



**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 the Client/ Borrower :** Mr.Jeevan S/o Uttamrao Panchal.

**Property Address:** Plot no.39, Survey no 79/B, City Survey no.10761,  
Anjenaiya Hanuman Mandir Sainik Nandanwan Society Road ,Basheer Bagh , Assadullahbad Nanded,  
Tq & Dist.Nanded.

**Latitude Longitude:** 19.166564,77.328555

### Valuation prepared for:

**PUNJAB NATIONAL BANK**

Chikhalwadi Br., Nanded.

**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.

Valuation Report Prepared For: PNB /SARFAESI/Mr. JIvan Uttamrao Panchal Page 2 of 14

Vastu/PNB/SARFAESI/02/2025/4738/ 2310903  
07/1-100  
Date: 07.03.2025

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

### VALUER'S OPINION REPORT

**Address of the property under consideration:** Plot No.39, Survey No. 79/B, City Survey No.10761, Anjanaiyah Hanuman Mandir Sainik Nandanwan Society Road, Basheer Bagh, Assadullahbad, Nanded, Tq. & Dist. Nanded.

**Name of client / Borrower :** Mr.Jeevan S/o Uttamrao Panchal.

Boundaries of the property.

North : Plot No 40  
South : 7.50 m wide road  
East : 6.00m wide road  
West : Plot no 33

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 as under.

<b>Guideline value of the property</b>	₹	<b>9,26,595.00</b>
<b>Fair Market value of the property</b>	₹	<b>15,70,500.00</b>
<b>Realizable Value of the property</b>	₹	<b>14,13,450.00</b>
<b>Distress / Forced Sale Value of the property</b>	₹	<b>12,56,400.00</b>

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.

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.

**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 Report of Immovable Property

1. Introduction			
a)	Name of the Client	<b>Mr. Jeevan s/o Uttamrao Panchal</b>	
b)	Purpose of Valuation	SARFAESI Purpose	
c)	Appointment / work order from Bank	Telephonic instructions from Mr.Gangadhar Hakke Dy. Manager, Punjab National Bank, Chikhawadi Br.,Nanded,	
d)	Date of Inspection of Property	06.03.2025	
e)	Persons present at the time of joint inspection	Mr.Gangadhar Hakke Dy. Manager, Punjab National Bank Email ID : bo133510@pnb.co.in Mob : 8698695253	
f)	Date of Valuation	06.03.2025	
g)	Date of Report	06.03.2025	
h)	Authorization letter of Bank	Oral authorization/ work order from Mr.Gangadhar Hakke Dy Manager, Punjab National Bank	
i)	Weather occupied by the owner/tenant? If occupied by tenant, since how long?	<b>Occupied by Mr. Madhav Ganpatrao Hambarde - claimed to be present owner of the property.</b>	
2. Physical Characteristics of the Property			
<b>Brief description of the property :</b> <ul style="list-style-type: none"> <li>Single Storeyed Residential House Building Constructed on Plot no.39, Survey no 79/B, City Survey No.10761, Anjanaiyah Hanuman Mandir Sainik Nandanwan Society Road, Basheer Bagh , Assadullahbad, Nanded, Tq. &amp; Dist. Nanded.</li> <li>The subject property under valuation is shown and identified by Mr. Gangadhar Hakke, Dy. Manager, Punjab National Bank.</li> <li>As per the oral instructions of Mr. Gangadhar Hakke, Dy. Manager, Punjab National Bank, only land is considered for valuation.</li> </ul>			
<ul style="list-style-type: none"> <li><b>Plot Area details are as under:</b></li> </ul>			
<b>Sr. No.</b>	<b>Particulars</b>	<b>Plot Size</b>	<b>Plot Area</b>
1.	As per Sale Deed	15.00mx10.5m	<b>157.05sqm</b>
Nearby landmark		Anjanaiyah Hanuman Mandir, Sainik Nandanwan Society	
Postal Address of the Property		Plot no.39, Survey no 79/B, City Survey no.10761, Anjanaiyah Hanuman Mandir Sainik Nandanwan Society Road, Basheer Bagh , Assadullahbad Nanded, Tq & Dist. Nanded.	

<b>As per Document</b>	
Type of Land: Solid, Rocky, Marshy land, reclaimed land, Water-logged, Land locked.	Solid land
Independent access/approach to the property etc.	Yes
Google Map Location of the Property with a neighborhood layout map	Enclosed
Details of roads abutting the property	<ul style="list-style-type: none"> <li>• 7.50 M wide road towards South</li> <li>• 6.00 M wide road towards East</li> </ul>
Description of adjoining property	Residential
Plot No. Survey No.	S.No. 77, C.T.S.No. 10826
Ward/Village/Taluka	Ward 1-21, Bashirbag, Nanded.
District	Nanded
Any other aspect	No
b)	Plinth Area, Built up Area, and Saleable are to be mentioned separately and clarified
	Presently there is a single Storey residential House building. As per instructions from bank, only land is considered for valuation.
c)	<b>Boundaries of the Flat</b>
	<b>As per Documents</b>
	North
	Plot No.40
	South
	7.50 m Wide Road
	East
	6.0 m Wide Road
	West
	Plot No.33
<b>3. Town Planning parameters</b>	
a)	Master Plan provisions related to property in terms of land use
	Residential
	Comment on unauthorized constructions if any
	N.A. as only land valuation is carried out as per banker's instructions.
	Planning area/zone
	Residential.
	Developmental controls
	As per Unified Development Control and Promotion Regulations (UDCPR) for Nanded Waghala City Municipal Corporation
	Zoning regulations
	As per Unified Development Control and Promotion Regulations (UDCPR) for Nanded Waghala City Municipal Corporation

	Comment on the surrounding land uses and adjoining properties in terms of uses	Surrounding Area is developing Residential Area.
	Comment on demolition proceedings if any	Information not available
	Comment on compounding / regularization proceedings	Information not available
	Any other Aspect	Nil
<b>4. Document Details and Legal Aspects of Property</b>		
a)	Following documents were made available by the Bank-	
	1.	Photo copy of Equitable Mortgage Register (021) dated 16.02.2012
	2.	Photo copy Sale Deed No.3460/2011 dated 31.03.2011, Executed at Joint Sub-Register, Nanded
	3.	Photo Copy of P.R. Card Dated 05.04.2011
	4.	Photo Copy of Legal Opinion, dated 14.02.2012 issued by Adv. Ravindra Kaudge, Nanded.
	5.	Photo Copy of NWCMC, Nanded Property Tax Paid Receipt dated 07.03.2022., PIN No. 40201211230
	7.	Photo Copy of Previous Valuation Report dated 14.02.2012 issued by M/s. Rupesh Laddha & Associates
b)	Name of the Client/ borrower	<b>Mr. Jeevan S/o Uttamrao Panchal.</b>  <b>As on the date of inspection the property is occupied by Mr.Madhav Ganpatrao Hambarde – claimed to be present owner of the property. Separate legal opinion is advised in this regard.</b>
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold
d)	Agreement of easement if any	No such information available
e)	Notification of acquisition if any	Not apparent from the documents provided.
f)	Notification of road widening if any	Not apparent from the documents provided.
g)	Heritage restriction, if any	No.
h)	Comment on transferability of the property ownership	Kindly refer Title Investigation Report for the same.
i)	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Kindly refer Title Investigation Report for the same.
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Details not available.
k)	Building plan sanction: Authority approving the plan - Name of the Authority - Any violation from the approved Building Plan.	N.A. as only land valuation
m)	Whether the property is SARFAESI compliant	Yes
q)	Any other aspect	No
<b>5. Economic Aspects of the Property</b>		
a)	Details of ground rent payable,	Not Applicable.
	Details of monthly rents being received if any,	Not Applicable.
	Taxes and other outings	Details not available
	Property Insurance	Details not available
	Monthly maintenance charges	N.A.
	Security charges	Nil
	Any other aspect	No.

6. Socio-cultural Aspects of the Property		
a)	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.	Developing area.
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	These aspects have not been taken into consideration as the said assignment is only for land valuation
	Space allocation	
	Storage Spaces	
	Utility spaces provided within the building	
	Car Parking facility	
	Balconies, etc.	
b)	Any other aspect	
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of	
	Water supply	Available.
	Sewerage/sanitation System Underground or Open	Available.
	Storm water drainage	Not Available.
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Not Available.
	Electricity	Available.
	Road and public transport connectivity	Well connected with public transport
	Availability of other public utilities nearby	All available near by
c)	Social infrastructure in terms of	
	i. School	All available nearby.
	ii. Medical facilities	All available nearby.
	iii. Recreational facility in terms of parks and open space	All available nearby.
9. Marketability of the Property		
a)	Locational attributes	Located in Bashirbagh
	Scarcity	No Scarcity
	Demand and supply of the kind of subject property	Normal
	Comparable sale prices in the locality	Not Available
10. Engineering and Technology Aspects of the Property		
a)	Type of construction	N.A.
b)	Material & technology used	N.A.
c)	Specifications.	
S.No.	Description	Only land
1	Foundation.	N.A.
2	Basement.	N.A.
3	Superstructure.	N.A.
4	Joinery/ Doors & Windows.	N.A.
5	RCC work.	N.A.
6	Plastering.	N.A.
7	Flooring, Skirting.	N.A.
8	Kitchen Pantry Platform	N.A.

9	Whether any weather proof course is provided.	N.A.
10	Drainage.	N.A.
11	Compound wall (Height, length and type of construction).	N.A.
12	Electric installation (Type of wire, Class of fittings)	N.A.
13	Plumbing installation (No. of water closets & wash basins etc.)	N.A.
14	Bore well.	N.A.
15	Wardrobes, if any.	N.A.
16	Development of open area	N.A.
d)	Maintenance issues	N.A.
e)	Age of the building	N.A.
f)	Total life of the building	N.A.
g)	Extent of deterioration	N.A.
h)	Structural safety	N.A.
i)	Protection against natural disaster viz. earthquakes,	N.A.
j)	Visible damage in the building	N.A.
k)	System of air-conditioning	N.A.
l)	Provision of Lift	N.A.
m)	Provision of firefighting	N.A.
n)	Copies of the plan and elevation of the building to be included	N.A.

**11. Environmental Factors**

a)	Use of environment friendly building materials, Green Building techniques if any	NA
b)	Provision of rain water harvesting	NA
c)	Use of solar heating and lightening systems, etc.,	NA
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No.

**12. Architectural and aesthetic quality of the Property**

a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	N.A.
----	--	------

**13.Valuation**

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.	Market Approach Method is adopted.
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	The prevailing Land rate in the vicinity is ranging between Rs. 5,000 to 10,000.00 Per Sqm. Considering the prevailing rates in the vicinity, current market conditions, demand and supply position, Residential Building size, location, upswing in real estate prices, sustained demand for Residential building, all round development of residential application in the locality construction stage, construction specification etc. The land rate of Rs. 10000.00 per Sq.m is fair and reasonable.
c)	Guideline Rate obtained from the Stamp Duty Ready Reckoner	Land Rate: Rs. 5900.00Per Sqm.

d)	Summary of Valuation			
	<b>A. Guideline Value</b>	<b>Area in Sqm.</b>	<b>Rate in Rs.</b>	<b>Value in Rs.</b>
	i. Plot	157.05	5900.00	9,26,595.00
	ii. Guideline Value			9,26,595.00
	<b>B. Fair market value</b>	<b>Area in Sqm.</b>	<b>Rate in Rs.</b>	<b>Value in Rs.</b>
	iii. Plot	157.05	10,000.00	15,70,500.00
	v. Fair market value			15,70,500.00
	vi. Summary of Valuation			
	Fair Value of the Property	Rs. 15,70,500.00		
	Realizable Value	Rs. 14,13,450.00		
	Forced/ Distress Sale value.	Rs. 16,72,800.00		
Guideline Value of the Property	Rs. 9,26,595.00			
e)	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 variation has to be given.			
	Details of last two transactions in the locality/area to be provided, if available.	Not Available		
	<p>Subject property under valuation is Plot no.39, Survey no 79/B, City Survey no.10761, Anjanaiyah Hanuman Mandir Sainik Nandanwan Society Road, Basheer Bagh , Assadullahbad Nanded, Tq &amp; Dist. Nanded.</p> <p>All Civic amenities are available nearby.</p> <ul style="list-style-type: none"> <li>To obtain the Sales Instances in the vicinity, we visited the Joint Sub Registrar Office, Nanded. The Ready Reckoner rate i.e. Guide Line rate for <i>Land property</i> in zone 1.68 is Rs. 5900.00 per Sqm. The above Guide line Rate is for entire block of zone 1.68</li> <li><b>Guideline Rates</b> are basically generated for stamp duty purpose, at the time of purchase of the property, which are fixed for year to year for particular survey Nos., Gut. Nos., CTS Nos., etc.</li> <li>There is market trend to register the document as per the Guideline rates and not as per the market rate just to save the Stamp duty.</li> <li><b>Market Rates</b> are not fixed. Market rates depend mainly on demand and supply.</li> <li>Market rates may increase or decrease as per surrounding devolvement, approach road, location, availability of amenities &amp; services, demand and supply in surrounding areas etc.</li> <li>The Market value obtained in this report is defined as follows:</li> <li><b>Market value</b> is the estimated amount for which an asset should exchange on the date of valuation between a willing seller in an Arm's length wherein the parties had each acted knowledgeably and without compulsion. {As defined by the International Valuation Committee, London}.</li> </ul> <p>Thus, the characteristics of the Market Value are:</p> <ul style="list-style-type: none"> <li>It is free will sale.</li> <li>It is an estimated amount and not a predetermined or an actual sale price.</li> <li>It depends on purpose of valuation.</li> <li>It is time-specific as on the given date.</li> <li>Buyers and sellers are actuated by business principles. They are unrelated &amp; are acting independently</li> <li>Assets would be exposed to the market in the most appropriate manor to affect its disposal at the best price.</li> </ul> <ul style="list-style-type: none"> <li>As per the Supreme Court the Guideline rate is for stamp duty collection and not the Fair Market Value</li> <li>Social Forces, Economic forces, Government / Legal and Physical / Environmental factors influence the value of Real Estate.</li> <li>This property is situated in the developing area of Bashir Baug, Nanded.</li> <li>The Cost Approach and Market Approach Method is adopted to arrive the Fair Market Value.</li> <li>After giving due consideration for various factors influencing the value of the property with respect to Physical, Legal, Social and Economic aspects, Location, Development in the vicinity, Road frontage, the rate of Rs. 10,000.00 Per Sqm for land is considered <b>Fair and Reasonable</b> and hence adopted to arrive the <b>Fair Market value of the land</b>.</li> </ul>			



**General Remarks:**

- The subject property is occupied by Mr. Madhav Ganpatrao Hambarde who is claiming to be present owner of the property. His wife Mrs. Ashwini Madhavrao Hambarde was present at the time of inspection. She shown the Municipal tax paid receipt of PIN 40201211230 dated 07.03.2022 (Refer Annexure-1). As per their information they have purchased the only land from Mr. Jeevan Uttamrao Panchal who obtained the construction permission from NWCMC, Nanded and constructed the house building. They availed the loan from Axis Bank, Nanded for this property.
- The Latest TIR Report shall be obtained for title verification and encumbrances.
- We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
- The property is valued as though under responsible ownership.

**14. Declaration**

I hereby declare that:

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- We have inspected the subject property on 06.03.2025 with Mr. Gangadhar Hakke, Dy. Manager, Punjab National Bank who identified the property under valuation.
- The subject property is occupied by Mr. Madhav Ganpatrao Hambarde who is claiming to be present owner of the property. His wife Mrs. Ashwini Madhavrao Hambarde was present at the time of inspection. She shown the Municipal tax paid receipt of PIN 40201211230 dated 07.03.2022 (Refer Annexure-1). As per their information they have purchased the only land from Mr. Jeevan Uttamrao Panchal who obtained the construction permission from NWCMC, Nanded and constructed the house building. They availed the loan from Axis Bank, Nanded for this property.
- Latest Legal opinion Report shall be obtained for verification of title and encumbrance
- As per the oral instruction of Mr. Gangadhar Hakke, Dy. Manager, Punjab National Bank only Land is considered for valuation. Building is not considered for valuation.
- I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957.
- I am an approved Valuer under SARFAESI ACT-2002.
- I have submitted the Valuation Report (s) directly to the Bank.

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

**15. Enclosures**

a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Yes
b)	Site Photograph of the property	Site photographs of the property are provided.
d)	Google Map location of the property	Provided
e)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Govt. Ready Beckoner Rate provided.



Since 1989

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

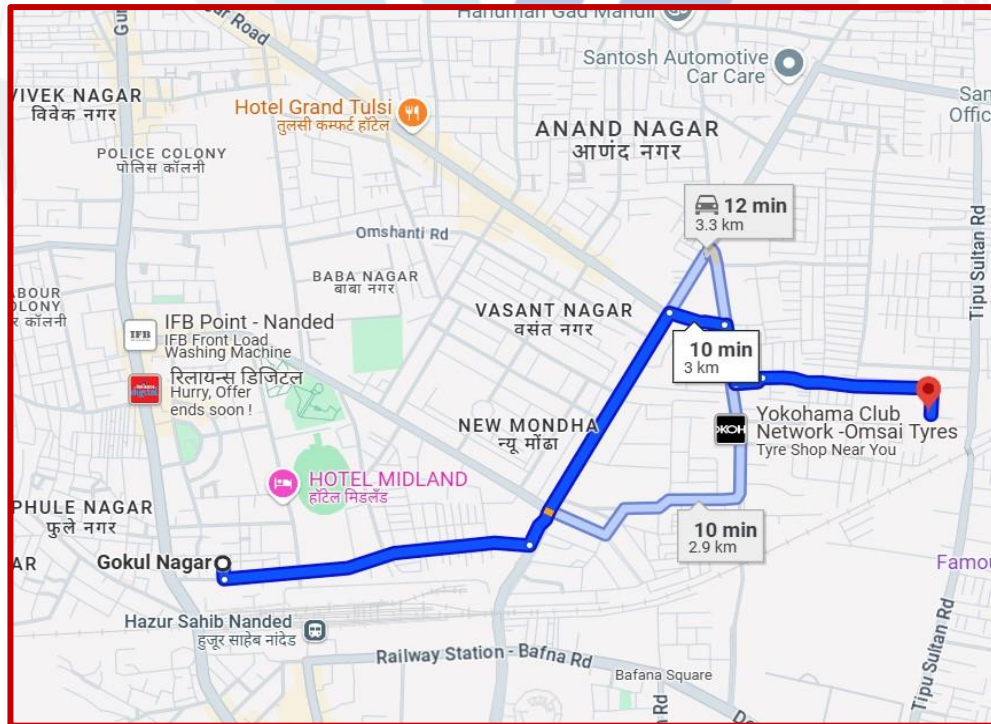
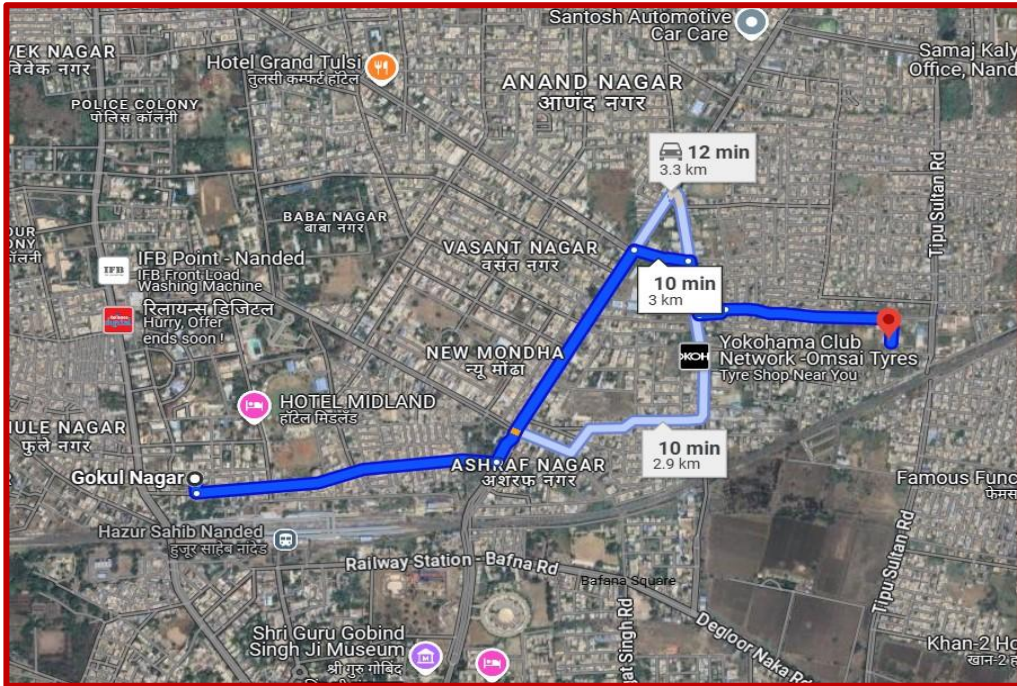
An ISO 9001 : 2015 Certified Company



## Actual Site Photography



## ROUTE MAP OF THE PROPERTY



**Longitude Latitude: 19.166564,77.328555**

**Note:**

- Red Pointer shows Approx. Property Location
- Blue line shows Route from Nanded Railway Station@3.00 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](#)

Year  Language

Selected District

Select Taluka

Select Village

Search By  Survey No.  SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.6-गंज ते दक्षिण हद्दी वरील हतई चौका पर्यंत , हतई चौक ते गोदावरीनदी पर्यंत , गंज ते होळी व गंज ते सराफापर्यंत , गंज ते बागवानगल्ली व इतर प्रमुख रस्त्यावरील दोन्ही बाजूच्या मिळकती	6500	26000	36000 51000	0	चौ. मीटर	सि.टी.एस. नंबर
1.68 - ओव्हरट्रीज ते हिंगोली रस्ता व रेल्वे लाईन ते माळटेकळी रस्त्याला जोडणारा रस्ता या मधील मौजे नंदिड गांवातील विभागातील उर्वरित सर्वे मिळकती	5900	22430	25790 47000	0	चौ. मीटर	सर्वेक्षण नंबर

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **06<sup>th</sup> March 2025**.

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.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factor.

### 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 along with business premium can be assessed and valued for this particular purpose at **Rs.15,70,500.00 (Rupees Fifteen Lac Seventy Thousand Five hundred only)**.



Since 1989

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

An ISO 9001 : 2015 Certified Company



### STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of ₹ 1,000/- (Rupees one Thousand Only). **All the claims against us shall expire after three months from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity.

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.



Since 1989

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

An ISO 9001 : 2015 Certified Company

