



CLIENT NAME :

MR. VINOD HIMMATRAO THAKARE

LOCATION OF PROPERTY:

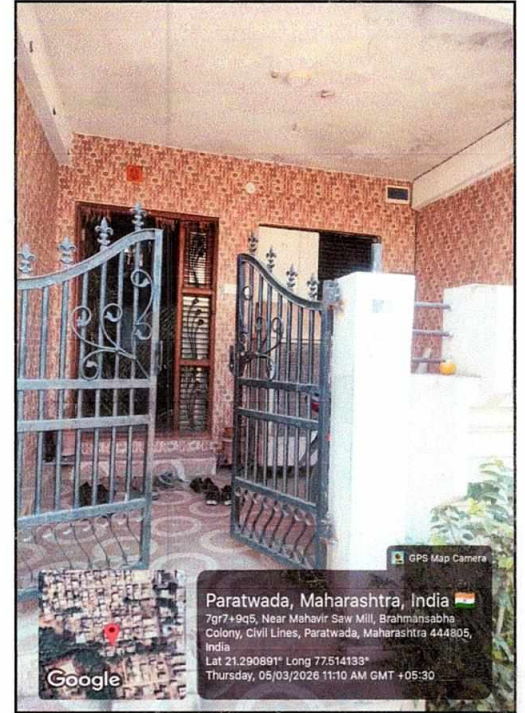
NAZUL PLOT NO. 6/1 (PART), NAZUL SHEET NO.12, IN
BRAMHAN SABHA COLONY, KASAB PLOT, MOUJE-
PARATWADA, TQ. ACHALPUR, DIST. AMRAVATI -
444 805 .

INCONNECTION WITH:

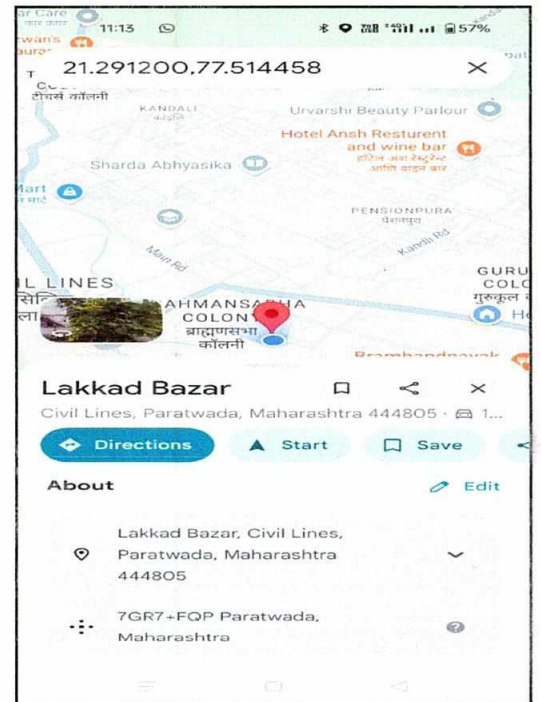
PUNJAB NATIONAL BANK,
BRANCH- PARATWADA

VALUATION REPORT

PROPERTY PHOTOGRAPH



PROPERTY LOCATION



PRASHANT V. BURANGE

B.E (Civil), M.I.E, F.I.V

Valuer and Consultants

M: 8668779743/9850472520

E-Mail: pyburange@gmail.com**Office Address:** Vivekanand Colony,
LalPul Road, Anjangao Stop, Paratwada-444805**REGD. VALUERS**

Govt. Of India W.T Act. 1957

Reg. No. CAT-I/183/2014-15

CHARTERED ENGINEER

Institute of Engineers, Kolkata

Reg. No. M-145870-6

Date -10 MARCH 2026

To,
The Branch Manager,
Punjab National Bank,
Branch- Paratwada

Sub: VALUATION REPORT**Client Name: MR. VINOD HIMMATRAO THAKARE**

Dear Sir,

Please find enclosed herewith the Valuation Report.

Location of the Property : **NAZUL PLOT NO. 6/1 (PART), NAZUL SHEET NO.12, IN
BRAMHAN SABHA COLONY, KASAB PLOT, MOUJE-
PARATWADA, TQ. ACHALPUR, DIST. AMRAVATI – 444 805 .**

Market Value	Rs. 28,00,000.00
Realizable Sale Value	Rs. 25,20,000.00
Distress Sale Value	Rs. 22,40,000.00
Government Value	Rs. 11,93,000.00

Kindly acknowledge the receipt.
Thanking you.

P. V. Burange
Yours Faithfully,



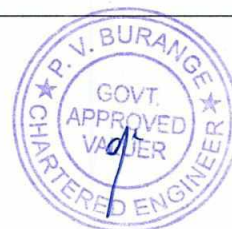
P.V. BURANGE
PANEL VALUER

Prashant V. Burange
 B.E (Civil), M.I.E, F.I.V
 Valuer and Consultants
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FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

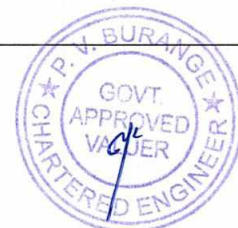
S.No.	Particulars	Content
I.	Introduction	
1.	Name of Valuer	P. V. Burange
2.	Date of inspection	05/03/2026
	Date of Valuation	10/03/2026
3.	Purpose of Valuation	To ascertain the present market value of below mentioned property in connection with financial dealing with Punjab National Bank , Paratwada Branch, Dist: Amravati.
4.	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	MR. VINOD HIMMATRAO THAKARE
5.	Name of Bank/FI as applicable	Punjab National Bank
6.	Name of Developer of the Property (in case of developer built properties)	Self
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner
II.	Physical Characteristics of the Asset	Ground Floor House
1.	Location of the property in the city City Survey No. Plot No. / Survey No. Door No./ Shop No. T. S. No. / Village Ward / Taluka Mandal / District	Nz. Sheet No. 12 Nz Plot No. 6/1 (PART) ----- Mouja- Paratwada Tal- Achalpur Dist- Amravati
2.	Municipal Ward No.	--
3.	City / Town	Amravati
	Residential Area/ Commercial Area/ Industrial Area	Residential Area
4.	Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural	Middle Semi Urban
5.	Coming under Corporation limit/ Village Panchayat / Municipality	Achalpur Municipal Council
6.	Postal address of the property	NAZUL PLOT NO. 6/1 (PART), NAZUL SHEET NO.12, IN BRAMHAN SABHA COLONY, KASAB PLOT, MOUJE-PARATWADA, TQ. ACHALPUR, DIST. AMRAVATI – 444 805 .
7.	Latitude, Longitude and Coordinates of the site	21.291200 77.514458



8.	Area of the Plot	73.88 Sq.Mt. i.e. 795.00 Sq.Ft.			
9.	Layout plan of the area in which the property is located	-----			
10.	Development of surrounding areas	Developing Area			
11.	Details of Roads abutting the property	Paratwada Anjangaon Road			
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	NA			
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	NA			
14.	Boundaries of the Plot :				
	North	House of Mr. Vijay Thakare			
	South	House of Mr. Ashok Thakare			
	East	10.00 Ft. Service Galli			
	West	20.00 Ft. Layout Road			
	Extent of the site considered for valuation (least of 14 A & 14 B)	73.88 Sq.Mt. i.e. 795.00 Sq.Ft.			
15.	Dimension of the properties				
	North	--			
	South	--			
	East	--			
	West	--			
16.	City Survey no. if any	Nazul Sheet No.12			
17.	Type of Building (Residential/ Commercial/ Industrial)	Residential			
18.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, Year of construction, Year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations	Residential Building Ground Floor 2017			
19.	Area Details of the Area				
	Site Area	Plinth Area	Carpet Area	Salable Area	Remark
	795.00 Sq.Ft.	527.56 Sq.Ft.	422.04 Sq.Ft.	795.00 Sq.Ft.	Complete
20.	Any other aspect	No			
III.	Town Planning Parameters				
1.	Master plan provisions related to the property in terms of land use	Residential			
2.	Date of issue and validity of layout of approved map / plan	N.A. Because Nzl Plot			
3.	Approved map / plan issuing authority	---			
4.	Whether genuineness or authenticity of approved map / plan is verified	Yes			
5.	Any other comments by our empanelled valuers on authentic of approved plan	No			
6.	Planning area/zone	Achalpur Municipal Council			
7.	Development controls	Achalpur Municipal Council			
8.	Zoning regulations	Achalpur Municipal Council			



9.	FAR/FSI permitted and consumed	1.00
10.	Ground coverage	----
11.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	N.A.
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Residential Area
13.	Comment on unauthorized constructions if any	--
14.	Comment on demolition proceedings if any	No there is no demolition proceeding
15.	Comment on compounding/ regularization proceedings	There is no compounding
16.	Comment on whether OC has been issued or not	OC has been not received
17.	Any other aspect	No
IV.	Legal Aspects	Can't Comment
1.	Ownership documents,	1. Sale Deed, Dtd. 18/08/1984 2. P.R.Card, Dtd. 14/06/2017 3. Sanction of Building Plan, Dtd. 10/08/2017 4. Old Valuation Report of Er. Abhijeet Pranjape, Dtd.10/08/2017
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not ?)	MR. VINOD HIMMATRAO THAKARE
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	No Dispute
4.	Comment on whether the IP is independently accessible?	Yes
5.	Title verification,	---
6.	Details of leases if any,	NA
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Freehold
8.	Agreements of easements if any,	NA
9.	Notification for acquisition if any,	NA
10.	Notification for road widening if any,	NA
11.	Possibility of frequent flooding / sub-merging	No
12.	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
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	No
14.	Comment on transferability of the property ownership,	Can be transferred
15.	Comment on existing mortgages/ charges/ encumbrances on the property if any	NA



16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	NA
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	No
18.	Any other aspect	No
V	Economic aspects	
1.	Details of ground rent payable,	Nil
2.	Details of monthly rents being received if any,	Nil
3.	Taxes and other outgoings,	Not Provided
4.	Property insurance,	Property is not insured
5.	Monthly maintenance charges,	No
6.	Security charges, etc	Nil
7.	Any other aspect	No
VI	Socio-cultural aspects	
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	NA
VII	Functional and Utilitarian Aspects	
	Description of the functionality and utility of the assets in terms of : 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect	Residential House Ground Floor
VIII	Infrastructure Availability	
	a)Description of aqua infrastructure availability in terms of 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage b)Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Roads & Public transportation connectivity 4. Availability of other public utilities nearby c)Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks and open spaces.	Available Available NA. Near by Site Near by Site Available – 0.5-1 Km. Available – 1-2 Km. Available
IX	Marketability	Good
	Analysis of the market for the property in terms of 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property. 4. Comparable sale prices in the locality.	Good -- -- Rs.2000.00- Rs.4000.00 Sq.Ft.



X	Engineering and Technology Aspects							
1.	Type of construction,	RCC Framework						
2.	Materials and technology used,	Normal						
3.	Specifications,	BBM in cement mortar with plastering from inside & outside						
4.	Maintenance issues	No						
5.	Age of the building	8 Year						
6.	Total life of the building,	52 Years						
7.	Extent of deterioration,	No						
8.	Structural safety	Structurally stable under idle condition						
9.	Protection against natural disasters viz. earthquakes,	Structural plan is not available, Hence Can't Comment						
10.	Visible damage in the building if any,	No						
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	Electricity is available						
12.	System of air-conditioning,	No						
13.	Provision for firefighting, Copies of plans and elevations of the building to be included.	No						
XI	Environmental Factors							
1.	Use of environment friendly building materials, Green building techniques if any,	Yes						
2.	Provision for rain water harvesting,	No						
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	Solar heater is not provided						
XII	Architectural and aesthetic quality							
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Normal						
XIII	In case of valuation of industrial property		NA					
	1) Proximity to residential areas	Yes,						
	2) Availability of public transport facilities	Nearby Site						
XIV	Valuation:							
	a. The Market Value of the Plot:		795.00 Sq.Ft. X Rs.2500/- = Rs. 19,87,500.00					
	b. Details of valuation							
Sr. no.	Particulars of item	Plinth area (Sq.Ft.)	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after Depreciation Rs.
1.	Ground Floor	527.56 Sq.Ft.	10'6"	8 Years	Rs.1600.00	Rs.8,44,096.00	Rs.1,01,291.52	Rs.7,42,804.48
2.	First Floor							
	Total							Rs.7,42,804.48
	c. Services: Compound Wall, Electric Meter etc.					Rs. 70,000.00		
	Total Market Value of Property (a+b+c):					Rs. 19,87,500.00+ Rs.7,42,804.48 + Rs.70,000.00 = Rs.28,00,304.48 SAY Rs. 28,00,000.00		



XV.	Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgment is arrived at A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.	Composite Method of Valuation
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As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs. 28,00,000.00 (Rupees Twenty Eight Lakh Only)** (Prevailing market rate along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued).

The other details are as under:

- i. Date of purchase of immovable property: 18/08/1984
- ii. Purchase Price of immovable property: Rs.10,000.00
- iii. Market value of immovable property: Rs. 28,00,000.00
- iv. Realizable Value of immovable property: Rs. 25,20,000.00
- v. Distress Sale Value of immovable property: Rs.22,40,000.00
- vi. Guideline Value (value as per Circle Rates), if applicable, in the area where

Immovable property is situated

Plot Area : 73.88 Sq. Mt. X Rs.3795/- = Rs.2,80,374.60
 B/Up Area :49.00 Sq.Mt. X Rs. 20691/- X 0.90 = Rs.9,12,473.10
 Total Government Value (Plot Value+ B/Up Area): **Rs.11,92,847.70**
 Say: **Rs.11,93,000.00**

Place: Paratwada
 Date: 10/03/2026



P. V. Burange
 Signature

(Name and Official seal of the Approved Valuer)

Encl:

1. Declaration from the valuer
2. Model code of conduct for valuer
3. Photograph of owner with the property in the background
4. Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc.

Appendix-I**DECLARATION FROM VALUERS**

I hereby declare that-

- The information furnished in my valuation report dated 10/03/ 2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- I have personally inspected the property on 05/03/2026. The work is not sub-contracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment;
- I have not been found guilty of misconduct in my professional capacity.
- 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.
- 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.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Residential House
2	Purpose of valuation and appointing authority	Loan Purpose
3	Identity of the valuer and any other experts involved in the valuation;	No
4	Disclosure of valuer interest or conflict, if any;	No
5	Date of appointment, valuation date and date of report;	05/03/2026 10/03/2026
6	Inspections and/or investigations undertaken;	Yes
7	Nature and sources of the information used or relied upon;	By Market Survey
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Yes
9	Restrictions on use of the report, if any;	For Punjab National Bank Only
10	Major factors that were taken into account during the valuation;	The Location of Property as Described above is situated in Developed Area
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.	Valuation is carried out with no prejudice on mind.

Date: 10/03/2026

Place: Paratwada

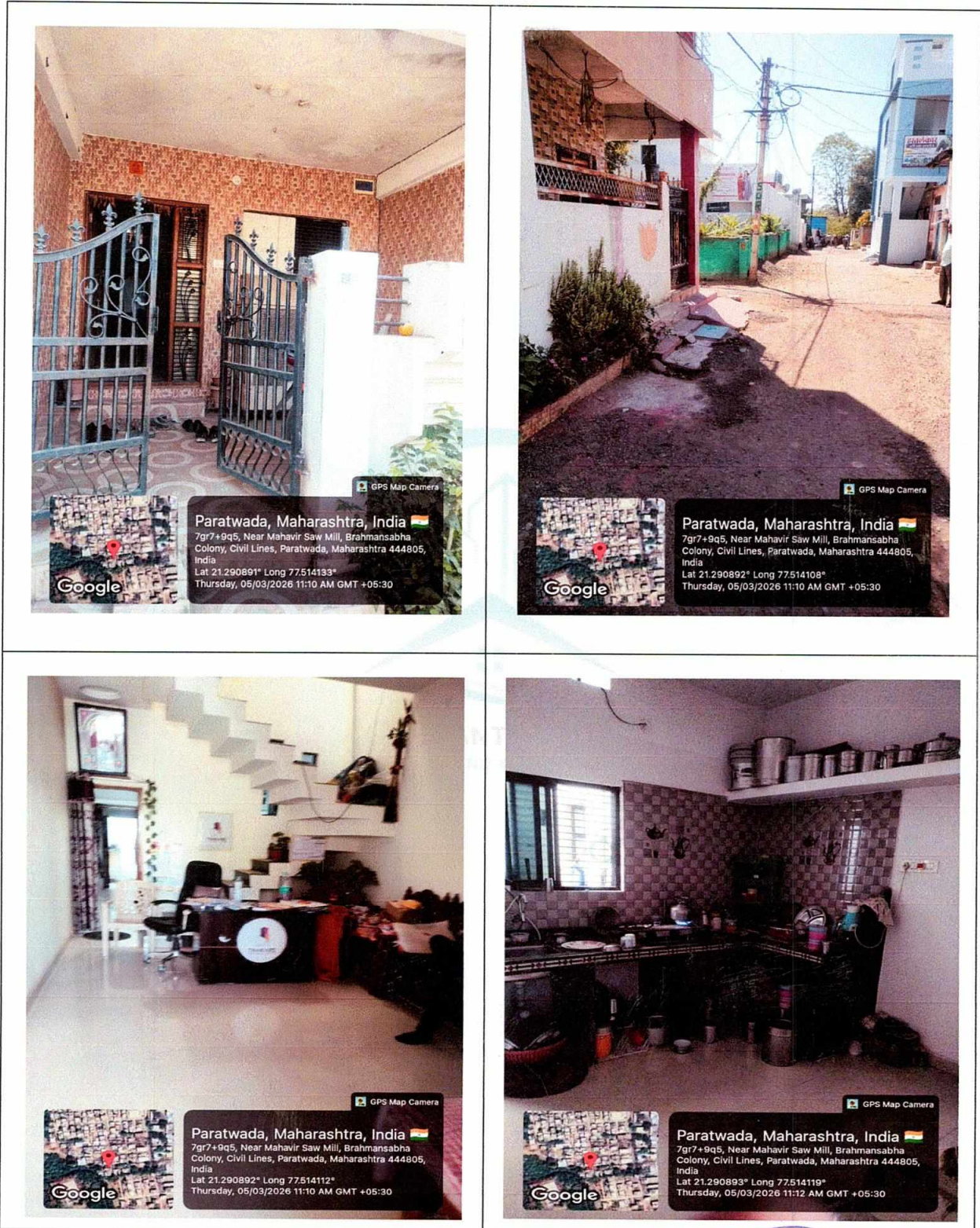
P. V. Burange

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)



PROPERTY PHOTOGRAPHS



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

Home Valuation Guidelines User Manual

Year: 2025-2026 Language: English

Selected District: Amravati

Select Taluka: Achalpur

Select Village: Mouja: Achalpur-1, Paratwada-2 (Municipal)

Search By: Survey No. SubZones

Select	उपविभाग	भूमी इकाई	निवासी मरमिका	श्रीक्षेत्र	दुपारने	औद्योगिक	एकर (Rs./)
Survey No	2.276/11-मंडळ डेक कोलनी, डेक कोलन, बानेडकर से आउट पिडकर से-आउट व इतर सर्वे मुंबई	3795	23980	27600	29920	0	मी. मंडळ
Survey No	2.277/11-मंडळ डेक कोलनी, डेक कोलन, बानेडकर से आउट पिडकर से-आउट व इतर सर्वे मुंबई	2915	22000	25300	27600	0	मी. मंडळ
Survey No	2.276/12-अभ्युत्थक, डेक कोलनी, बानेडकर से आउट पिडकर से-आउट व इतर सर्वे मुंबई	3795	23980	27600	29920	0	मी. मंडळ
Survey No	2.279/12-मंडळ डेक कोलनी, डेक कोलन, बानेडकर से आउट पिडकर से-आउट व इतर सर्वे मुंबई	3805	23980	27600	29920	0	मी. मंडळ
Survey No	2.280/13-मंडळ डेक कोलनी, डेक कोलन, बानेडकर से आउट पिडकर से-आउट व इतर सर्वे मुंबई	3900	22000	25300	27600	0	मी. मंडळ

41 42 43 44 45 46 47 48 49 50

