



BEYOND VALUE

Valuation of Non-Agricultural Land at Village - Harangul (BK) for

**MSM Steel Private Limited**

**State Bank of India  
SAM Branch-2, Mumbai  
October 2021**

**Kakode Associates**

Consulting Private Limited

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KACPL/SBI/AK/YW/21-22/MD1975H

October 13, 2021

To,  
**State Bank of India,**  
**Stress Assets Management Branch II,**  
 Raheja Chambers,  
 Ground Floor, B Wing,  
 Free Press Journal Marg,  
 Nariman Point, Mumbai – 400 021

## VALUATION REPORT

### (IN RESPECT OF NON-AGRICULTURAL LAND)

I. GENERAL		
1.	Purpose for which the valuation is made	To ascertain the Market Value, Realizable Value and Distress Sale Value of Non-Agricultural Land bearing Gut No. 221, Plot Nos 1 to 18, Latur – Barsi Highway, Village - Harangul (BK), Taluka and District – Latur, Maharashtra
2.	a) Date of inspection	September 24, 2021
	b) Date on which the valuation is made	September 24, 2021
3.	List of documents produced for perusal:  1. Sale deed dated November 15, 2010 executed between seller – Mrs. Kamalabai Bhaktraj Khadke and purchaser - Mr. Mangesh Sidramappa Malang for land admeasuring 30 are i.e. 3,000 sq. mtr.  2. Unauthorized Non-agricultural order No. 2013/RB/Desk-1/JMB-1/NA/Latur/CR-12 dated June 26, 2013 issued by Collector office, Latur for 2,450 sq. mtr. land area  3. Valuation report No. RKA/FY18-19/MUM-287 dated March 27, 2019 issued by M/s. RK Associates	
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. Mangesh Sidramappa Malang
5.	Brief description of the property (freehold land)  The said property is freehold land bearing Gut No. 221, Plot Nos 1 to 18, Latur – Barsi Highway, Village - Harangul (BK), Taluka and District – Latur, Maharashtra admeasuring <b>2,450 sq. mtr.</b>  The said property is located opposite to Harangul railway station.	
6.	Location of property	
	a) Plot No. <del>/Survey No.</del>	Gut No. 221, Plot Nos 1 to 18
	b) Door No.	N.A.

	c)	<del>T. S. No.</del> / Village	Harangul (BK)	
	d)	<del>Ward</del> / Taluka	Latur	
	e)	<del>Mandal</del> / District	Latur	
7.	Postal address of the property		Land bearing Gut No. 221, Plot Nos 1 to 18, Latur – Barsi Highway, Village - Harangul (BK), Taluka and District – Latur, Maharashtra	
8.	City / Town			
	Residential Area		Yes	
	Commercial Area		Yes	
	Industrial Area		No	
9.	Classification of the area			
	i)	High / Middle / Lower	Middle class	
	ii)	Metro / Urban / Semi Urban / Rural	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality		Village Panchayat of Harangul (BK)	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		We have not received the data	
12	In case it is an agricultural land, any conversion to house site plots is contemplated		N.A.	
13	Boundaries of the property			
	North		Land	
	South		Latur Barsi Highway	
	East		Land	
	West		Land	
14.1	Dimensions of the site		A	B
			As per the Deed	Actuals
	North		Not applicable	Not applicable
	South			
	East			
	West			
14.2	Latitude, Longitude and Coordinates of the site		18°23'24.8"N, 76°29'40.7"E	

15	<i>Extent of the site</i>	2,450 sq. mtr. (As per Collector Order)
16	<i>Extent of the site considered for valuation</i>	2,450 sq. mtr. (As per Collector Order)
17	<i>Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.</i>	Open land
<b>II. CHARACTERISTICS OF THE SITE</b>		
1.	<i>Classification of locality</i>	Middle class
2.	<i>Development of surrounding areas</i>	Semi-developed areas
3.	<i>Possibility of frequent flooding /sub-merging</i>	No
4.	<i>Feasibility to the Civic amenities like school, hospital, bus stop, market etc.</i>	Available nearby
5.	<i>Level of land with topographical conditions</i>	Leveled
6.	<i>Shape of land</i>	Regular
7.	<i>Type of use to which it can be put</i>	Vacant Land
8.	<i>Any usage restriction</i>	We have not received the data
9.	<i>Is plot in town planning approved layout?</i>	Yes
10	<i>Corner plot or intermittent plot?</i>	Intermittent plot
11	<i>Road facilities</i>	Yes
12	<i>Type of road available at present</i>	Concrete road
13	<i>Width of road – is it below 20 ft. or more than 20 ft.</i>	Above 25 ft.
14	<i>Is it a land – locked land?</i>	No
15	<i>Water potentiality</i>	Yes
16	<i>Underground sewerage system</i>	No
17	<i>Is power supply available at the site?</i>	No

18	Advantages of the site		
	1.	The said property is on Latur – Barsi Highway	
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-coast/tidal level must be incorporated)		No
PART – A (VALUATION OF LAND)			
1.	Size of plot		2,450 sq. mtr.
	North & South		-
	East & West		-
2.	Total extent of the plot		2,450 sq. mtr.
3.	Prevailing market rate (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)		INR 8,000 to INR 11,000 per sq. mtr.
4.	Guideline rate obtained from the Registrar’s Office (an evidence thereof to be enclosed)		Land - INR 1,010 per sq. mtr.
	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		It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular property vis-à-vis its locations. Rates of plots vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.
	Details of last two transaction in the locality / area to be provided, if available		No comparable sale instances are found for Non-Agricultural land
5.	Assessed / adopted rate of valuation		INR 10,000 per sq. mtr.
6.	Estimated value of land		Land area in sq. mtr.
			Unit Rate INR/ sq. mtr.
			Total Value in INR Lakh
		2,450	10,000
			245.00



PART – B (VALUATION OF BUILDING)			
1.	Technical details of the building		
	a)	Type of Building (Residential / Commercial / Industrial)	
	b)	Type of construction (Load bearing / RCC / Steel Framed)	
	c)	Year of construction	
	d)	Number of floors and height of each floor including basement, if any	
	e)	Plinth area floor-wise	
	f)	Condition of the building	N.A. (The said valuation report is only for NA Land)
	i)	Exterior – Excellent, Good, Normal, Poor	
	ii)	Interior - Excellent, Good, Normal, Poor.	
	g)	Date of issue and validity of layout of approved map / plan	
	h)	Approved map / plan issuing authority	
	i)	Whether genuineness or authenticity of approved map / plan is verified	
	j)	Any other comments on authentic of approved plan	

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF :			
S. No.	Description	Ground floor	Other floors
1.	Foundation		
2.	Basement		
3.	Superstructure		
4.	Joinery / Doors & Windows (furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		
5.	RCC works	N.A. (The said valuation report is only for NA Land)	
6.	Plastering		
7.	Flooring, Skirting, dadoing		
8.	Special finish as marble, granite, wooden paneling, grills, etc.		

9.	Roofing including weather proof course	
10.	Drainage	
<b>S. No.</b>	<b>Description</b>	
<b>1.</b>	Compound wall	
	Height	
	Length	
	Type of construction	
<b>2.</b>	Electrical installation	N.A. (The said valuation report is only for NA Land)
	Type of wiring	
	Class of fittings (superior / ordinary / poor)	
	Number of light points	
	Fan points	
	Spare plug points	
	Any other item	
<b>3.</b>	Plumbing installation	
	a) No. of water closets and their type	
	b) No. of wash basins	
	c) No. of urinals	
	d) No. of bath tubs	
	e) Water meter, taps, etc.	
	f) Any other fixtures	

#### DETAILS OF VALUATION -

PART C- (EXTRA ITEMS)		
1.	Portico	
2.	Ornamental front door	
3.	Sit out/ Verandah with steel grills	N.A. (The said valuation report is only for NA Land)
4.	Overhead water tank	
5.	Extra steel/ collapsible gates	
	<b>Total</b>	

PART D- (AMENITIES)			
1.	Wardrobes		
2.	Glazed tiles		
3.	Extra sinks and bath tub		
4.	Marble / Ceramic tiles flooring		
5.	Interior decorations		
6.	Architectural elevation works		N.A. (The said valuation report is only for NA Land)
7.	Panelling works		
8.	Aluminium works		
9.	Aluminium hand rails		
10.	False ceiling		
	<b>Total</b>		

PART E- (MISCELLANEOUS)			
1.	Separate toilet room		
2.	Separate lumber room		
3.	Separate water tank/ sump		N.A. (The said valuation report is only for NA Land)
4.	Trees, gardening		
5.	<b>Total</b>		

PART F- (SERVICES)			
1.	Water supply arrangements		
2.	Drainage arrangements		
3.	Compound wall		
4.	C. B. deposits, fittings etc.		N.A. (The said valuation report is only for NA Land)
5.	Pavement		
6.	<b>Total</b>		

TOTAL ABSTRACT OF THE ENTIRE PROPERTY			
Part- A	Land	INR	245.00 Lakh
Part- B	Building	INR	N.A.
Part- C	Extra Items	INR	N.A.
Part- D	Amenities	INR	N.A.
Part- E	Miscellaneous	INR	N.A.
Part- F	Services	INR	N.A.
	<b>Total</b>	<b>INR</b>	<b>245.00 Lakh</b>



### Valuation Methodology

We have adopted the **Market Approach of Valuation** for estimating the Market Value of land. In this approach, the **Sales Comparison Method** of Valuation is adopted in which due weightages have been given to factors such as:

- ❖ The Right to Sell / Transfer / Lease the land.
- ❖ Demand and prospective buyers for such type of Non-agricultural plots.
- ❖ Shape, Size, Prominence and Location of land.
- ❖ The Marketability, Utility, Demand and Supply of Non-agricultural land in the surrounding area.
- ❖ The land rates as evident from the Sale Instances of comparable land found upon market enquiry.
- ❖ Legal and Physical Encumbrance on land.
- ❖ Freehold or Leasehold nature of land etc.

The Realizable Value of the said immovable property is considered at **85%** of its Market Value, while the Forced Sale Value for the said immovable property is considered at **75%** of its Market Value.

#### Remarks:

- There are no demarcations for the said property.
- The said property is located on Latur-Barshi highway and opposite to Harangul railway station.
- The trucks are parked on the said land.
- Some legal matter is going on access road of this site and no direct access is available at present.
- Internal roads have not been developed.
- As per the Collector Order dated June 26, 2013, the said land has been used for Non-agricultural purpose without obtaining any prior permission from the Competent authority and the said order was for the penalising the owner for this. But, we have not received the document for regularisation of unauthorized NA use.
- As informed by the site representative the land is converted to NA. Hence, we have considered the said land as NA in this report.
- The valuation report No. RKA/FY18-19/MUM-287 dated March 27, 2019 issued by M/s. RK Associates mentions the said land as commercial land.
- We observe that the Guideline rate of the said land is significantly less as compared to its Market rate.
- We have adopted the Sale Rate based on our local inquiries and as per prevailing Market Rate in the vicinity.
- We were informed by the local enquiry that the similar lands in the locality are being sold in the range of INR 4,200 to INR 4,500 per sq. mtr. depending on the location and condition of the

property. Accordingly, suitable rate has been adopted for valuation.

- The site inspection is done in presence of Mr. Kulkarni N. K. (9604049488- Representative of MSM Steel Private Limited) and Mr. Ankit Wahane (Assistant manager- SBI Representative)

As a result of our appraisal and analysis, it is our considered opinion that the value of the immovable assets such as Non-Agricultural Land bearing Gut No. 221, Plot Nos 1 to 18, Latur – Barsi Highway, Village - Harangul (BK), Taluka and District – Latur, Maharashtra, in its present condition with aforesaid specifications is as under:

SUMMARY OF VALUATION		
i.	<b>Market Value (MV)</b>	<b>INR 245.00 Lakh</b>
ii.	<b>Realizable Value (85% of MV)</b>	<b>INR 208.25 Lakh</b>
iii.	<b>Forced / Distress Sale value (75% of MV)</b>	<b>INR 183.75 Lakh</b>
iv.	<b>Book Value (Purchase price)</b>	<b>INR 20.00 Lakh (Year 2010)</b>
v.	<b>Insurable value of the property</b>	<b>N.A.</b>

FOR KAKODE ASSOCIATES CONSULTING PVT. LTD.

ANIL B. PAI KAKODE  
Director & Govt. Approved Valuer  
DATE : October 13, 2021

ASHOK AKERKAR  
Director & Govt. Approved Valuer  
PLACE : MUMBAI

The undersigned has inspected the property detailed in the Valuation Report dated October 13, 2021 on ..... We are satisfied that the ***Fair and Reasonable Market Value*** of the property is **INR 245.00 Lakh**

Signature  
(Name of the Branch Manager with Office Seal)

Draft for Discussion

### DECLARATION-CUM- UNDERTAKING

We, Anil B. Pai Kakode son/~~daughter~~ of late Mr. Bhaskar Pai Kakode and Mr. Ashok S. Akerkar son/~~daughter~~ of late Mr. Shantaram G. Akerkar, do hereby solemnly affirm and state that:

- a. We are citizen of India.
- b. We will not undertake valuation of any assets in which we have a direct or indirect interest or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c. The information furnished in our valuation report dated October 13, 2021 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property. We have not been convicted of any offence and sentenced to a term of Imprisonment;
- d. Our engineer has personally inspected the property on September 24, 2021. The work is not subcontracted to any other valuer and carried out by our team.
- e. Valuation report is submitted in the format as prescribed by the Bank. We have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during our empanelment with you. We will inform you within 3 days of any such depanelment.
- f. We have not been removed / dismissed from service/ employment earlier.
- g. We have not been convicted of any offence and sentenced to a term of imprisonment.
- h. We have not been found guilty of misconduct in our professional capacity.
- i. We have not been levied a penalty under section 271.
- j. We are not an undischarged bankrupt, or have not applied to be adjudicated as a bankrupt.
- k. We are not undischarged insolvent.
- l. We 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 has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m. We 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.
- n. Our PAN Card number/Service Tax number as applicable – Anil Kakode – AAFPP1215R and Ashok Akerkar – ABKPA2220P.
- o. We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p. We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q. We 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 our ability.

- r. We 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.
- s. We 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)
- t. We are registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. I, Mr. Anil B. Pai Kakode is a valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. We are the ~~proprietor / partner /~~ authorized officials of the ~~firm /~~ company, who are competent to sign this valuation report.
- x. We will undertake the valuation work on receipt of Letter of Engagement generated from the system (Le. LLMS/LOS) only.
- y. Further, we hereby provide the following information:

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued	Non Agricultural Land
2	Purpose of valuation and appointing authority	Official of the State Bank of India to ascertain Market Value of the property.
3	Identity of the valuer and any other experts involved in the valuation	Kakode Associates Consulting Pvt. Ltd.
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment, valuation date and date of report	September 23, 2021 September 24, 2021 October 13, 2021
6	Inspections and/or investigations undertaken	Photographs of the property with data collection
7	Nature and sources of the information used or relied upon	Based on our site visit & the information collected at site
8	Procedures adopted in carrying out the valuation and valuation standards followed	As per standards
9	Restrictions on use of the report, if any	-
10	Major factors that were taken into account during the valuation	Nil
11	Major factors that were taken into account during the valuation	Nil
12	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.	
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FOR **KAKODE ASSOCIATES CONSULTING PVT. LTD.**

ANIL B. PAI KAKODE  
Director & Govt. Approved Valuer  
DATE : October 13, 2021

ASHOK AKERKAR  
Director & Govt. Approved Valuer  
PLACE : MUMBAI

Draft for Discussion



## MODEL CODE OF CONDUCT FOR VALUERS

### {Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empaneled 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 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 (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 authorized by the authority, the registered valuers organization 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 organization with which he/it is registered, or any other statutory regulatory body.

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

#### **Gifts and hospitality**

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

*Explanation*– For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

#### **Remuneration and Costs**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

#### **Occupation, employability and restrictions**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

FOR **KAKODE ASSOCIATES CONSULTING PVT. LTD.**

ANIL B. PAI KAKODE  
Director & Govt. Approved Valuer  
DATE : OCTOBER 13, 2021


ASHOK AKERKAR  
Director & Govt. Approved Valuer  
PLACE : MUMBAI


## PHOTOGRAPHS





STAMP DUTY READY RECKONER RATE YEAR 2021-22


**Department of Registration & Stamps**  
 Government of Maharashtra
 

**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**


नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

[Home](#)
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**Year**  
20212022

*Annual Statement of Rates*

**Selected District** लातूर

**Select Taluka** लातूर

**Select Village** मौजे : हरंगुळ (बु)

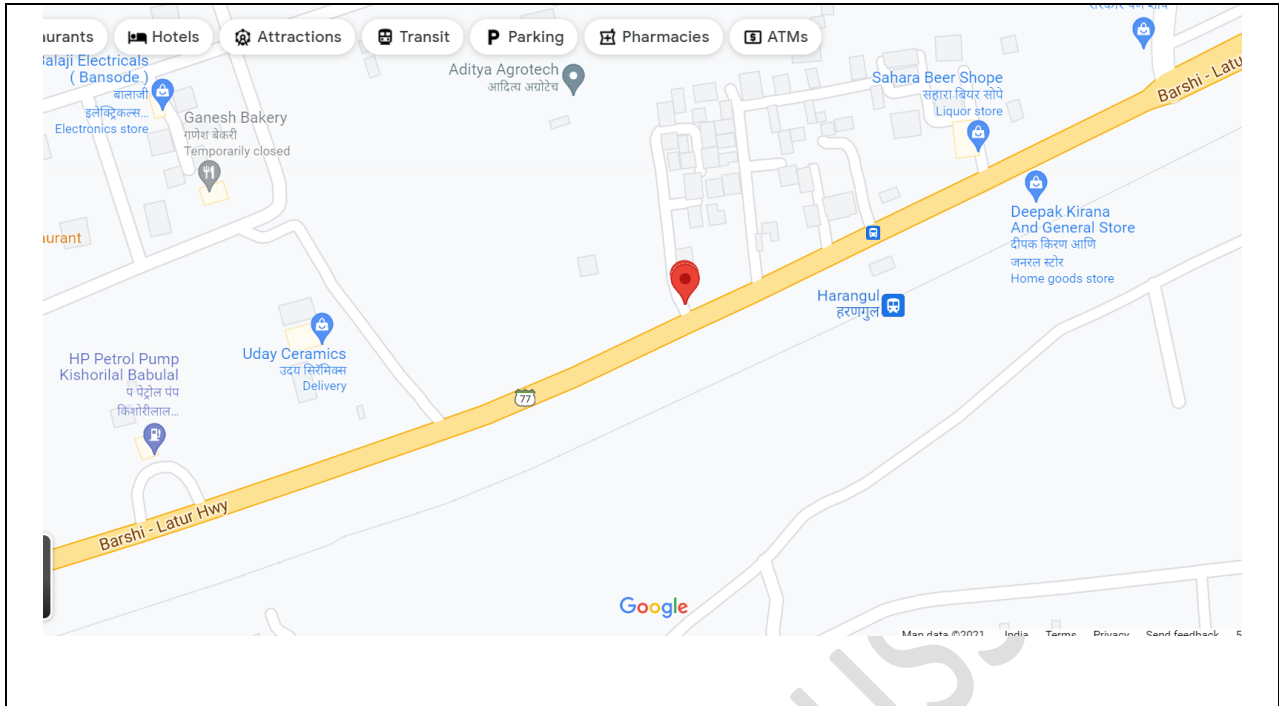
**Search By** ☐ Survey No ☒ Location

**Select Location** बिनशेती झालेल्या जमिनी

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	9/9.1	बिनशेती झालेल्या जमिनी (गावठाण परिघस्त क्षेत्रातील महामार्गसन्मुख) / प्र.चौ.मी.	1150	चौ. मीटर
SurveyNo	9/9.2	बिनशेती झालेल्या जमिनी (गावठाण परिघस्त क्षेत्रातील महामार्गसन्मुख जमीनी - 9.1 व्यतिरिक्त उर्वरित जमिनी) / प्र.चौ.मी.	1000	चौ. मीटर
SurveyNo	9/9.3	गावठाण परिघस्त क्षेत्राबाहेरील अधिकृत बिनशेती झालेल्या महामार्ग सन्मुख जमिनी प्र.चौ.मी.	1010	चौ. मीटर
SurveyNo	9/9.4	गावठाण पारघस्त क्षेत्राबाहेराला अधिकृत बिनशेती झालेल्या उर्वरात जामिनी	920	चौ. मीटर

GOOGLE MAP







Collector Order



No.2013/RB/Desk-1/JMB-1/NA/Latur//CR-19  
Office of Collector Office Latur  
Date:- 26/06/2013

**UNAUTHORIZED NON AGRICULTURAL ORDER**

Ref. Unauthorized non agricultural use reported by Tahsildar Latur.

1. The land comprised in survey No./Gat No.221 CTS No.Harungal BK of Tq. Latur Dist.Latur - admeasuring 2450 Sq.Mtrs.Belong to **Shri.Mangesh Siddranappa Malang at. Harungal BK Tq. Latur Dist.Latur.**

The said Land is being used for non-agricultural purpose unauthorisedly for Residincial purpose since 2011- 2012& 2012-2013.This is done by **Shri.Mangesh Siddranappa Malang at. Harungal BK Tq. Latur Dist.Latur.**

The building plan layout was not approved by the **Harungal BK Grampanchayt** before starting the construction.

2. The occupant has converted the land for non-agricultural purpose without obtaining previous permission from the Competent Revenue Authority as required under section 44 of the Maharashtra Land Revenue Code 1966. The occupant has therefore become liable to the penlties mentioned in section 45 of the Maharashtra Land Revenue Code 1966 and the rules there under

3. The show cause notice in this case was served upon **Shri.Mangesh Siddranappa Malang at. Harungal BK Tq. Latur Dist.Latur.** and he has replied to the notice as under.

4. In this case the occupant having used his land admeasuring 2450 Sq.metres comprised in Survey no 221 at. **Harungal BK** of Taluka **Latur** Dist for non agricultural use to be specified without obtaining permission of the Collector under section 44 of the Maharashtra Land Revenue Code 1966 the holder is liable to the penalty mentioned uder section 45 of the Maharashtra Land Revenue Code 1966

5. As per order No.2013/Revenue/Jama-1/Kavi-64, dt.25/02/2013, I am herwith using power conferred in the M.L.R.C.code 1966 and with delegated power's confereed by the Hon'ble Collector Latur issuing the following order U/S.7,44,45, 1 & 47 Maharashtra Land Revenue Code 1966.

The occupant **Shri.Mangesh Siddranappa Malang at. Harungal BK Tq. Latur Dist.Latur.**Should by non agricultural assessment at the rate given below per year with effect from **2011-2012 & 2012-2013** up to date continue to make payment a this rate till further orders or till the un-authorized construction is removed whichever is earlied.

S.R. No.	Cess	N.A. Tax 2011-2012	N.A. Tax 2012-2013	Total
1	L.R. cess 0.10	Rs. 245/-	Rs. 245/-	490/-
2	Z.P. cess 0.50	Rs. 1225/-	Rs. 1225/-	2450/-
3	G.P. cess 0.10	Rs. 245/-	Rs. 245/-	490/-
4	P.S. cess 0.20	Rs. 490/-	Rs. 490/-	980/-
5	Penalty	40 Times	Rs. 9960/-	9960/-
	<b>Total</b>	<b>2205/-</b>	<b>Rs. 12165/-</b>	<b>14370/-</b>



- (ii) That the occupant/holder should pay a fine equal to 40 time the non Agricultural assessment :- Rs.9960/-  
(iii) That the occupant/holder also day measurement fee of Rs.00/-

Penalty	Rs :-	Rs.9960/-
And Local cess Rs :-		<u>Rs.4410/-</u>
Total		Rs. 14370/-

6. It is further ordered that the occupant should pay an amount of Rs.14370- (In Words Rs. Fourteen Thousand Three Hundred Seventy Only )

Calculated as per (I) (II) and (III) above within (180) days from the date of receipt of this order failing which steps will be taken to recover this amount as an arrears of Land Revenue.

7. It is clarified that the payment of amount mentioned in para 6 (I), (II) and 6 above does not mean regularization of un-authorized non agricultural use under section 47 (b) of the said code he may apply to the Collector, Latur with necessary document.

8. **It is further cleared that though the amount mentioned in para 5 is paid by the occupant it does not mean that unauthorized non-agriculture use of land is regularized.**

Within 6 months from the date of issue of this order failing which he shall be processed against in accordance with the provisions of the Maharashtra Land Revenue Code 1966 and the rule there under un-authorized N.A. use removed/Structures demolished and the land restored to the original use at his cost.

*[Signature]*  
Additional Collector  
Latur.

1. Copy forwarded through the Tahsildar Latur to Shri.Mangesh Siddranappa Malang at. Harungal BK Tq. Latur Dist.Latur.for information and necessary action.
2. Copy Forwarded which is to the Tahsildar Latur Taluka Latur Dist.Latur for information and send served copy of this order as early as possible for further action.

*[Signature]*  
Additional Collector  
Latur.

Draft

## About Kakode & Associates Consulting Private Limited

**KAKODE & ASSOCIATES CONSULTING PRIVATE LIMITED (K&A)** is a professionally managed consultancy organization promoted by Mr. Anil B. Pai Kakode, who is the proprietor of **KAKODE & ASSOCIATES**, a firm established since **1982**, and providing Engineering and Project Consultancy Services, including valuation of land, building, plant & machinery for variety of projects. Over the years, we have expanded our team as well as services offered. We now undertake Asset Valuations, Business Valuations, Techno-Economic Viability Studies, Detailed Project Reports, Cost Validation Reports, Lender's Independent Engineer Reports for a wide spectrum of clients across various sectors, namely, pharmaceuticals, textiles, banking, hospitality, chemical, healthcare, steel, real estate, auto, agro and food processing and many other sectors. We at **K&A** strive to enter into a long-term association with all our clients with branches at Ahmedabad, Bangalore, Hyderabad, Indore, Goa, etc. **K&A** offers following services to its esteemed clients -

- ❖ Valuation of Land, Building, Plant, Machinery & Stock
- ❖ Lenders Independent Engineer
- ❖ Techno-Economic Viability Reports
- ❖ Feasibility Reports
- ❖ Detailed Project Reports
- ❖ Chartered Engineer Certifications
- ❖ Cost Validation Reports
- ❖ Technical Due Diligence
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We have undertaken more than **20,000 valuations** in the past 4 decades and over **200 TEV assignments** across various sectors. We have also undertaken valuations, project monitoring, Techno-Economic Viability (TEV) studies and Lender's Engineering monitoring of infrastructure projects including Power Plants (over **45,000 MW**), Metro Projects (Mumbai, Kolkata, Ahmedabad, Nagpur, Noida, Pune, etc), Real Estate, Roads, Irrigation Projects, Bridges (3rd longest bridge in India), Tunnels (India's longest tunnel) and Flyovers, etc. with a cumulative value of over **INR 10 lakh crore**.