prepared and maintained for the purpose of collecting stamp duty has no statutory base or force. It cannot form a foundation to determine the market value mentioned there under in instrument brought for registration. Evidence of bonafide sales between willing prudent vendor and prudent vendee of the land acquired or situated near about that land possessing same or similar advantageous features would furnish basis to determine market value.”**
- After giving due consideration for various factors influencing the value of the property with respect to Physical, Legal, Social and Economical aspects, Location, Development in the vicinity, Road frontage, and local enquiries the Land rate of **Rs. 25,000.00 Per Sq. M.** is considered **Fair and Reasonable** and hence adopted to arrive the **Fair Market value of the Property.**

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specification is **Rs. 57,72,750.00 (Rupees Fifty Seven Lakh Seventy Two Thousand Seven Hundred Fifty Only)**.

Place: Nanded

Date: 13.01.2025

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

Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation),
M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS
Chairman & Managing Director
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
IBBI Reg.No. IBBI/RV/07/2019/11744

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

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
	Model code of conduct for valuer - (Annexure V)	Attached



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(Annexure- IV)

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 13.01.2025 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 has personally inspected the property on 08.01.2025 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 having 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.



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- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer Comment	
1.	background information of the asset being valued;	The Subject Property under valuation is Residential Land bearing Plot No. 220, Survey No. 143/B Paiki, Shahaji Nagar, Village Manaspuri, Taluka Kandhar, District Nanded.	
2.	purpose of valuation and appointing authority	As per Request from Lessee 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
		Dhruv Mehta	Technical Assistant
		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 Inspection	08.01.2025
		Valuation Date	13.01.2025
		Date of Report	13.01.2025
6.	inspections and/or investigations undertaken;	Physical Inspection done on 08.01.2025	
7.	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates 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, Plot size, location, upswing in real estate prices, sustained demand for such Plot, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached.

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

Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation),
M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS
Chairman & Managing Director
Govt. Reg. Valuer
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Reg. No. (N) CCIT/1-14/52/2008-09
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(Annexure - V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
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.



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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 amended or revised from time to time.

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

Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation),
M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS
Chairman & Managing Director
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
IBBI Reg. No. IBBI/RV/07/2019/11744

Date: 13.01.2025

Place: Nanded.



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INDIA

महाराष्ट्र MAHARASHTRA

विभाग न. क्रमांक दिनांक
13/8/09 3232 100

खरेदीवापरचे बांध माधवराव पि.बाबुराव रणदिवे

खोला स्थल: बांध सा. प्रहलादनाथनगर कंधार
ता. कंधार

स्टॅम्प देवदर नं. 100/57/100
व.क्र. 211/01.जा. कंधार

500/-

13/8/09

100/57/100

दोळ्या बाई.

3 1 1

D 449924

Sub-Treasury Office
KANDHAR 10.08.09

msr/ed

खरेदीखत प्लॉट

खरेदीखत प्लॉट नं. 220. शहाजीनगर मौ. मानसपूरी ग्रा.पं. इमामवाडी
ता. कंधार जि. नांदेड

मूल्यांकनानुसार येणारी किंमत ९०,०००/- (नव्वद हजार रुपये)
खरेदी किंमत ६०,०००/- (साठ हजार रुपये)
दिनांक. १३/०८/२००९.

वि.क्र. ५

लिहण देणार :- सुर्यकांत पिता श्रीनिवासरव चालीकवार वय ६५ वर्ष धंदा
ब्यापार सा. भवानीनगर कंधार ता. कंधार जि. नांदेड.

लिहण देणार :- माधवराव पिता बाबुराव रणदिवे वय ६५ वर्ष धंदा शेती
व वैद्यकिय सा. एकनाथनगर कंधार
ता. कंधार जि. नांदेड.

कंधार

दि. क्र. (9200/00)

७/१९३

THE SEAL OF THE SUB-REGISTRAR
GRADE-1
KANDHAR



महाराष्ट्र MAHARASHTRA

दिनांक 18/11/19 म. क्रमांक 3273 विभाग 1087

दरबंदीशाखाचे पांव 2202 ची-5

सोपान 2202 ची-5

हॉटेल वेव्हर व ईमितीवॉरल्लक
ए.क. २५९ इ.मि.का. कंधार

D 449925
Sub-Treasury Officer
KANDHAR 18/11/19

कारणा अरदेदीखत लिहून देतो की, सर्व नं.१४३/बी. मधील एन.ए.केलल्या जमीनीतील माझ्या मालकी व ताब्यातील प्लॉट. ज्याचे प्लॉट नं.२२० (दोनशे विस.) पूर्ण. ज्याची लांबी दक्षिण उत्तर पूर्व बाजू १९.२० मीटर. लांबी दक्षिण उत्तर पश्चिम बाजू १८.५० मीटर. रुंदीपूर्व पश्चिम दक्षिण बाजू १४.५० मीटर. रुंदीपूर्व पश्चिम उत्तर बाजू १० मीटर. ज्याचे एकूण क्षेत्रफळ २३०.९१ चौ.मी.पूर्ण.

ज्याची चतुःसिमा :-

पूर्वस	:-	पानभोसी ते कंधार रोड.
पश्चिमेस	:-	प्लॉट नं. २२१.
दक्षिणेस	:-	अंतर्गत ६.१० मी.रुंदीचा रस्ता.
उत्तरेस	:-	स.नं.१४३.

सदरी जमीनीचा एन.ए.परवाना क्र.८८/ अ/ जमा/२/ सिआर १००/८८ तहसिल कार्यालय कंधार दिनांक २९/१२/१९८८ नुसार एन.ए.केले आहे. सदरी सर्व नं.मौ.मानसपुरी असून ग्रा.पं.इमामवाडी आहे.

क द र

द.क्र.१२००/८९

२ १९३





महाराष्ट्र MAHARASHTRA

दिनांक 13/08/09 व. क्रमांक 3273 दिनांक 10/09

बरेलीवापचे नांव 3273 ची.ड. सोप्यात राब

स्टॅम्प बॅन्कर डी. इतिवाचक
व.क्र. १११ इ.नि.का. कंधार

Sub-Treasury Officer
KANDHAR 10/08/09

D 449926

जि.तु.नांदेड पो.तु.कंधार ता.कंधार पैकी स्थित शहाजीनगर मौ.मानसपुरी
ग्रा.पं.डामामवाडी येथील प्लॉट.

सदरी चतुःसिमेच्या आतील प्लॉट मी तुम्हांस रक्कम रु.६०,०००/- (सात
हजार रुपये) मध्ये कायमचे विक्री व हस्तांतर करून सर्व वस्तुसह तुमचा मालकी
ताबाही यापूर्वीच करून देण्यात आला आहे.

पूर्ण रक्कम रु.६०,०००/- (सात हजार रुपये) मला यापूर्वीच मिळाले
आहेत.आता रक्कम वसुली आणि तुमच्या मालकी ताब्याबद्दल मला कांही तक्रार
राहीली नाही.तक्रार करू तर व्यर्थ असे.

सदरी प्लॉट मी यापूर्वी कोठे गहाण,दाण,विक्री वगैरे केले नाही.तसेच त्यावर
कर्ज,बँक,सोसायटीची बाकी नाही. तसे कांही निघाल्यास मी विक्री करणार
जबाबदार राहील.सदरी प्लॉटची तुम्ही आपले नावे करून घेऊन वंशपरंपरागत
उपभोग घेऊ शकता.मुल्यांकनानुसार येणारी किंमत नव्वद हजार रुपये वर मुद्राक
शुल्क व नोंदणी फी भरली आहे.सदरी प्लॉट मी कर्ज व म्हाजगी घर खर्चासाठी
विक्री केले आहे. मी आदिवासी नाही.

क द र
द.क्र.७२५०९
३१९३





महाराष्ट्र MAHARASHTRA

दिनांक 12/08/09 व. क्रमांक Q-275 क्रि.सं. 570
 असेवादायक संव 3274 जी-कु
 कंधार ता. कंधार

Suryakant Chalikwar
 Sub-Registrar Office
 KANDHAR 2-117109 E 699954

इदं मय वेळार मी. इयतिवाचकानक
 व.सं. 254 इ.नि.क्र. कंधार

करीता हे असेवादायक लिहून दिले, हे मला मान्य व कबूल आहे.

दिनांक. 12/08/2009. दस्तुर: *Suryakant Chalikwar*

साक्ष.

१) *M. S. Shinde*
 मुंजाजी महाजन शिंदे वय ४९ वर्षे
 नौकरी रा. शेकापुर ता. कंधार जि. नांदेड.

लिहूण देणार

M. S. Shinde

माधवराव बाबुराव रणदिवे
 रा. एकनाथनगर कंधार ता. कंधार
 जि. नांदेड.

२) *S. K. Phadnis*
 प्रभाकर सटवाजीराव भोसीकर वय २५ वर्षे
 शेती रा. चिखलभोसी ता. कंधार जि. नांदेड.

क द र
 द. क्र. 1200/09
 2009





महाराष्ट्र MAHARASHTRA

क्रमांक 10/0910
 व. क्रमांक 3276
 रुपय 100
 केंद्राधिकार वय 3255 मी.छ
 मोताबक

Legal EB 582336
 Sub-Treasury Office
 KANDHAR 01/07/09

स्टॅम्प देण्ड व म. ईमतिवाकलक
 व क्र. 244 इ.नि.का. कंधार

माक्ष.

3) *[Signature]*
 सुरेश मोतीराम केंद्रे वय २९ वर्षे
 नौकरी रा. देवईचीवाडी ता. कंधार जि. नांदेड.

[Signature] लिहुण घेणार
 सुर्यकांत श्रीनिवासराव चालीकवार
 रा. भवानीनगर कंधार ता. कंधार
 जि. नांदेड.

क द र
 (द. क्र. 9280/08)
 4 193



मुद्रांक विक्रेत्याचे नांव :- म. इमतीबाजउल्ला.
 परवाना क्रमांक व दिनांक :- २५५
 मुद्रांक विक्रीचे ठिकाण :- बु. नि. का. कंधार.

पावती

दिनांक :- 13/08/२००९.

श्री/सौ./श्रीमती-----प्राधानशाल व्हाळुयाने २०१६ने-----

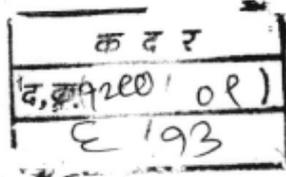
रा-सहकाराधिकार उद्धारता.-----कंधार-----जि. नांदेड यांचे कडुन न्यायीकेतर

मुद्रांक खरेदीबाबत रुपये ३६००/- अक्षरी रुपये तिन हजार अठराशे इ.

रोख मिळाले.

करिता पांच पावती देण्यात येते.

मुद्रांक विक्रेता म. इमतीबाजउल्ला
 बु. नि. का. कंधार.



गाव नमुना सात
अधिकार अभिलेख पत्रक

अहवाल दिनांक : २९/०२/२००८

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव : मानसपुरी तालुका : कंधार जिल्हा : नांदेड

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवट्यादाराचे नाव	क्षेत्र	आकार	आणे	पै	खाली क्रमांक
भोगवट्यादार वर्ग -१								
१४३/७								
शेतामे स्थानिक नाव								
नागवडी योग्य क्षेत्र ड. आर.चौ.मो.	अकृषिक (N.A.)	४.१८.००	४.८६	(२१६९)	०.३३,९९,९३,७५५			
उत्तम गंगाधर निकम	०.०६.००	०.०६	(२१४१)	कुळाचे नाव				
गणपत गंगाधर निकम	०.०६.००	०.०६	(२१४१)	इतर अधिकार				
गोपाळ गंगाधर निकम	०.०६.००	०.०६	(२१४१)	इतर				
माधवराव बापू. १ रणदिवे	४.००.००	४.६५	(२१४१)	मुली (१०९९३)				
				दुर्गाबाई रामा				
				निलुबाई माधवराव				
				पार्वतबाई				
				पत्नी -लक्ष्मीबाई गंगाधर				
एकूण	४.१८.००							
पोटखराब (लागवडी अयोग्य)								
वर्ग (अ)								
वर्ग (ब)								
एकूण								
आकारणी	४.८६							
जुडी किंवा विशेष आकारणी								
		(१६०२)						सीमा आणि भूमापन चिन्हे

गाव नमुना चारा
पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम २१]

मिश्र पिका खालील क्षेत्र	निर्भळ पिकाखालील क्षेत्र	लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन
मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येका खालील क्षेत्र	पिकाचे जल सिंचित	शेरा
जल सिंचित	जल सिंचित	स्वरूप क्षेत्र	
अजल सिंचित	अजल सिंचित	२००५-०६ खरीप षाल १.५८.००	
		पड २.००	
		२००७-०८ खरीप षाल ४.१८.००	
		पड ०.४०.००	
		सत्यप्रद	
		अखिल कारकुन	
		विश्वनाथराव कंधार	

वादा :- १. श्री निरम गोपाळर गणपतराव रा. मंगलवडी कंधार
यांचा अर्ज दिनांक ८.७.१९८८ .

२. कलम ४४ महाराष्ट्र जमिन महसूल अधिनियम १९६६ .

आदेश :- ५८८३/जमा/२/सिआर १००/८८ .
इतली कायदा कंधार.
दिनांक :- २९/१२/८८ **EXH**

जमीन सर्वे नंबर १४३/B स्थित मानसपुरी ता. कंधार
क्षेत्र हेक्टर ५ = १४ आर ही जमीन श्री. निरम गणपतराव गणपतराव रा. मंगलवडी
मांगलवडी यांच्या मालकीची व कडवाची आहे. ज्यांनी प्रस्तुत जमिनीच्या
निवात किंमती अक्षुब्ध उपयोगाची परवानगी मिळावी म्हणून या कायद्यात
अर्ज केला आहे.

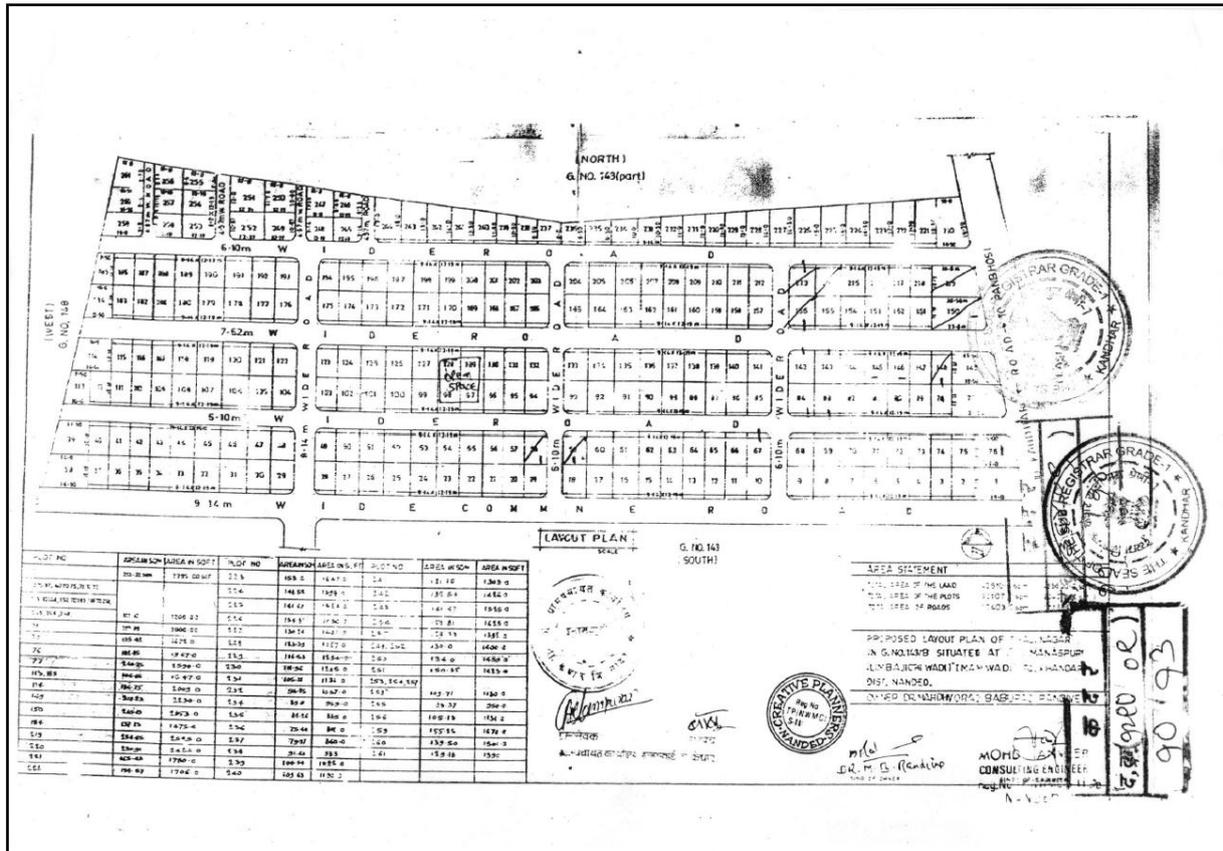
- १ प्रस्तुत अर्जाची चौक्या केली असता असे निष्पन्न झाले की,
अर्जदार हे प्रस्तुत जमिनीचे भोगवटदार वर्ग आहेत. त्यात
इतर कोणती व्यक्तीचा हित नाही.
- २ अर्जदाराची ही जमीन कड कायदा अथवा इनाम निर्मूलन कायदा
न्वये सिद्धाती प्रतियेधित मालकीची नाही.
- ३ प्रस्तुत जमिनीवर बोसा
- ४ प्रस्तुत जमिन भुतवादाबाबत नाही. अथवा तसा कोणताही
प्रस्ताव सध्या नाही.
- ५ इतर विकासा आराखड्यात ही प्रस्तुत जमिन ओगट्याही तात्कालिक
प्रयोजनासाठी राखून ठेवलेली नाही.
- ६ ज्या प्रयोजनाची अक्षुब्ध उपयोग निवात किंमती करावयाचे आहे.
त्यासाठी प्रस्तुत जमिन योग्य आहे.
- ७ जमिनीचा ते आउट प्लॉन वी सादर केला आहे तो योग्य आहे.
- ८ प्रस्तुत जमिनीत कोणतेही नाली सुविधा मिळार नाहीत.
- ९ सरपंच मो. मानसपुरी यांना या संदर्भात कोणतीही अडथळी नाही.
- १० अक्षुब्ध उपयोगाबाबत ज्या काही अटी आहेत त्या अटींनुसार
मान्य आहेत.

इतली सर्व याची विवारात घेऊन व महाराष्ट्र जमिन महसूल
अधिनियम १९६६ च्या कलम ४४ न्वये मला प्रदान केलेल्या अधिकारान्वये मी
तहसीलदार कंधार या याचे सर्वे नंबर १४३/B क्षेत्र हेक्टर ५ = १४ आर स्थित
मानसपुरी ता कंधार या शेती जमिनीचा तेथे निवात किंमती वापर साठी
श्री निरम गोपाळर गणपतराव रा. कंधार यांना अक्षुब्ध उपयोगाची
परवानगी देतो .

ही परवानगी कालील अटीवर असेल.

- १ महाराष्ट्र जमिन महसूल अधिनियम १९६६ च्या अटीनुसार अर्जदार
यांच्या राहिले.
- २ प्रस्तुत जमीन फक्त निवात किंमती प्रयोजनासाठीच उपयोगात आणावी.
इतर अक्षुब्ध प्रयोजनासाठी उपयोगात आणावयाची असल्याने या कायद्यात
अनु संमतली केले जाऊ शकते आहे .



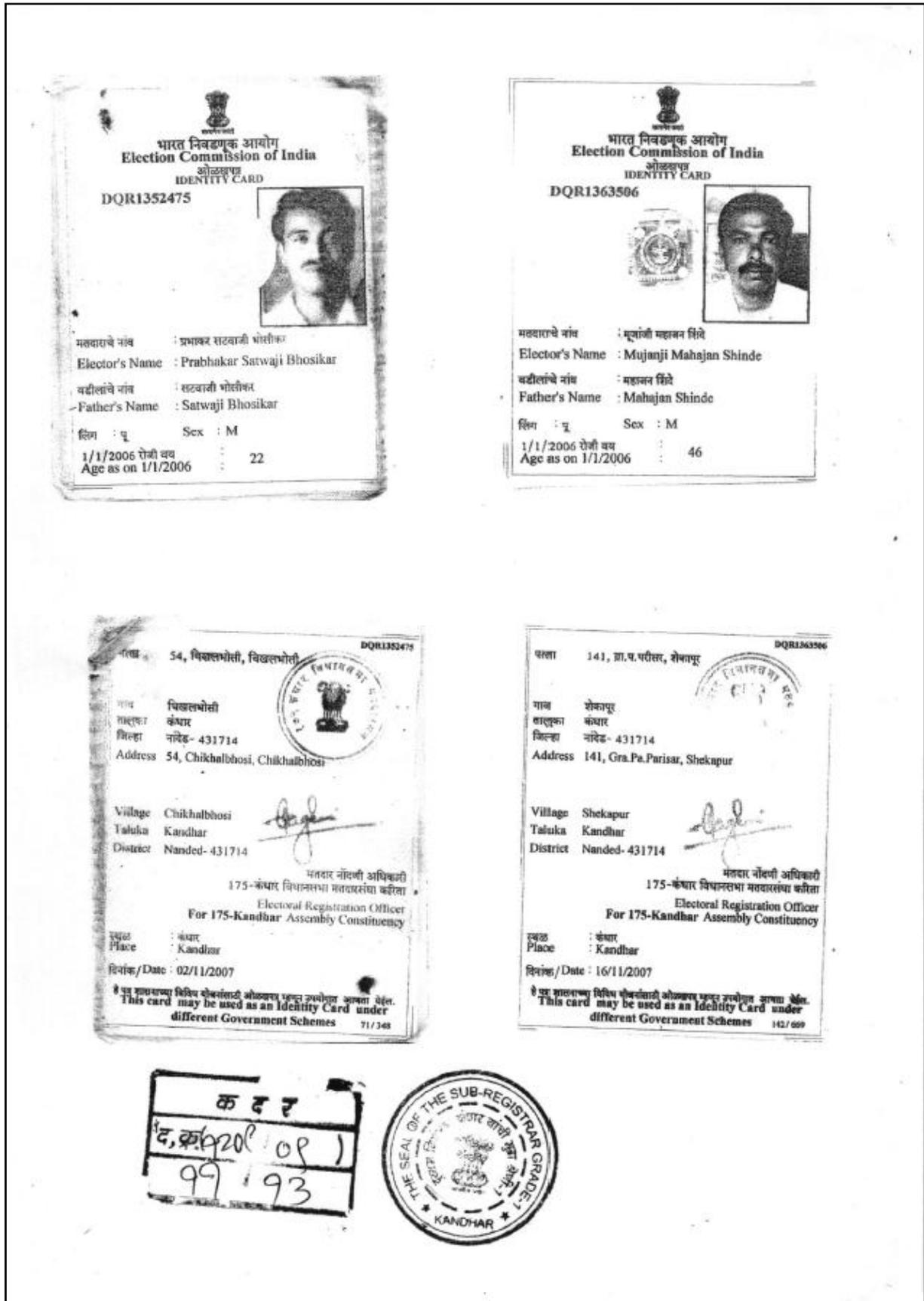


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13/08/2009 2:23:15 pm		दुय्यम निबंधकः कंधार	दस्त गोषवारा भाग-1		कदर दस्त क्र 1290/2009
दस्त क्रमांक : 1290/2009 दस्ताचा प्रकार : अभिहस्तांतरणपत्र					
अनु क्र.		पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नामः सुर्यकांत श्रीनिवासराव चालीकवार पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं. - पेट/वसाहत: - शहर/गाव: भवानीनगर कंधार तालुका: कंधार पिन: - पॅन नम्बर: -	लिहून घेणार वय 65 सही		 20798 - 78875	
2	नामः महादेवराव बाबुराव रणदिडे पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं. - पेट/वसाहत: - शहर/गाव: एकनाथनगर कंधार तालुका: कंधार पिन: - पॅन नम्बर: -	लिहून देणार वय 65 सही		 20798 - 78817	

क द र

द.क्र. (9200102)

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THE SEAL OF THE SUB-REGISTRAR GRADE-I
KANDHAR

दस्तावेज करून देणार तयाकधीत [अभिहस्तांतरणपत्र] दस्तावेज करून दिव्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

कदर
दस्त क्रमांक (1290/2009)

दस्त क्र. [कदर-1290-2009] चा गोषवारा
बाजार मूल्य :87746 मोबदला 60000 भरलेले मुद्रांक शुल्क : 3600

पावली क्र.:1290 दिनांक:13/08/2009
पावलीचे वर्णन
नाव: सुर्यकांत श्रीनिवासराव चालीकर

दस्त हजर केल्याचा दिनांक :13/08/2009 02:16 PM
निष्पादनाचा दिनांक :13/08/2009
दस्त हजर करणा-याची सही :

880 :नोंदणी फी
260 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)).
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

1140: एकूण

दस्तावा प्रकार :25) अभिहस्तांतरणपत्र
शिकका क्र. 1 ची वेळ : (सादरीकरण) 13/08/2009 02:16 PM
शिकका क्र. 2 ची वेळ : (फ्री) 13/08/2009 02:20 PM
शिकका क्र. 3 ची वेळ : (कमुली) 13/08/2009 02:22 PM
शिकका क्र. 4 ची वेळ : (ओळख) 13/08/2009 02:22 PM

दु. निबंधकाची सही, कंधार

दस्त नोंद केल्याचा दिनांक : 13/08/2009 02:22 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तपत्र करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

- मुंजाजी महाजन शिंदे, घर/प्लॉट नं.:
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
पेट/बसाहत: -
शहर/गाव: शेकापुर
तालुका: कंधार
पिन: -
- प्रभाकर सटवाजीराव भोसीकर, घर/प्लॉट नं.:
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
पेट/बसाहत: -
शहर/गाव: पानभोसी
तालुका: कंधार
पिन: -



दु. निबंधकाची सही
कंधार

कदर
द. क्र. 1290/09
93/93



प्रमाणित करण्यात येते की, खर करतयेजाला
शुक्र 93 पाने आडेव कुस्तक क्र. 9...ने
9200... नेची नोंदवला
93/1/2009

सुर्यकांत शिंदे, फ्री-1
कंधार