

NAGPUR NAGARIK SAHAKARI BANK LTD., NAGPUR

HEAD OFFICE

79, Dr. Ambedkar Chowk, Central Avenue, Nagpur. - 440 008.

NNSB/HO/ADV/ 16622019-20

Date : 20th July, 2019

To,

VA:STUKALA CONSULTANTS (I) PVT. LTD;

121, 1st FLOOR, ACKRUTI STAR, CENTRAL ROAD, MIDC, ANDHERI EAST,

Dear Sir,

REG.: Empanelment as Valuers on Bank's panel

With reference to your application for empanelment as valuers on bank's panel, we are pleased to inform you that your firm has been empanelled as Valuers for valuation of immovable property other than agricultural land/Plant and machinery on the following terms and conditions.

1. The empanelment shall be for a period of 3 years from the date of this letter. The empanelment may be renewed after every three years at the sole discretion of the bank
2. You have to submit an undertaking that your name is continuing to be in the list of registered valuers, maintained by the income tax authorities.
3. In case during the period of 3 years your name is deregistered with income tax authority then the empanelment shall be cancelled.
4. The professional fees for valuation shall be payable as under:-

Upto Rs. 5,00,000/-	Rs. 2,500/-	Maximum 2,500/-	Rs.
From Rs. 5,00,001/- To Rs. 15,00,000/-	Rs. 2,500/- + 0.2% of the value above Rs. 5,00,001/-	Maximum 4,500/-	Rs.
From Rs. 15,00,001/- To Rs. 55,00,000/-	Rs. 4,500/- + 0.1% of the value above Rs. 15,00,001/-	Maximum 8,500/-	Rs.
Above Rs. 55,00,001/-	Rs. 8,500/- + 0.05% of the value above Rs. 55,00,001/-	Maximum 10,000/-	Rs.

- In addition to above GST at the prevailing rates shall be payable separately.
- For outstation visit by valuer, conveyance charges shall be payable separately.
5. The fees shall be paid by the bank and should not be collected from the bank's client directly.
6. The assignment shall be given by our branches. Additionally the same may also be given by Head Office.
7. Branch shall provide you with the copy of sale deed of property to be valued.
8. The property or asset to be valued should be invariably visited jointly with branch official

9. The valuation report should be in the standard format prescribed for particular class of property and should clearly mention Government Ready Reckoner Rate, Market Value, Realisable value, and distress value of the property or asset.
10. In case there is variation of more than 10% between Government Ready Reckoner rate and market value, the justification for the same be mentioned.
11. The photographs of the property along with branch official and valuer must be enclosed with Valuation Report. Additionally google map of the location of the property be also given.
12. You have also to submit a certificate that the existing construction on the land is as per the sanctioned plan and that there is no deviation from the sanctioned plan.
13. In respect of industrial NA land, the rate should be considered per acre rate in the vicinity for agricultural land plus cost of conversion of agriculture into non agriculture.
14. The valuation report should be submitted to the concerned branch or HO within a period of seven days from the date of assignment.
15. You have to exercise adequate professional skill in the matter of valuation.

Yours faithfully,



CHIEF EXECUTIVE OFFICER

