

KUSHIRE Associates

ISO 9001: 2008 Certified Company
Civil Engineering Consultant
Govt. Contractors & Govt. Reg. Valuer
(CAT-I/170)



PROP.: ER. DILIP PANDURANG KUSHIRE

'Pristine Park', Office No. 202-204, 2nd Floor
Naar Reliance Petrol Pump, Peth-Sangli, Road,
(Ashta Naka), ISLAMPUR. 415 409
Ph. : 02342 - 225252, Mob. : 9011535252
E-mail: dkushire@gmail.com

Ref. No :-

Date :- 23.10.2023

TO,

THE MANAGER,

STATE BANK OF INDIA

(Branch:- Satara MIDC)

Sub :- Valuation Report Of Open Plot

Sir,

With Respect To Your Letter Ref. No - Dated :- 21.10.2023 I Have

Personally Visited the Above Property and Prepared the Valuation Of

Open Plot Of Owner :- Shri. Prakash Sampatrao Chorage.

Property Address :- Gat No.156/2, Plot No.1,8,33,36, Mouje Chorgewadi

Tal :- Satara Dist :- Satara.

The Value Of The Property (Open Plot) =

1. Market Value of the property	Rs. 1,51,02,467/-
2. Realizable Value of the property	Rs. 1,43,47,343/-
3. Distress / Forced Sell Value	Rs. 1,20,81,973/-
4. Government Value	Rs. 26,36,234/-



Dilip
23/10/2023

ER. DILIP P. KUSHIRE
(B.E. Civil)
Chartered Engineer & Government
Contractor & Govt. Approved Valuer
(F-18048, CAT-I/170, M-254)

Corporate Office :

"Kushire Associates", 299, First Floor, Shop No. 27, P. B. Road, Near Borate Petrol Pump,
Malkapur, KARAD, Dist. Satara. Pin.- 415 539. Mob. 9011535252. E-mail: dkushire@gmail.com

"Kushire Associates", "Gurushilp Apartment" Shop No. 14, Ground Floor, Near Shirvi Bandhu Mithaewale,
Old MIDC Road, SATARA. Pin.- 415 002. Mob.- 7720079857, 9011535252, 7720072427.

To,

State Bank Of India

Branch : Satara MIDC

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled in by the Approved Valuer)

I.	GENERAL	:	
1.	Purpose for which the valuation is made		TO Know Fair Market Valuation of Property
	a) Date of inspection	:	21.10.2023
2.	b) Date on which the valuation is made	:	23.10.2023
	List of documents produced for perusal		
	i) Document Provided	:	7/12 Extract & Saled deed Document No.STR-2-963 - 2021 Date.11.02.2021 & Saled deed Document No. STR2-962-2021 Date.11.02.2021& NA order No. 2803 Date.27.02.2004 Under Permission of Tahsildar Satara & Plot Layout Plan No.2803 Date.27.02.2004 Under Permission of Tahsildar Satara
	ii) Building Sanction Plan and construction Permission	:	NA
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)	:	Shri. Prakash Sampatrao Chorage. Property Address :- Gat No.156/2 ,Plot No.1,8,33,36 , Mouje Chorgewadi Tal :- Satara Dist :- Satara.



5.	Brief description of the property	:	The Open Plot is Located in Chorgewadi Grampanchyat Area along the road side .The Open plot of owner is having Good Approches road on West Direction.The Open Plot of owner is having Well leveled & Having Rectangular in shape.The Open Plot of owner is having Located in Medium Developed Area .The Open Plot of owner is having Freehold & Owner Occupied Property
6.	Location of property		
	a) Plot No. / Survey No.	:	Gat No.156/2 ,Plot No.1,8,33,36 ,
	b) Door No.	:	NA
	c) T. S. No. / Village	:	Mouje Choragewadi
	d) Ward / Taluka	:	Satara
	e) Mandal / District	:	Satara
7.	Postal address of the property	:	Property Address :- Gat No.156/2 ,Plot No.1,8,33,36 , Mouje Chorgewadi Tal :- Satara Dist :- Satara.

8.	City / Town	:	Choragewadi
	Residential Area	:	Yes
	Commercial Area	:	NA
	Industrial Area	:	NA
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	: Choragewadi Gramapanchayat
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 an agricultural land, any conversion to house site plots is contemplated	: NO
13.	Boundaries of the property	: Plot No. 8 ,Plot Area :-614 Sq.m
	North	: Plot No.9
	South	: Plot No.6 & 7
	East	: Gat No.156/3
	West	: 9M Wide Road
	Boundaries of the property	: Plot No. 1 ,Plot Area :-720 Sq.m
	North	: Plot No.14
	South	: Kas Satara Road
	East	: Plot No.2
	West	: Lagu Survey No
	Boundaries of the property	: Plot No. 33 ,Plot Area :-665 Sq.m
	North	Gat No.1456/1
	South	6M Wide Road
	East	Plot No.32



	West		Plot No.39 & 9M Wide Road	
	Boundaries of the property	:	Plot No. 36 ,Plot Area :-442 Sq.m	
	North		6M Wide Road	
	South		Plot No.24	
	East		Plot No.35	
	West		Lagu Survey No.	
14.1	Dimensions of the site:- Plot No.8	:	A As per the Deed	B Actuals
	North	:	28.77M	
	South	:	28.77 M	
	East	:	21.34 M	
	West	:	21.34 M	
	Dimensions of the site:- Plot No.1			
	North		36.24 M	
	South		36.24 M	
	East		19.86 M	
	West		19.86 M	
	Dimensions of the site:- Plot No.33			
	North		36.24 M	
	South		36.24 M	
	East		18.34 M	
	West		18.34 M	
	Dimensions of the site:- Plot No.36			
	North		21.91 M	
	South		21.91 M	



	East	20.17 M
	West	20.17 M
14.2	Latitude, Longitude and Coordinates of the site	: 17.711614 ,73.794346
15	Extent of the site	: Plot Area :- Plot No. 8=614 Sq.m Plot No. 1=720 Sq.m Plot No.33 =665 Sq.m Plot No.36=442 Sq.m Total :- 2441 Sq.m ,26265.16 Sq.ft
16	Extent of the site considered for valuation (least of 14 A & 14 B)	: Plot Area :- Plot No. 8=614 Sq.m Plot No. 1=720 Sq.m Plot No.33 =665 Sq.m Plot No.36=442 Sq.m Total :- 2441 Sq.m 26265.16 Sq.ft
17	Whether occupied by the owner / tenant? if occupied by tenant, since how long? Rent received per month.	: Vacant Plot



II.	CHARACTERISTICS OF THE SITE	:	
1.	Classification of locality	:	The Open Plot is Located in Choragewadi Grampanchayat Area along the road side
2.	Development of surrounding areas	:	Under Development
3.	Possibility of frequent flooding / sub-merging	:	NO
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Available 100m To 2 Km Range of Property
5.	Level of land with topographical conditions	:	Well Leveled
6.	Shape of land	:	Rectangular in Shape
7.	Type of use to which it can be put	:	At Present Open Plot
8.	Any usage restriction	:	NO
9.	Is plot in town planning approved layout?	:	NO
10	Corner plot or intermittent plot?	:	Intermittent plot
11	Road facilities	:	Yes, Good Approches road West Direction
12	Type of road available at present	:	Tar road
13	Width of road - is it below 20 ft. or more than 20 ft.	:	Road on West Direction.
14	Is it a land - locked land?	:	NO
15	Water potentiality	:	NA
16	Underground sewerage system	:	Yes, Available Connected to Public sever
17	Is power supply available at the site?	:	NA
	Advantage of the site	:	



18	1.	:	Property is located in Well Developed Residential
	2.	:	All civic amenities available at 1km rang of property
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
	1.	:	NA
	2.	:	NA



Part- A (Valuation of land)		
	Size of plot	: Plot Area :- Plot No. 8=614 Sq.m Plot No. 1=720 Sq.m Plot No.33 =665 Sq.m Plot No.36=442 Sq.m Total :- Total :- 2441 Sq.m ,26265.16 Sq.ft
1.	North & South	: NA
	East & West	: NA
2.	Total extent of the plot	: Plot Area :- Plot No. 8=614 Sq.m Plot No. 1=720 Sq.m Plot No.33 =665 Sq.m Plot No.36=442 Sq.m Total :- Total :- 2441 Sq.m ,26265.16 Sq.ft
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	: Attach Separately
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: Plot :- 26265.16 Sq.ft X Rs. 100.37/ Sq.ft= Rs. 26,36,234/- Total (Plot):- Rs. 26,36,234/- /-(In Words :- Twenty Six Lakhs Thirty Six Thousand Two Hundred Thirty Four Only)
5.	Assessed / adopted rate of valuation	: Plot Rs. 575/Sq.ft
6.	Estimated value of land	: Plot :- 26265.16 Sq.ft X Rs. 575/ Sq.ft= Rs. 1,51,02,467/- Total Value of Property (Plot):- Rs.1,51,02,467/- (in Words :- One Crores Fifty One Lakhs Two Thousand Four Hundred Sixty Seven Only)



Part- B (Valuation of Building)		:	
1.	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Open Plot
	b) Type of construction (Load bearing*/RCC) / Steel Framed)	:	NA
	c) Year of construction	:	NA
	d) Number of floors and height of each floor including basement, if any	:	NA
	e) Plinth area floor-wise	:	NA
	f) Condition of the building	:	
	i) Exterior - Excellent, Good, Normal, Poor	:	NA
	ii) Inferior - Excellent, Good, Normal, Poor	:	NA
	g) Date of issue and validity of layout of ' approved map / plan	:	NA
	h) Approved map / plan Issuing authority	:	NA
	i) Whether genuineness or authenticity of approved map / plan is verified	:	YES
	j) Any other comments by our empanelled valuers on authentic of approved plan		Plot Layout Plan No.2803 Date.27.02.2004 Under Permission of Tahsildar Satara



Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground floor	Other floors
1.	Foundation	NA	NA
2.	Basement	NA	NA
3.	Superstructure	NA	NA
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	NA	NA
5.	RCC works	NA	NA
6.	Plastering	NA	NA
7.	Flooring, Skirting, dadoing	NA	NA
8.	Special finish as marble, granite, wooden paneling, grills, etc	NA	NA
9.	Roofing including weather proof course	NA	NA
10.	Drainage	NA	NA

S. No.	Description		Ground floor	Other floors
2.	Compound wall	:	NA	NA
	Height	:	NA	NA
	Length	:	NA	NA
	Type of construction	:	NA	NA
3.	Electrical installation			
	Type of wiring	:	NA	NA
	Class of fittings (superior / ordinary / poor)	:	NA	NA
	Number of light points	:	NA	NA
	Fan points	:	NA	NA
	Spare plug points	:	NA	NA
	Any other item	:	NA	NA
	Plumbing installation			

	a) No. of water closets and their type	:	NA	NA
4.	b) No. of wash basins	:	NA	NA
	c) No. of urinals	:	NA	NA
	d) No. of bath tubs	:	NA	NA

	e) Water meter, taps, etc.	:	NA	NA
	f) Any other fixtures	:	NA	NA

Sr. no.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs. (00% Dep)	Net value after depreciation Rs.
1	NA	NA	NA	NA	NA	NA	NA	NA
3								
	Total							NA

Part C - (Extra Items)

(Amount in Rs.)

1	Portico	:	NA
2	Ornamental front door	:	NA
3	Sit out/Verandah with steel grills	:	NA
4	Overhead water tank	:	NA
5	Extra steel/ collapsible gates	:	NA
	Total	:	NA

Part D - (Amenities)

(Amount in Rs.)

1	Wardrobes	:	NA
2	Glazed tiles	:	NA
3	Extra sinks and bath tub	:	NA
4	Marble/ Ceramic tiles flooring	:	NA
5	Interior decorations	:	NA
6	Architectural elevation works	:	NA
7	Panelling works	:	NA
8	Aluminium works	:	NA
9	Aluminium hand rails	:	NA
	False ceiling	:	NA



	Total	:	NA

Part E - (Miscellaneous)

(Amount in Rs.)

1.	Separate toilet room	:	NA
2.	Separate lumber room	:	NA
3.	Separate water tank/ sump	:	NA
4.	Trees, gardening	:	NA
	Total	:	NA

Part F - (Services)

(Amount in Rs.)

1.	Water supply arrangements	:	NA
2.	Drainage arrangements	:	NA
3.	Compound wall	:	NA
4.	C. B. deposits, fittings etc.	:	NA
5.	Pavement	:	NA
	Total	:	NA

Total abstract of the entire property

Part-A	Land	Rs.1,51,02,467/-
Part-B	Building	NA
Part-C	Extra Items	Rs. 00/-
Part-D	Amenities (Compound Wall & Gate)	Rs. 00/-
Part-E	Miscellaneous	Rs.00/-
Part-F	Services	NA
	Total	Rs.1,51,02,467/-
	Say	Rs.1,51,02,467/-

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as I) Saleability li) Likely rental values In future in Hi) Any likely income it may generate, may be discussed).

Photograph of owner/representative with property in background to be enclosed.



Screen shot of longitude/latitude and co-ordinates of property using GPSA/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 1,51,02,467/-** (Rupees :- One Crores Fifty One Lakhs Two Thousand Four Hundred Sixty Seven only). The Realisable value of the above property is Rs. 1,43,47,343/- In Words :- One Crores Forty Three Lakhs Forty Seven Thousand Three Hundred Forty Three Only) and the distress value Rs. 1,20,81,973/-

(In Words :- One Crores Twenty Lakhs Eighty One Thousand Nine Hundred Seventy Three Only)

Place : Satara

Date : 23.10.2023



[Signature]
23/10/2023
Signature

(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated 23.10.2023 _ on We are satisfied that the fair and reasonable market value of the property is **Rs. 1,51,02,467/-** (Rupees :- One Crores Fifty One Lakhs Two Thousand Four Hundred Sixty Seven only).

[Signature]
Signature



(Name of the Branch Manager with Official seal)

Date: 23.10.2023

Encl:

1. Declaration-cum-undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure V)

DECLARATION-CUM-UNDERTAKING

I am Mr. Dilip Pandurang Kushire Son of Mr. Pandurang Rajaram Kushire do hereby solemnly affirm and state that

a. I am a citizen of india.

b. I will not undertake valuation of any assests 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 assests was conducted by me .

C. The Information furnished in my valuation report Dated. 23.10.2023 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 have Personally inspected the Property on 21.10.2023 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/drlisted 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.

f. I have not been convicted of any offence and sentenced to a term of imprisonment .

H. I have not been found guilty of misconduct in professional capacity.

I. I have not been declared to be unsound mind.

J. I am not an undercharged bankrupt or has not applied to be adjudicated as a bankrupt.

K. I am not an undischarged insolvent.

L. I have not been levied a penalty under section 271J of income Tax Act 1961(43 of 1961) and time limit for filling 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. I have not been Convicated of an offence connected with any Proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 of Gift Tax Act 1958

My PAN Card Number / Service Tax Number Is 27ANEPK6406B1ZE.



O. I undertake to Keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.

P. I have Not Concealed or Suppressed any material information , Facts and Records and I have Made a Complete and Full disclosure .

Q. 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 .

R. I have read the international Valuation Standards (IVS) and the report Submitted to the Bank for the respective assets class is in Conformity to the standards as enshrined for valuation in the IVS in " General Standards" and Asset Standards" as Applicable .

S. I abide by the Model code of Conduct for empanelment of Valuer in the Bank (Annexure V-A Signed Copy of Same be taken and Kept along with this declaration)

T. I am registered under section 34AB of the Wealth Tax Act 1957(Strike off if not Applicable)

U. I am Valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off ,if not Applicable)

V. My CIBIL Score and Credit Worthiness is as Per Bank's Guidelines.

W. I am Proprietor of the firm Who is Competent to sign in Valuation Report .

X. I will undertake the Valuation Work on receipt of Letter of Engagement generated from the System (i.e.LLMS/LOS)Only .

Y. Further , I hereby Provide The Following Information.

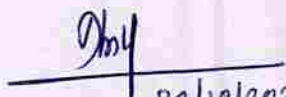
Sr No.	Particulars	Valuer Comment
1	Background information of asset being valued	By Local Survey and Market Approaches
2	Purpose of Valuation and Appointing Authority	For Bank Loan Purpose & State Bank of India MIDC Satara Branch
3.	Identity of the valuer and any other experts involved in the valuation	Government Approved Valuer
4	Disclosure of valuer interest or conflict , if any	NO
	Date of appointment valuation date and date of	Valuation Visit Dated



	report	21.10.2023 & Valuation Dated 23.10.2023
6.	Inspection and or investigations undertaken	Dated. 21.10.2023
7.	Nature and Source of the information used or relied upon	By Real Estate Brokers & Sales Instances and Local Enquiry
8	Procedures adopted in carrying out the valuation and valuation standards Followed	Yes, By Market Approach Method
9	Restrictions on use of the report if any	For Bank loan Purpose Only
10	Major Factors that were taken into account during the valuation	Market Survey and Surrounding Locality
11	Major factors that were not taken into account during the valuation	Legal Concept & Original Document
12	Caveats , limitations and disclaimers to the extent the explain or elucidate the limitations faced by valuer , Which Shall not be for the purpose of limiting his responsibility for valuation report .	By Local Survey and Market Approaches

Date :- 23.10.2023

Place :- Satara


23/10/2023
Signature



**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 not⁶¹

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 or offering in order to cater to a company or 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 decision taken, the reasons for taking the decision, and the information and contemporaneous records for any 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 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 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

Signature of the valuer : 
Name of the Valuer : Er.Dilip Pandurang Kushire

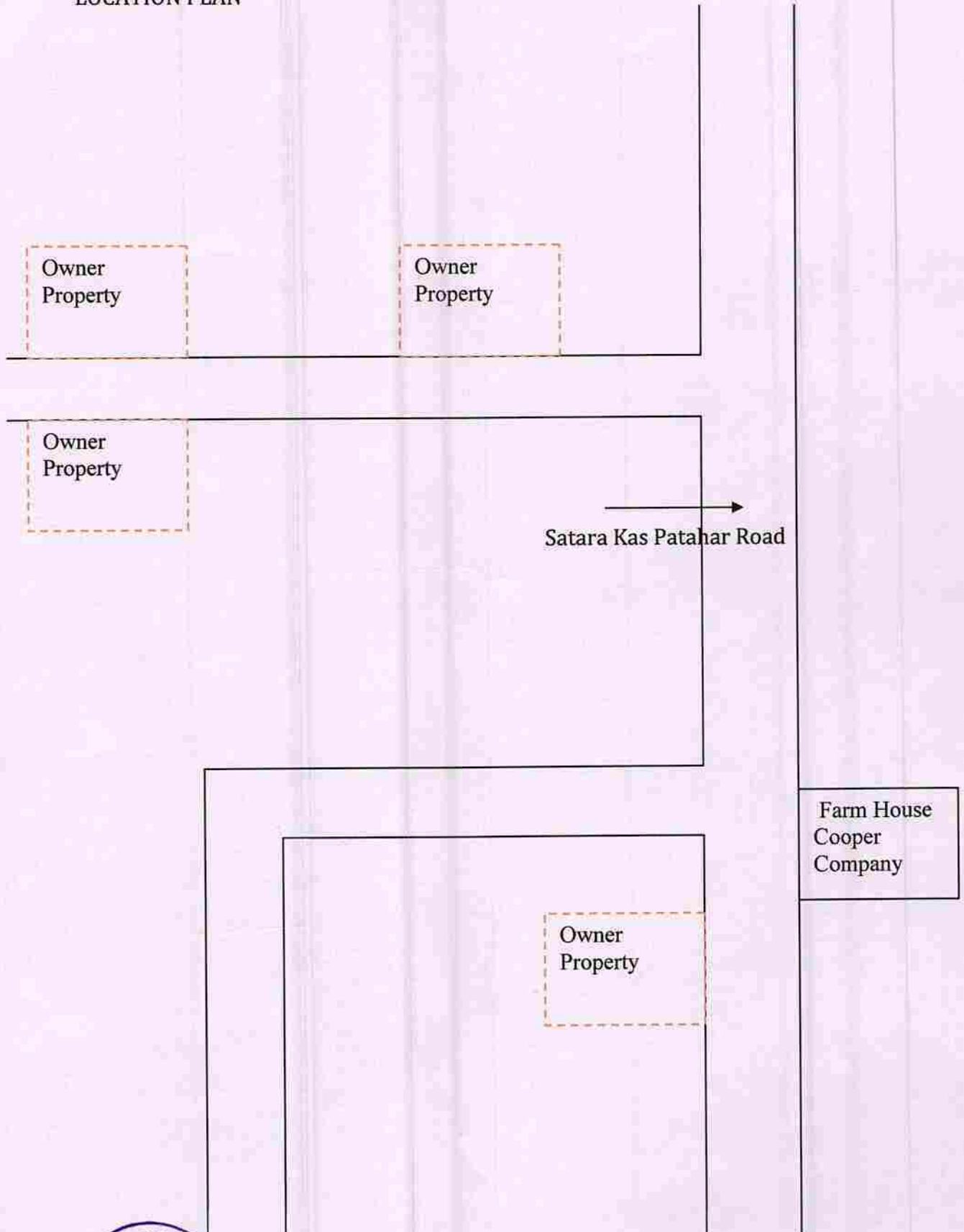
Address of the valuer : A/P:- Satara

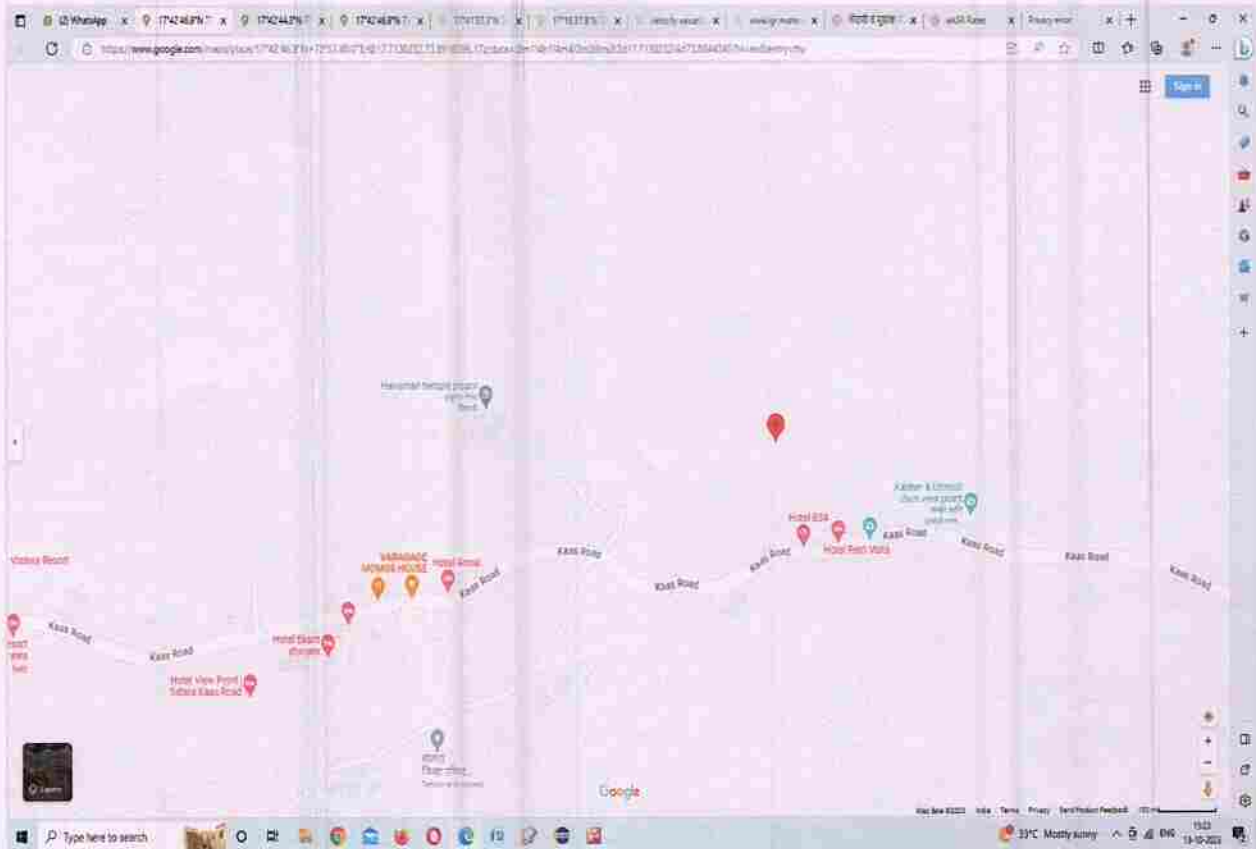
Date: 23.10.2023

Place: Satara



LOCATION PLAN





Department of Registration and Stamp नोंदणी व मुद्रांक विभाग
Government of Maharashtra महाराष्ट्र शासन

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

Home Valuation Guidelines | User Manual

Year: 2023-2024 भाषा: मराठी

नियंत्रण विभाग: Sion

बाजार मूल्य: Sion

राज्य मूल्य: महाराष्ट्र

नियंत्रण क्रमांक: 2

Assessment Type	Assessment Range	Rate Per-	Unit
उत्तम माली	0-7.50	1908500	हेक्टर
उत्तम माली	7.51-10.00	22090000	हेक्टर
दुर्गम माली	0-5	1080	चौरस मीटर
दुर्गम माली	0-5	1180	चौरस मीटर
दुर्गम माली	0-5	1080	चौरस मीटर
दुर्गम माली	0-5.00	1080	चौरस मीटर
दुर्गम माली	0-5.00	1080	चौरस मीटर
दुर्गम माली	0-5.00	1080	चौरस मीटर



સાચી
સુધી

