

I, Rane Pratapsingh Raoji ,son of Rane Raoji aged about 68 years, resident of House No 41, Deulwada, P.O.Sanquelim-Goa-403 505. candidate at the above election, do hereby solemnly affirm as under:

1. I am not accused of any offence(s) punishable with imprisonment of two years or more in a pending case(s) in which a charge(s) has /have been framed by the court(s) of competent jurisdiction.

If the deponent is accused of any such offence(s) he shall furnish the following information:

(i) Case/First information report No./Nos. NA

(ii) Police Station(s) NA District(s) NA State(s) NA

(iii) Section(s) of the concerned Act(s) and short description of The offence(s) for which the candidate has been charged NA

(iv) Court(s) which framed the charge(s) NA

(v) Date(s) on which the charge(s) was/were framed NA

(vi) Whether all or any of the proceeding(s) have been stayed by any court(s) of competent jurisdiction NA



2.1 have not been convicted of an offence(s) (other than any offence(s) referred to in sub-section(1) or sub-section(2), or covered in sub-section(3), of section 8 of the Representation of the People Act, 1951(43 of 1951) and sentenced to imprisonment for one year or more.

If the deponent is convicted and punished as aforesaid , he shall furnish the following information:

(i) Case/First Information report No./Nos. NA

(ii) Court(s) which punished NA

(iii) Police Station(s) NA District(s) NA State(s) NA

(iv) Section(s) of the concerned Act(s) and short description of the offence(s) for which the candidate has ever been charged NA

(v) Date(s) on which the sentence(s) was/were pronounced

NA

(vi) Whether the sentence(s) has/have been stayed by any court(s) of competent jurisdiction. NA

Place:

Panaji

Signature of Deponent



Date:

14th May 2007

VERIFICATION

I, the above named deponent, do hereby verify and declare that the contents of this affidavit are true and correct to the best of my knowledge and belief, no part of it is false and nothing material has been concealed therein.

Verified at

Panaji

this

14th

day of

May

2007

Signature of deponent



Note: The columns in this form which are not applicable to the deponent may be struck off...



EXECUTED BEFORE ME
WHICH IS A TEST
[Signature]
GDP. L. V. JIMBA
NOTARY
PUBLIC
STATE OF GOA
PLACE *PANAJI-GOA*
DATE *14th May 2007*

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

Rs. 20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

Serial No. 876 Place of vend Bicholim date of issue 1974/21
गाँव गोवा GOA of Stamp Paper 20
Name of the Purchaser D. Pedneker 00AA 557504
Residing at Sanquelim son of
Signature of Vendor Signature of Purchaser
R. V. Sit Nikit
LIC. No. AC/STP. VEN. 55/1442 dtd. 29-08-1997

Annexure-I



Affidavit to be furnished by candidate alongwith nomination paper before the Returning Officer for election to GOA LEGISLATIVE ASSEMBLY from 18, PORIEM CONSTITUENCY.

I, Shri Pratapsingh Rane, son of Shri Raoji Rane, aged about 68 years, resident of House No 41, Deulwada, P.O .Sanquelim-Goa-

[Handwritten Signature]

403 505, candidate at the above election, do hereby solemnly affirm and state on oath as under:-

1) The following case(s) is/ are pending against me in which cognizance has been taken by the court:-

i) Section of the Act and description of the offence for which cognizance taken... Nil

ii) The Court which has taken cognizance... Nil

iii) Case No... Nil

iv) Date of order of the Court taking Cognizance... Nil

v) Details of appeal (s) application(s) for revision, etc., if any, filed against above order taking cognizance... Nil

2) That I give hereinbelow the details of the assets (immovable, movable, bank balance, etc.) of myself, my spouse and dependents:

A. Details of movable assets

(Assets in joint name indicating the extent of joint ownership will also have to be given)

S.No	Description	Self MR PRATAPSINGH R.RANE	Spouse(s) Name(s) MRS.VIJAYA DEVI P.RANE	Depen- dent-1	Depen- dent-2	Depen- dent-3
(i)	Cash	Rs.75,000/-	Rs.60,000/-	Nil	Nil	Nil
(ii)	Deposits in Bank, Financial institution and Non-Banking financial companies	FIXED DEPOSITS Rs.51,19,633/- Saving Bank A/C Rs. 2,00,826/-	Saving Bank A/C Rs. 1,49,180/-	Nil	Nil	Nil

(iii)	Bonds Debentures and Shares in companies	Shares in Private Limited & Ltd Companies Rs.20,83,225/-	Shares in Private Limited & Ltd Companies Rs. 19,00,825/-	Nil	Nil	Nil
(iv)	Other financial instruments NSS postal savings, LIC Policies etc.	Pension Policy- Rs.10,00,000	Reliance Mutual Fund Rs. 1,10,000	Nil	Nil	Nil
(v)	Motor vehicle details of make etc. 	Tata Estate- Rs.80,000/- Tata Truck- Rs.05,00,000/- Mahindra Utility- Rs. 60,000/- Power Tiller- Rs.95,000/- Mahindra Tractor- Rs.01,00,000/- Total-Rs. 08,35,000/-		Nil	Nil	Nil

(vi)	Jewellery (give details of weight and value)	Jewellery & Silver items Rs. 6,87,985/- Pl. refer to schedule -I	Jewellery & Silver items Rs. 13,46,660/ Pl. refer to schedule -I	Nil	Nil
(vii)	Other assets such a values of claims /interest	Nil	Nil	Nil	Nil

Note: Value of Bonds, Shares/ Debentures as per the latest market value in stock exchange in respect of listed companies and as per books in the case of non listed companies should be given.

* Dependent here means a person substantially depends on the income of the candidate

B. Details of Immovable assets:

(Note: Properties in joint ownership indicating the extent of joint ownership will also have to be indicated.)

S.No	Description	Self MR PRATAPSIN GH R.RANE	Spouse(s) Name(s) MRS.VIJA YADEVI P.RANE	Depen- dent-1	Depe n- dent- 2	Depe n- dent- 3
(i)	<u>Agricultural land</u> -Location(s) -Survey number(s) -Extent (total measurement)) -Current market value	Rs. 6,29,70,00 0/- Pl. refer to schedule-2	NA	NA	NA	NA
(ii)	<u>Non Agricultural land</u> -Location(s) -Survey number(s) -Extent (total measurement)) -Current market value	<u>Poultry sheds</u> Rs. 49,30,018 /- <u>Industrial Land</u> Rs. 67,28,315 /- (Pl. refer to schedule- 3)	NA	NA	NA	NA
(iii)	<u>Buildings (commercial & Residential)</u> -Location(s) -Survey number(s) -Extent (total measurement)) -Current market value	<u>Shop at Mapusa</u> Rs. 4,10,750/- (Pl. refer to schedule -3)	NA	NA	NA	NA
(iv)	Houses/Apartments etc.	<u>Residential Houses Flat At Kolhapur-</u> Rs 2,30,000/-	NA	NA	NA	NA



S.No	Description	Name and address of banks/financial Institution(s)/Department(s)	Amount outstanding as on -12/05/07
(i)	Loans from Bank	Pl refer to schedule-4	Rs.11,46,177/- Overdues: Rs. Nil
(ii)	Loans from financial Institutions	Nil	Nil
S.No	Government dues	Name and address of Department	Amount outstanding as on
(iii)	(a)-Dues to departments dealing with Government accommodation	NA	Nil
	(b) Dues to departments dealing with supply of water	NA	Nil
	(c) Dues to departments dealing with supply of electricity	NA	Nil
	(d) Dues to departments dealing with Telephones	NA	Nil
	(e) Dues to departments dealing with Government transport (including Air crafts and helicopters)	NA	Nil

(4) My educational qualification are as under

(give details of school and university education)

(Name of school/university and the year in which the course completed should be given)

Name of School/University	Qualification	Year of Passing
Shri Shivaji Preparatory Military School-Pune	S.S.C	1955
Poona University	B.Sc	1959
Texas A& I University	B.B.A	1964

VERIFICATION

I, the deponent above named do hereby verify and declare that the contents of this affidavit are true and correct to the best of my knowledge and belief, no part of it is false and nothing material has been concealed there from.



Deponent

Verified at Panaji, this the 14th day of May 2007



Deponent

Form O-2
(See Rule 8D)
Report of valuation for Agricultural lands.

Name of Registered Valuer: Shri P. D. Bhomaj				Registration No.: Cat 11/314/88 of 1988.		
1) Purpose of valuation made				For the purpose of declaring asset.		
2) Date as on which valuation is made				Present value.		
3) Name of the owner/owners of Agricultural lands.				Shri Pratapsing Raoji Rane.		
4) If the agricultural land is under joint ownership/ co-ownership share of each owner. Are the shares undivided.				Refer List of properties. For share of property, Refer list.		
5) Particulars of Agricultural lands				Please see the annexure attached hereto.		
Sr. No.	Survey No.(s) of lands	Village, district in which situated.	Area of land in hectares.	Classification of land as given in land revenue records such as netri, chari, banjar	Crop grown during the year	Annual land revenue if any.
1/	2	3	4	5	6	7
	Refer List	Karapur-Bicholim-Goa	Refer List	Refer List	Refer List	Refer List
6) Does the land fall in an area included in any town planning scheme or a development plan of Government or any statutory body? If so give Particulars.				No		
7) Special features of the land, such as quality, and fertility of land, mode of irrigation available. (ie. whether by wells, electric tube-well or canal) proximity to village, town and markets, approach roads available and facilities and means of transportation of produce of the land to the market, whether cultivated by self or tenants. Any other features which effect the value of the land should specifically be stated.				Please refer valuation.		
8) Any comparable sales are relied upon. a) Whether closely similar property or generally similar property (Given details of similar difference.) b) In the same locality or if in a different locality, how far distant. c) Date of transaction. d) Sale price and unit value.				Comparable sales are not available. Not applicable -do- -do- -do-		
9) Unit value adopted.(Here the registered valuer should discuss in detail his approach to valuation of the land and indicate how the value has been arrived at.)				Please refer valuation.		
10) Value of land.				Total Rs. 3,85,58,000/- as per report.		

11. I hereby declare that :-

- The information furnished above is true and correct to the best of my knowledge and belief.
- I have no direct or indirect interest in the land valued above.
- I have personally inspected the land on **10/04/2007** and have examined the records of the above mentioned lands furnished to me.
- 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.

Date : **11/05/2007**

Place: **Panaji**

Signature.

38	21/15	50			50	50	25	
39	30/51	1700		1700		100	1700	
40	30/54	1050		1050		100	1050	
41	32/32	1475		1475		100	1475	
42	33/2	200			150	50	33.333	67
43	33/20	300	300				100	300
44	39/85	975		975			16.667	163
45	39/87	625				625	16.667	104
46	40/59	250	250				100	250
47	40/61	600				600	33.333	200
48	42/1	375	375				100	375
49	45/4	2225		2225			100	2225
50	50/7	1275	1275				50	638
51	53/1	1225	1225				100	1225
52	54/1	775	775				33.333	258
53	54/2	25				25	33.333	8
54	54/5	950	950				100	950
55	54/8	2125	2100			25	100	2125
56	54/14	150				150	100	150
57	57/3	6125	6125				100	6125
58	61/3	4875	4875				33.333	1625
59	63/1	11800	11800				33.333	3933
60	67/5	41800	41800				100	41800

93	122/2	50				50	100	50
94	122/3	75				75	100	75
95	122/4	150				150	100	150
96	122/5	50				50	100	50
97	122/6	50				50	100	50
98	122/7	25				25	100	25
99	122/8	50				50	100	50
100	122/9	100				100	100	100
101	122/10	50				50	100	50
102	122/11	75				75	100	75
103	122/12	150				150	100	150
104	122/13	125				125	100	125
105	122/14	50				50	100	50
106	128/0	508200	508200				66.667	338802
107	129/0	42900	42900				100	42900
108	130/0	18875	18875				100	18875
109	131/0	13625	13625				100	13625
110	132/0	13150		13150			100	13150
111	133/0	30925			30925		100	30925
112	134/0	43050		43050			100	43050
113	135/0	39325	27250	6550	5525		100	39325
114	141/121	1300			1300		100	1300
115	148/0	426500				426500	33.333	142165
116	152/0	6025	6025				100	6025
117	154/1	42300	42300				100	42300
118	157/2	275				275	33.333	92
119	157/3	100				100	33.333	33
120	157/4	75				75	33.333	25
121	157/5	75				75	33.333	25
122	157/6	100				100	33.333	33
123	157/7	50				50	33.333	17

Sr. No.	Survey No.	Total Area sq.m	Bagayat sq.m	Dry Crop sq.m	Paddy sq.m	Uncultivable sq.m	Share of Shri P.R. Rane %	Land share of Shri P.R. Rane sq.m
124	157/8	25				25	33.333	8
125	157/9	100				100	33.333	33
126	157/10	75				75	33.333	25
127	157/11	75				75	33.333	25
128	157/12	50				50	33.333	17
129	157/13	75				75	33.333	25
130	157/14	50				50	33.333	17
131	157/15	50				50	33.333	17
132	157/16	50				50	33.333	17
133	157/17	25				25	33.333	8
134	157/18	75				75	33.333	25
135	157/19	25				25	33.333	8
136	161/0	25400	25400				33.333	8467
137	162/0	17375	17375				33.333	5792
138	165/25	275		275			33.333	92
139	166/3	31175				31175	33.333	10392
140	172/0	23250	21875	550		825	100	23250
141	176/0	155200				155200	33.333	51733
142	179/0	3525	3525				33.333	1175
143	180/0	5075				5075	33.333	1692
144	181/0	4525	4525				33.333	1508
145	184/0	32000	32000				33.333	10667
146	185/1-A	1975		1975			100	1975
147	188/2-A	17400	17400				100	17400
148	186/0	12450	12450				33.333	4150
149	193/18	1275			1275		33.333	425
150	194/4	375		375			33.333	125
151	196/2	950		950			33.333	317
152	210/0	37650	5550	30950		1150	33.333	12550
	Total	1994273	1111542	187025	49925	645781		1151176

ANNEXURE

VALUATION

Pursuant to the instructions of my client **Shri Pratapsing R. Rane**, the above mentioned properties were inspected and surveyed on **10/04/2007** shown by him and necessary data was collected for the purpose of ascertaining their present market values. I have to report thereon as under.

The properties under valuation are ancestral properties and are inherited by him from his predecessors and are located at village Karapur about 4 k. m. away from the Bicholim town and about 4 to 5 k. m. away from Sanquelim market of agricultural produce. The property details and descriptions are as under.

Agricultural properties known as Kulan, Borchl Dhat, Kolamwado, Wadachi Dhat, Santinachem Mol, Kothi and Virmolem, Guruvache Bhat, Mauling Molo, Bhanvar or Bhati, Shiro, Maharwad, Kodai, Aradi Varche, Aradi, Santinoche Mathe etc.

The properties lie along the southern side of the road leading from Bicholim to Sanquelim and are developed by the owner as coconut and cashew plantations. These are various plots surveyed under various survey nos. some of which are adjacent to each other forming a single large unit. Some of the properties listed are exclusively owned by my client Shri P.R. Rane who has 100% share in the properties and others are owned by him in joint ownership with other co-owners. The details of the share holdings of my client are given in the above mentioned list.

The property has a red soil, hilly by nature but partially plain and partially with variable slopes. A portion of the land developed under coconut plantation has been provided with well water irrigation facility during the summer and winter although the normal rainfall in the region is to the extent of about 250 cm. to 300 cm. per annum.

The properties mentioned above in the list, surveyed under various survey nos. totally admeasure about **19,84,273 sq.m.** However, the share of my client in the said total area admeasures about **11,51,176 sq m.**

All the properties are within a km. vicinity from each other and some of the properties have canal irrigation facilities.

The properties in general are of hilly nature with hard red soil as well as laterite rock with gentle as well as steep slopes except near the river side and the areas where coconut plantation has been developed. The quality of soil is of medium as well as poor fertility.

The properties are situated at about 4 k.m. from Bicholim town and about 4 to 5 k. m. from Sanquelim town a market for agricultural produce. The locality is well connected by tar roads and public road transport for passengers as well as cargo.

The properties under valuation consists of cashew plantation of about 600 cashew trees yielding an average produce of about 1/2 kg./tree, coconut plantation of about 2000 coconut trees yielding a very poor yield of about 20 nuts/per tree, few mango graft plants, a small area under areca plantation containing about 2000 areca trees yielding a poor yield of 1/2 kg/tree/annum and banana plantation. As the banana plantation is an annual crop, I do not consider it in valuation.

Taking into consideration, the present economic condition of the agricultural production, and also the agricultural property market in general, I value the properties as under.

i) Cashew plantation

a	Cashew trees :	about 600.00 Nos
b	Estimated yield/per year/per tree	1/2 kg.
c	Gross yield of crop/per annum = 600 x (1/2)	300 kgs.
d	Present rate of cashew nuts	Rs. 40/- per kgs.
e	Gross income from cashew trees = 300 kgs x 40	Rs. 12,000/-

VALUATION

a	Gross annual income from cashew trees	Rs. 12,000.00
b	Deduct expenditure for maintenance etc. (as the juice of cashew apple compensates for above expenditure)	Nil
c	Net annual income from cashew plantation	Rs. 12,000/-
d	Capitalised at 10% interest per annum	x 10.0
	Present value	<u>Rs. 1,20,000.00</u>

ii) Coconut plantation

a	No. of trees	2000 Nos.
b	Present average yield/tree/year	20 Nos.
c	Total annual yield of coconut	40,000.00
d	Present rate of coconut/per thousand	Rs. 5,000.00

VALUATION

a	Gross annual income from plantation (40000 x 5)	Rs. 2,00,000.00
b	Deduct expenses for maintenance @ 40% of gross yield	Rs. 80,000.00
c	Net annual income from coconut trees	Rs. 1,20,000.00
d	Capitalised at 10% interest per annum	x 10.0
	Present value	<u>Rs. 12,00,000.00</u>

III) Areca plantation

a	No. of trees	2000 Nos
b	Present average yield/tree/year	0.5 Kg.
c	Total annual yield of areca nuts	1,000.00
d	Present rate of areca nuts/per Kg	Rs. 80.00

VALUATION

a	Gross annual income from plantation (1000 x 80)	Rs. 80,000.00
b	Deduct expenses for maintenance @ 40% of gross yield	Rs. 32,000.00
c	Net annual income from areca trees	Rs. 48,000.00
d	Capitalised at 10% interest per annum	x 10.00
	Present value	Rs. 4,80,000.00

IV) Mango plantation

Add value of mango graft plants:-

35 Nos. @ Rs. 2500/- each	Rs. 87,500.00
75 Nos. (medium size) @ Rs. 1800/- each	Rs. 1,35,000.00
Present value	Rs. 2,22,500.00

V) Add value of land

Total area of land 11,51,176 sq m. owned by my client assessed at Rs.30/- per sq. m.

Rs. 3,45,35,280.00

S U M M A R Y

The gross value of the above property as per my opinion thus works out as under.

1	Cashew plantation	Rs. 1,20,000.00
2	Coconut plantation	Rs. 12,00,000.00
3	Areca plantation	Rs. 4,80,000.00
4	Mango plantation	Rs. 2,22,500.00
5	Land value	Rs. 3,45,35,280.00
	Total present value	Rs. 3,65,67,780.00

Say Rs. 3,65,58,000/-

(Rupees Three Crores Sixty Five Lakhs Fifty Eight Thousand Only)


P. D. BHOMA]
Kegd. Valuer (Agri Lands)

Form O-2
(See Rule 8D)
Report of valuation for Agricultural lands.

Name of Registered Valuer: Shri P. D. Bhomaj			Registration No.: Cat II/314/88 of 1988.			
1) Purpose of valuation made			For the purpose of declaring asset.			
2) Date as on which valuation is made			Present value.			
3) Name of the owner/owners of Agricultural lands.			Shri Pratapsing Raoji Rane.			
4) If the agricultural land is under joint ownership/ co-ownership share of each owner. Are the shares undivided.			Refer List of properties. For shares in properties, Refer List			
5) Particulars of Agricultural lands			Please see the annexure attached hereto.			
Sr. No	Survey No.(s) of lands	Village, district in which situated.	Area of land in hectares.	Classification of land as given in land revenue records such as nedri, chauri, banjar	Crop grown during the year	Annual land revenue if any.
1		3	4	5	6	7
	Refer List	Massordem-Saturi-Goa	Refer List	Refer List	Refer List	Refer List
6) Does the land fall in an area included in any town planning scheme or a development plan of Government or any statutory body? If so give Particulars.			No			
7) Special features of the land, such as quality, and fertility of land, mode of irrigation available. (i.e. whether by wells, electric tube-well or canal) proximity to village, town and markets, approach roads available and facilities and means of transportation of produce of the land to the market, whether cultivated by self or tenants. Any other features which effect the value of the land should specifically be stated.			Please refer valuation.			
8) Any comparable sales are relied upon. a) whether closely similar property or generally similar property (Given details of similar difference.) b) in the same locality or if in a different locality, how far distant. c) Date of transaction. d) Sale price and unit value.			Comparable sales are not available. Not applicable -do- -do- -do-			
9) Unit value adopted.(Here the registered valuer should discuss in detail his approach to valuation of the land and indicate how the value has been arrived at.)			Please refer valuation.			
10) Value of land.			Total Rs. Rs.66,08,000/- as per report.			

11. I hereby declare that :-

- The Information furnished above is true and correct to the best of my knowledge and belief.
- I have no direct or indirect interest in the land valued above.
- I have personally inspected the land on **02/04/2007** and have examined the records of the above mentioned lands furnished to me.
- 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.

Date : **11/05/2007**

Place: **Panaaji**

Signature

P. D. BHOMAJ

Village : Massordem Taluka : SATARI State : Goa

Sr. no.	Survey No.	Total Area	Garden	Dry Crop	Paddy	Uncultivable	Share of Shri P.R. Rane	Share of Shri P.R. Rane
		sq.m	sq.m	sq.m	sq.m	sq.m	%	sq.m
1	22/1	53700	53700				100	53700
2	22/2	91000	91000				33.333	30333
3	25/1	78700	71375	875		4450	100	78700
4	25/2	5275			5275		100	5275
5	25/4	53250	2125	51125			33.333	17750
	Total	279925	218200	52000	5275	4450		183758

ANNEXURE**VALUATION**

Properties at "Dabos wado" Mossordem village, Sattari, Goa, mentioned in the list above.

Pursuant to the instructions of my client **Shri Pratapsing R. Rane**, the above mentioned properties were inspected and surveyed on **02/04/2007** shown by his representative **Mr. Mohan Gaonkar** and necessary data was collected for the purpose of ascertaining their present market values. I have to report thereon as under.

These properties are surveyed under five S. Nos. bearing S. No. 22/1, 22/2, 25/1, 25/2, & 25/4 of village Massordem and are situated at about 1.5 k.m. away from Valpoi town, a remotest town in north Goa. The properties are situated at about 25 to 26 k.m. away from Bicholim town and at about 18 to 20 k.m. away from Sanquelim market of agricultural produce.

The total area of the properties admeasures **2,79,925 sq. m.** as per the record of rights furnished to me. The share of my client in all the above properties as calculated in the list above works out to **1,83,758 sq. m.**

The property is a hilly land of poor as well as medium fertility and has a variable slope. A portion of the land having a plain level ground located near river bank has been developed into coconut and areca plantation, by providing lift irrigation facility for which Mhadai river is the source of water supply.

The share of my client in the properties comprises of coconut plantation near the river containing about 600 coconut trees yielding an average yield of about 35 coconuts/per tree/per year and cashew plantation over the remaining area comprising about 600 cashew trees yielding just about a kg./per tree/per year and 600 areca trees yielding about 1/2 a kg per tree per year. Considering all the above factors and the present rates of agricultural produce as well as the production, I value the property as under.

VALUATION**I) Coconut plantation**

a	Coconut trees	600 Nos.
b	Present average yield/tree/year	35 Nos.
c	Gross yield from coconut plantation = (600 x 35)	21,000.00
d	Gross income from coconut plantation = (21000 x Rs.5/-)	Rs. 1,05,000.00
e	Deduct maintenance cost @ 40% of gross income	Rs. 42,000.00
f	Net annual income	Rs. 63,000.00
g	Capitalized at 10% interest	x 10.00
	Present value	Rs. 6,30,000.00

II) Cashew plantation

a	Cashew trees	600 Nos.
b	Present average yield of cashew/ tree/ year	1.00 kg
c	Gross yield of cashew nuts	600.00 kgs
d	Rate of cashew nut Rs.40/- per kg	x 40.00
	<i>Gross annual income from cashew trees (600 x 40)</i>	Rs. 24,000.00
	Deduct outgoings (juice of cashew apple will compensate for labour)	Nil
	Net annual income from cashew plantation	Rs. 24,000.00
g	Capitalized the income @ 10% interest per annum	x 10.00
	Present value	<u>Rs.2,40,000.00</u>

III) Areca plantation

a	Areca trees	600 Nos.
b	Present average yield / tree/ year	00.50 Kg.
c	Yield per annum	300.00 kgs.
d	Present rate of areca nuts per Kg.	Rs.80.00

VALUATION

	Gross income from areca	Rs.24,000.00
a	Deduct expenses for maintenance(40 % of Rs. 24,000.00)	Rs. 9,600.00
b	Net annual income	<u>Rs.14,400.00</u>
c	Capitalised at 10% interest	x 10.00
	Present value	<u>Rs.1,44,000.00</u>

IV) Add value of land

Land area admeasuring about 1,00,000 sq. m. under coconut & areca plantation with lift irrigation facility assessed at Rs.35/- per sq. m. Rs. 35,00,000.00

Land area admeasuring 83,758 sq. m. under cashew plantation assessed at Rs.25/- per sq. m. Rs. 20,93,950.00

Present value Rs.55,93,950.00

S U M M A R Y

The aggregate value of this property comprising cashew garden and coconut plantation thus works out as under.

1	Coconut plantation	Rs. 6,30,000.00
2	Cashew plantation	Rs. 2,40,000.00
3	Areca plantation	Rs. 1,44,000.00
4	Land value	Rs. 55,93,950.00
	Total present value	Rs. 66,07,950.00

Say Rs.66,08,000/-

(Rupees Sixty Six Lakhs Eight Thousand Only).


P. D. BHOAJ

Form O-2
(See Rule 8D)
Report of valuation for Agricultural lands.

Name of Registered Valuer: Shri P. D. Bhomaj				Registration No.: Cat 11/314/88 of 1988.		
1) Purpose of valuation made				For the purpose of declaring asset.		
2) Date as on which valuation is made				Present value.		
3) Name of the owner/owners of Agricultural lands.				Shri Pratapsing Raoji Rane.		
4) If the agricultural land is under joint ownership/ co-ownership share of each owner. Are the shares undivided.				Refer List of properties. Yes, Undivided as shown in the list.		
5) Particulars of Agricultural lands				Please see the annexure attached hereto.		
Sr. No	Survey No.(s) of lands	Village, district in which situated.	Area of land in hectares.	Classification of land as given in land revenue records, such as nectri, chari, banjar	Crop grown during the year	Annual land revenue if any.
1		3	4	5	6	7
	Refer List	Porlem-Satari-Goa	Refer List	Refer List	Refer List	Refer List
6) Does the land fall in an area included in any town planning scheme or a development plan of Government or any statutory body? If so give Particulars.				No		
7) Special features of the land, such as quality, and fertility of land, mode of irrigation available. (i.e. whether by wells, electric tube-well or canal) proximity to village, town and markets, approach roads available and facilities and means of transportation of produce of the land to the market, whether cultivated by self or tenants. Any other features which effect the value of the land should specifically be stated.				Please refer valuation.		
8) Any comparable sales are relied upon. a) whether closely similar property or generally similar property (Given details of similar difference.) b) in the same locality or if in a different locality, how far distant. c) Date of transaction. d) Sale price and unit value.				Comparable sales are not available. Not applicable -do- -do- -do-		
9) Unit value adopted. (Here the registered valuer should discuss in detail his approach to valuation of the land and indicate how the value has been arrived at.)				Please refer valuation.		
10) Value of land.				Total Rs. 58,00,000/- as per report.		

11. I hereby declare that :-

- The Information furnished above is true and correct to the best of my knowledge and belief.
- I have no direct or indirect interest in the land valued above.
- I have personally inspected the land on 08/04/2007 and have examined the records of the above mentioned lands furnished to me.
- 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.

Date: 11/05/2007

Place: Panaji

Signature

P. D. BHOMAJ

Village : **PORIEM** Taluka : **SATARI** State : **Goa**

Sr. no.	Survey No.	Total Area	Garden	Dry Crop	Paddy	Uncultivable	Share of Shri P.R. Rane	Share of Shri P.R. Rane
		sq.m	sq.m	sq.m	sq.m	sq.m	%	sq.m
1	5/14	275				275	33.333	92
2	45/2	800				600	16.667	100
3	47/1	7250		7150		100	33.333	2417
4	48/1	3800			3800	200	33.333	1287
5	49/1	225				225	16.667	38
6	58/1	217495	217495				16.667	36250
7	58/1-A	114070	114070				16.667	19012
8	58/1-B	950	950				16.667	158
9	58/1-C	299640	275640		24000		16.667	49941
10	58/1-D	2520	2520				16.667	420
11	58/1-E	5825				5825	16.667	971
12	85/9	8850	8800			50	33.333	2950
13	87/3	800	700			100	33.333	267
14	87/4	20850	20550			300	33.333	6950
15	94/1	256500	256500				16.667	42751
16	97/1	394750	394550			200	16.667	65793
17	99/1	58400	58400				33.333	19466
18	99/3	5475		5475			33.333	1825
19	100/1	5700	5700				33.333	1900
20	102/2	6000	6000				33.333	2000
21	103/1	2400	2350			50	16.667	400
22	104/1	1850	1850				33.333	550
23	110/1	13075	12900			175	16.667	2179
24	110/6	27175	27100			75	33.333	9058
25	114/1	187450	185175			2275	33.333	62489
26	117/1	33650	33650				16.667	5608
27	119/1	709125	676475	22350		10300	16.667	118190
28	128/1	27675	27200			475	16.667	4613
	Total	2412175	2326375	34975	27600	21225		457647

ANNEXURE**VALUATION****Properties known as "Mocasso" of Poriem Village, Taluka Sattari.**

Pursuant to the instructions of my client **Shri Pratapsing R. Rane**, the above mentioned properties were inspected and surveyed on **08/04/2007** shown by his representative **Mr. Mohan Gaonkar** and necessary data was collected for the purpose of ascertaining their present market values. I have to report thereon as under.

This property under valuation is right to collect and enjoy the income from the property which is in their possession. The property under reference is situated at Village Poriem in Taluka Sattari at about 8 to 10 km. away from Sanquelim town and the market for agricultural produce.

It is a vast hilly land, partially developed into coconut and areca plantation and a major area under cashew garden. The total area of all the above mentioned properties is about **24,12,175 sq.m.** although my client has a share in the properties equivalent to **4,57,847 sq.m** as per his shares in the respective properties shown in the above mentioned list.

The share of the properties in the possession of my client also contains coconut and areca garden covering an area of about **30,000 sq.m.** containing about 200 coconut trees and 300 areca nut trees. The remaining area is developed as a cashew garden.

The cashew plantation comprises of about 5000 cashew trees as well as plants yielding a gross income of about 2400 to 2600 kgs. per year at an average yield of 1/2 kgs./tree./per annum.

The property is a hilly land situated at village Poriem about 8 to 10 k. m. away from Sanquelim town and market. The property has a variable slope for major portion of area except the land area developed for coconut and areca plantation.

The locality is undeveloped with reasonably scattered habitation and negligible population. Taking all the aforesaid factors into consideration and the data furnished to me, I value the property, in possession of my client as under.

I) Cashew plantation

a	Cashew Trees	5000 No.
b	Present average yield per tree per annum	0.5 kg.
c	Yield from cashew plantation (5000 No. x 0.5)	<u>2500 kgs.</u>
d	Present rate of cashew nut per kg.	Rs. 40/-

VALUATION

Gross income from cashew	Rs. 1,00,000.00
Deduct expenses for maintenance (juice of cashew apple compensates for the labour expenses)	Nil
Net annual income	<u>Rs. 1,00,000.00</u>
Capitalised at 10% interest	x 10.00
Present value	<u>Rs. 10,00,000.00</u>

II) Coconut plantation

a	Coconut Trees	200 No.
b	Present average yield per tree per annum	30 no.
c	Yield from cashew plantation (200 No. x 30)	<u>6000 No.</u>
d	Present rate of coconut per no.	Rs. 5/-

VALUATION

Gross income from coconut	Rs. 30,000.00
Deduct expenses for maintenance (40 % of Rs. 30,000.00)	Rs. 12,000.00
Net annual income	<u>Rs. 18,000.00</u>
Capitalised at 10% interest	x 10.00
Present value	<u>Rs. 1,80,000.00</u>

III) Areca plantation

a	Yield from areca plantation	80.00 Kgs.
b	Present rate of areca nuts per Kg.	Rs. 80.00/-

VALUATION

Gross income from areca (80 kg. x Rs. 80/-)	Rs. 6,400.00
Deduct expenses for maintenance (40 % of Rs. 6,400.00)	Rs. 2,560.00
Net annual income	<u>Rs. 3,840.00</u>
Capitalised at 10% interest	x 10.00
Present value	<u>Rs. 38,400.00</u>

III) Add value of land

Land admeasuring about 4,57,847 sq. m. assessed at Rs.10/-per sq. m.

Rs. 45,76,470.00

S U M M A R Y

The gross value of the above property as per my opinion thus works out as under.

1	Cashew plantation	Rs. 10,00,000.00
2	Coconut plantation	Rs. 1,80,000.00
3	Areca plantation	Rs. 38,400.00
4	Land value	Rs. 45,76,470.00
	Total present value	Rs. 57,94,870.00

Say Rs. 58,00,000.00

(Rupees Fifty Eight Lakhs Only)

P. D. BHOMA]
Regd. Valuer (Agri Lands)

Form O-2
(See Rule 8D)
Report of valuation for Agricultural lands.

Name of Registered Valuer: Shri P. D. Bhomaj				Registration No.: Cat II/314/88 of 1988.		
1) Purpose of valuation made				For the purpose of declaring asset.		
2) Date as on which valuation is made				Present value.		
3) Name of the owner/owners of Agricultural lands.				Shri Pratapsing Raoji Rane.		
4) If the agricultural land is under joint ownership/ co-ownership share of each owner. Are the shares undivided.				100 % share of the above mentioned owner. No question arises.		
5) Particulars of Agricultural lands				Please see the annexure attached hereto.		
Sr. No	Survey No. (s) of lands	Village, district in which situated.	Area of land in hectares.	Classification of land as given in land revenue records such as <i>nedri, chari, banjar</i>	Crop grown during the year	Annual land revenue if any.
1	2	3	4	5	6	7
	S. No. 135/1	Morlem-Satari-Goa	12.3150	Bagayat	Coconut/Cashew	Refer List
6) Does the land fall in an area included in any town planning scheme or a development plan of Government or any statutory body? If so give particulars.				No		
7) Special features of the land, such as quality, and fertility of land, mode of irrigation available. (i.e. whether by wells, electric tube-well or canal) proximity to village, town and markets, approach roads available and facilities and means of transportation of produce of the land to the market, whether cultivated by self or tenants. Any other features which effect the value of the land should specifically be stated.				Please refer valuation.		
8) Any comparable sales are relied upon. a) whether closely similar property or generally similar property (Given details of similar difference.) b) in the same locality or if in a different locality, how far distant. c) Date of transaction. d) Sale price and unit value.				Comparable sales are not available. Not applicable -do- -do- -do-		
9) Unit value adopted. (Here the registered valuer should discuss in detail his approach to valuation of the land and indicate how the value has been arrived at.)				Please refer valuation.		
10) Value of land.				Total Rs. 26,71,000/-as per report.		

11. I hereby declare that :-

- The information furnished above is true and correct to the best of my knowledge and belief.
- I have no direct or indirect interest in the land valued above.
- I have personally inspected the land on **02/04/2007** and have examined the records of the above mentioned lands furnished to me.
- 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.

Date : **11/05/2007**

Place: **Panaji**

Signature

P. D. BHOMAJ

ANNEXTURE

VALUATION

Property known as "Bag" bearing S. No.135/H of village Morlem, Taluka Sattari.

Pursuant to the instructions of my client **Shri Pratapsing R. Rane**, the above mentioned properties were inspected and surveyed on **02/04/2007** shown by his representative **Mr. Mohan Gaonkar** and necessary data was collected for the purpose of ascertaining their present market values. I have to report thereon as under.

This is a large hilly area admeasuring **1,23,150 sq. m.** situated at village Morlem in Sattari Taluka at about 15 to 16 k.m. away from Bicholim town and 9 to 10 km. away from Sanquelim market of agricultural produce.

It is partly developed into a coconut garden comprising about 150 no. coconut trees and remaining hilly area developed into cashew garden comprising about 250 no. old cashew trees. The coconut garden has river and well irrigation facility. The property is yielding an average yield of 35 no. of coconuts per tree per annum and the cashew plantation yields an average yield of 1/2 Kg per tree per annum as informed by our client.

The locality is well connected by tar road and has a road transport facility for passengers as well as cargo. It has hard red soil with laterite stratas at places which are suitable for cashew plantation. The major area of the property is the cashew hill except the area under coconut plantation.

Taking all the above factors into consideration such as the size of the property, its location, agricultural income and the present land rates in the locality, I value the property of my client as under.

I) Coconut plantation

a	No. of coconut trees	150 Nos.
b	Average yield of fruits/per annum/per tree	35 Nos.
c	Gross yield coconut (150 x 35)	5250Nos.
d	Present rate of each coconut	Rs.5/-

VALUATION

Gross annual income (5250 Nos. x Rs.5/-)	Rs. 26,250.00
Deduct expenses for production @ 40%	Rs. 10,500.00
Net annual income	Rs. 15,750.00
Capitalised at 10% interest	x 10.00
Present value	Rs. 1,57,500.00

II) Cashew hill

a	No. of cashew trees	250 Nos.
b	Present average yield of cashew per tree per year	0.5 kg
c	Gross annual yield(250 x 0.5)	125 kgs.
d	Present rate of cashew per kg.	Rs. 40/-

VALUATION

Gross annual income (125 Nos. x Rs.40/-)	Rs. 5,000.00
Deduct expenses (as stated before)	Nil
Net annual income	Rs. 5,000.00
Capitalised at 10% interest	x 10.00

III) Add value of land

Land admeasuring about 1,23,150 sq. m.
assessed at Rs. 20/- sq. m.

Rs. 24,63,000.00

S U M M A R Y

The gross value of the entire property as per my opinion thus works out as under.

1	Coconut plantation	Rs. 1,57,500.00
2	Cashew plantation	Rs. 50,000.00
3	Land value	Rs. 24,63,000.00
	Total present value	Rs. 26,70,500.00

Say Rs. 26,71,000/-

(Rupees Twenty Six Lakhs Seventy One Thousand Only)



A large, stylized handwritten signature in black ink, appearing to read 'P. D. Bhoma'.

P. D. BHOMA]
Kegd. Valuer (Agri Lands)

Form O-2
(See Rule 8D)
Report of valuation for Agricultural lands.

Name of Registered Valuer: Shri P. D. Bhomaj				Registration No.: Cat 11/314/88 of 1988.		
1) Purpose of valuation made				For the purpose of declaring asset.		
2) Date as on which valuation is made				Present value.		
3) Name of the owner/owners of Agricultural lands.				Shri Pratapsing Raoji Rane.		
4) If the agricultural land is under joint ownership/ co-ownership share of each owner. Are the shares undivided.				Refer List of properties. Yes, Undivided as shown in the list		
5) Particulars of Agricultural lands				Please see the annexure attached hereto.		
Sr. No.	Survey No.(s) of lands	Village, district in which situated.	Area of land in hectares.	Classification of land as given in land revenue records such as nedri, churi, banjar	Crop grown during the year	Annual land revenue if any.
1	2	3	4	5	6	7
	Refer List	Podocem-Satari-Goa	Refer List	Refer List	Refer List	Refer List
6) Does the land fall in an area included in any town planning scheme or a development plan of Government or any statutory body? If so give Particulars.				No		
7) Special features of the land, such as quality, and fertility of land, mode of irrigation available. (i.e. whether by wells, electric tube-well or canal) proximity to village, town and markets, approach roads available and facilities and means of transportation of produce of the land to the market, whether cultivated by self or tenants. Any other features which effect the value of the land should specifically be stated.				Please refer valuation.		
8) Any comparable sales are relied upon. a) whether closely similar property or generally similar property (Given details of similar difference.) b) in the same locality or if in a different locality, how far distant. c) Date of transaction. d) Sale price and unit value.				Comparable sales are not available. Not applicable -do- -do- -do-		
9) Unit value adopted.(Here the registered valuer should discuss in detail his approach to valuation of the land and indicate how the value has been arrived at.)				Please refer valuation.		
10) Value of land.				Total Rs. 14,52,000/- as per report.		

11. I hereby declare that:-

- The Information furnished above is true and correct to the best of my knowledge and belief.
- I have no direct or indirect interest in the land valued above.
- I have personally inspected the land on **02/04/2007** and have examined the records of the above mentioned lands furnished to me.
- 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.

Date : **11/05/2007**

Place: **Panaji**

Signature.

Sr. no.	Survey No.	Total Area sq.m	Garden sq.m	Dry Crop sq.m	Paddy sq.m	Uncultivable sq.m	Share of Shri P.R. Rane %	Share of Shri P.R. Rane sq.m
1	9/1	6750	6750				33.333	2250
2	19/2	2100	2100				33.333	700
3	19/8	3950	3950				33.333	1317
4	19/10	6700	6700				33.333	2233
5	20/3	7125	7125				33.333	2375
6	34/5	3450	3450				33.333	1150
7	34/7	475	475				33.333	158
8	34/9	3550	3550				33.333	1183
9	38/2	20000	20000				33.333	6667
10	62/1	6300		6300			33.333	2100
11	64/1	12550		12500		50	33.333	4183
12	64/1	24300		24100		200	33.333	8100
13	67/1	118000	117075	800		125	33.3333	38333
	Total	215250	171175	43700		375		71750

ANNEXURE**VALUATION**

Properties situated at village Podocem in Sattari Taluka, in Goa along the boundaries of Maharashtra and Karnataka state.

Pursuant to the instructions of my client **Shri Pratapsing R. Rane**, the above mentioned properties were inspected and surveyed on **02/04/2007** shown by his representative **Mr. Mohan Gaonkar** and necessary data was collected for the purpose of ascertaining their present market values. I have to report thereon as under.

These are the separate plots of land situated in village Podocem in Taluka Sattari. It is a rural area with scattered population.

The properties are of hilly nature with variable gradient of slope except a small area under coconut plantation which is a plain land with undulation. The soil is of poor as well as medium fertility bhavad type having well/lift irrigation facility for coconut plantation.

The properties are situated in rural areas at various distances from about 9 to 10 k. m. distance from Bicholim town and about 4 to 5 k.m away from Sanquelim market, a market for agricultural produce. The locality is well connected by road transport. The properties are reasonably maintained and looked after.

The total area of the properties listed above is **2,15,250 sq.m** as per the record of rights, whereas, my client has $\frac{1}{3}^{\text{rd}}$ undivided share in all the above mentioned properties which works out to **71,750 sq.m**. Out of the total area of about **2,15,250 sq.m** an area of about **20,000 sq. m**. has been developed into a coconut garden comprising about 150 coconut trees yielding a very poor produce of coconut trees, and remaining area which is of hilly nature is a cashew hill with about 400 Nos. of old cashew trees besides wild growth of shrubs and bushes.

At present the produce from the property is being auctioned by the owners and the income received from the produce is divided equally between the three owners. The income received by my client is Rs. 500/- per annum from coconut plantation and Rs. 1200/- from cashew plantation.

Taking into consideration, the present economic condition of the agricultural production, and also the agricultural property market in general, I value the properties as under.

1) Coconut plantation

VALUATION

Annual net income

Rs. 500.00

Capitalised at 10% interest

x 10.00

Present value

Rs. 5,000.00

II) Cashew plantation

Present average net yield from Cashew /per year towards the share of my client

Rs. 1200.00

VALUATION

Rs. 1200.00

x 10.00

Present value

Rs. 12,000.00

III) Add value of land

Total area of land admeasuring 71,750 sq. m. towards the share of my client assessed at Rs.20/- per sq. m.

Rs. 14,35,000.00

S U M M A R Y

The gross value of the entire property as per my opinion thus works out as under.

1	Coconut plantation	Rs. 5,000.00
2	Cashew plantation	Rs. 12,000.00
3	Land value	Rs. 14,35,000.00
	Total present value	Rs. 14,52,000.00

(Rupees Fourteen Lakhs Fifty Two Thousand Only)


P. D. BHOMA]
Regd. Valuer (Agri Lands)

Form O-2
(See Rule 8D)
Report of valuation for Agricultural lands.

Name of Registered Valuer: Shri P. D. Bhomaj				Registration No.: Cat 11/314/88 of 1988.		
1) Purpose of valuation made				For the purpose of declaring asset.		
2) Date as on which valuation is made				Present value.		
3) Name of the owner/owners of Agricultural lands.				Shri Pratapsing Raoji Rane.		
4) If the agricultural land is under joint ownership/ co-ownership share of each owner. Are the shares undivided.				Refer List of properties. Yes, Undivided as shown in the list		
5) Particulars of Agricultural lands				Please see the annexure attached hereto.		
Sr. No.	Survey No. (s) of lands	Village, district in which situated.	Area of land in hectares.	Classification of land as given in land revenue records, such as nechi, chani, banjar	Crop grown during the year	Annual land revenue if any.
1	2	3	4	5	6	7
	Refer List	Querim-Safari-Goa	Refer List	Refer List	Refer List	Refer List
6) Does the land fall in an area included in any town planning scheme or a development plan of Government or any statutory body? If so give Particulars.				No		
7) Special features of the land, such as quality, and fertility of land, mode of irrigation available. (i.e. whether by wells, electric tube-well or canal) proximity to village, town and markets, approach roads available and facilities and means of transportation of produce of the land to the market, whether cultivated by self or tenants. Any other features which effect the value of the land should specifically be stated.				Please refer valuation.		
8) Any comparable sales are relied upon. a) Whether closely similar property or generally similar property (Given details of similar difference.) b) In the same locality or if in a different locality, how far distant. c) Date of transaction. d) Sale price and unit value.				Comparable sales are not available. Not applicable -do- -do- -do-		
9) Unit value adopted.(Here the registered valuer should discuss in detail his approach to valuation of the land and indicate how the value has been arrived at.)				Please refer valuation.		
10) Value of land.				Total Rs. 98,81,000/- as per report.		

11. I hereby declare that :-

- The information furnished above is true and correct to the best of my knowledge and belief.
- I have no direct or indirect interest in the land valued above.
- I have personally inspected the land on **09/04/2007** and have examined the records of the above mentioned lands furnished to me.
- 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.

Date: **11/05/2007**

Place: **Panaji**

Signature

P. D. BHOMAJ

Village : QUERIM Taluka : SATARI State : Goa

Sr. No.	Survey No.	Total Area	Bagayat	Dry Crop	Paddy	Uncultivable	Share of Shri P.R. Rane	Land share of Shri P.R. Rane
		sq.m	sq.m	sq.m	sq.m	sq.m	%	sq.m
1	1/2	500				500	16.6667	63
2	1/3	700	650			50	16.6667	117
3	1/6	800			800		16.6667	133
4	1/7	1850	1850				16.6667	308
5	1/8	950	775			175	16.6667	158
6	1/17	600				600	16.6667	100
7	2/3	875				875	16.6667	148
8	2/6	725			725		16.6667	121
9	2/22	350			350		16.6667	58
10	4/2	525				525	16.6667	88
11	4/16	100				100	16.6667	17
12	5/1	225		225			16.6667	38
13	14/5	2525	2525				16.6667	421
14	22/1	13500	13500				16.6667	2250
15	34/16	475				475	16.6667	79
16	35/7	400				400	16.6667	67
17	35/15	2475				2475	16.6667	413
18	36/2	100				100	16.6667	17
19	36/12	1050		1050			16.6667	175
20	36/14	450				450	16.6667	75
21	36/20	525				525	16.6667	88
22	37/2	1725				1725	16.6667	288
23	37/3	350	350				16.6667	58
24	42/3	350				350	16.6667	58
25	42/5	100				100	16.6667	17
26	43/4	50				50	16.6667	8
27	47/2	2250				2250	16.6667	375
28	50/8	775				775	16.6667	129
29	54/8	4775	4775				16.6667	796
30	57/2	450				450	16.6667	75
31	58/8	1700				1700	16.6667	283
32	60/2	5000				5000	16.6667	833
33	62/12	50				50	16.6667	8
34	64/3	1100				1100	16.6667	183
35	67/2	325				325	16.6667	54
36	73/15	650				650	16.6667	108
37	73/18	1000				1000	16.6667	167
38	74/1	3900				3900	16.6667	650
39	74/8	125				125	16.6667	21
40	74/10	700			700		16.6667	117
41	74/11	250			250		16.6667	42
42	74/12	75				75	16.6667	13
43	75/6	600				600	16.6667	100
44	76/1	75				75	16.6667	13
45	76/3	75				75	16.6667	13
46	77/1	125				125	16.6667	21
47	78/16	300				300	16.6667	50
48	78/18	700	625			75	16.6667	117
49	78/24	475				475	16.6667	79
50	78/25	400				400	16.6667	67
51	78/27	175	175				16.6667	29
52	78/30	25				25	16.6667	4
53	81/3	775				775	16.6667	129
54	82/7	600				600	16.6667	100
55	82/11	2125				2125	16.6667	354

Item no. 5. (Particulars of Agricultural Land)

Village :		QUERIM			Taluka :		SATARI		State :		Goa	
Sr. No.	Survey No.	Total Area	Bagayat	Dry Crop	Paddy	Uncultivable	Share of Shri P.R. Rane	Land share of Shri P.R. Rane				
		sq.m	sq.m	sq.m	sq.m	sq.m	%	sq.m				
56	93/1	200000		200000			16.6667	33333				
57	98/1	22875	22875				16.6667	3779				
58	100/1	411875	411875				16.6667	68646				
59	100/2	8300		7575		725	16.6667	1383				
60	102/1	5002875		5002875			16.6667	833814				
61	103/2	8300		7575		725	16.6667	1383				
62	119/1	4850		4850			16.6667	808				
63	121/3	7150	7150				16.6667	1192				
64	127/1	8325	8325				16.6667	1388				
65	134/2	7300		7300			16.6667	1217				
66	138/7	1000	1000				16.6667	167				
67	141/5	2550	2550				16.6667	425				
68	141/6	650				650	16.6667	108				
69	148/1	18525	18525				16.6667	3088				
70	148/2	12875	12875				16.6667	2146				
71	153/4	4200	4200				16.6667	700				
72	154/7	425				425	16.6667	71				
73	155/1	950				950	16.6667	158				
74	156/1	375				375	16.6667	63				
75	156/5	50				50	16.6667	8				
76	156/7	175				175	16.6667	29				
77	156/10	575				575	16.6667	96				
78	156/28	50				50	16.6667	8				
79	157/5	75				75	16.6667	13				
80	165/7	850				850	16.6667	142				
81	172/2	150				150	16.6667	25				
82	174/1	1250				1250	16.6667	208				
83	177/3	775				775	16.6667	129				
84	179/2	2325				2325	16.6667	388				
85	180/6	150				150	16.6667	25				
86	181/4	200				200	16.6667	33				
87	182/2	300				300	16.6667	50				
88	185/1	700				700	16.6667	117				
89	188/4	450				450	16.6667	75				
90	186/1	825				825	16.6667	138				
91	189/3	450		450			16.6667	75				
92	190/1	575				575	16.6667	96				
93	191/2	850				850	16.6667	142				
94	191/31	350				350	16.6667	58				
95	194/4	275		275			16.6667	46				
96	197/10	1000				1000	16.6667	187				
97	199/6	3625	3625				16.6667	604				
98	200/4	350	275			75	16.6667	58				
99	200/5	675				675	16.6667	113				
100	200/9	675	675				16.6667	113				
101	201/3	5300	2925			2375	16.6667	883				
	Total	5808350	521900	5232175	2825	51450		968060				

ANNEXTURE

VALUATION

Properties known as "Mocasso" situated at village Querim, Taluka Satari, surveyed under various survey nos. as mentioned in the above list

Pursuant to the instructions of my client **Shri Pratapsing R. Rane**, the above mentioned properties were inspected and surveyed on **09/04/2007** shown by his representative **Mr. Mohan Gaonkar** and necessary data was collected for the purpose of ascertaining their present market values. I have to report thereon as under.

The properties under valuation have been inherited by him from his predecessors and are located at village Querim about 12 k.m. away from Saquelim town and about 18 k.m. away from Bicholim town market of agricultural produce. The property details and descriptions are as

The properties under valuation are surveyed under different survey nos. and different sub division nos. totaling measuring **58,08,350 sq.m.** as listed above, situated at village Querim in Taluka Satari located at about 18 km. away from Valpoi town and about 12 km. away Sakhall town, a market for agricultural produce.

It is a vast hilly land comprising almost the entire village of Keri with the exception of a few properties in the village.

My client has $1/6^{\text{th}}$ undivided share in all the above mentioned properties and right to collect and enjoy the income from the said properties which are in his possession. As per the information furnished by my client the properties contain cashew plantation, and coconut plantation besides the wild growth of shrubs and jungle wood trees.

These are the hilly plots of land majority with steep slopes and hard rocky soil because of the erosion of the surface strata of the soil. The locality is totally undeveloped and very poorly populated with scattered houses here and there. It is situated near Anjune dam which is a main supply of potable tap water to northern district of Goa.

The property comprises of cashew plantation containing about 1800 cashew trees and coconut garden containing about 200 coconut trees. The average yield from the cashew plantation and coconut plantation as per the information furnished to us is about Rs.90,000/- and Rs.30,000/- per annum respectively.

The share of my client in the above yield (income) from the property being $1/6^{\text{th}}$, works out to Rs.15,000/- and Rs.5,000/- respectively per annum. The gross agricultural income from the property that my client receives amounts to Rs.20,000/- only.

Taking all the above factors into consideration such as the size of the property, its location, agricultural income and the present land rates in the locality, I value the share of my client in the property as under.

The value of share of my client in the properties, thus works out as under:

VALUATION

Net annual income from agricultural produce towards the share of my client	Rs. 20,000.00
Capitalized @ 10% interest per annum	x 10.00
Present value of the plantation	Rs.2,00,000.00

Add value of the share of land of my client

Total area of land as calculated in the list above
(Area = **58,08,350m²**).

Share of my client ($1/6^{\text{th}}$) as calculated in the list above (Area = 9,68,060 m²) assessed @ Rs. 10/- per sq.m.	Rs. 96,80,600.00
---	------------------

Total value of the property owned by my client Rs. 98,80,600.00

SCHEDULE 3

GURUDUTT G. SANZGIRI

B. ARCH., F.I.I.A., A.I.I.D., F.I.V.

ARCHITECT & GOVT. APPROVED VALUER

Under Sec. 4 (3) Cal. ED 1 - 221 of 1975

Under Sec. 34 AB Cal. 1 - 1551 of 1973

108, RAMCHANDRA BUILDING, MAPUSA, GOA (INDIA) - 403 507. PHONE : 2262669. FAX : 2263004

Ref. No.: VR/MV/21/Shri. P.R.R./2007

Date: 04.05.2007

VALUATION REPORT

PROPERTIES:

VALUATION OF THE FOLLOWING PROPERTIES-

- 1) Properties at Kulan surveyed under No. 129 of V.P. Karapur, Sarvan.
 - A) Poultry sheds
 - B) Cow sheds
 - C) Residential quarters
 - D) Storage Godown
- 2) Industrial Property at Kulan Survey No. 135/0 of V.P. Karapur, Sarvan
 - A) Factory shed
 - B) Coir Manufacturing Factory
 - C) Industrial Land
- 3) Properties at Keri and Karapur
 - A) Ancestral House at Keri (Sattari).
 - B) Half share in Ancestral House at Karapur (Vithalapur)
 - C) Ancestral House at Karapur (Vithalapur (1/3 rd share)
 - D) Farm House at Kulan Farm in Village Karapur.
 - E) Shop and residence at Karapur
- 4) Property at Mapusa (Shops)
 - A) Shops (rented out (5 Nos.)
 - B) Shops in possession of the owner (1No.)
- 5) Properties at Panaji
 - A) Office at Miramar building named as "VAIBHAV" at Miramar.
 - B) Land at Fountainhas (1/4th share)
 - C) Flat No. FC2 building named as Rosilda Apartment at Althinho

OWNER:

SHRI. PRATAPSINGH RAUJI RANE

Under the instruction of Shri. Pratapsingh Rauji Rane, I inspected the above mentioned sites collected necessary data for the purpose of ascertaining their fair market value and i have to report thereon as under-

GURUDUTT G. SANZGIRI

B. ARCH., F.L.L.A., A.I.I.D., F.I.V.

ARCHITECT & GOVT. APPROVED VALUER

Under Sec. 4 (3) Cat. ED 1 - 221 of 1975

Under Sec. 34 AB Cat. 1 - 1561 of 1973

108, RAMCHANDRA BUILDING, MAPUSA, GOA (INDIA) - 403 507, PHONE : 2262669, FAX : 2263004

VALUATION:**1) Properties at Kulan surveyed under No. 129**

The sheds lies in Agricultural land which is ancestral property; So the value of land is not taken into consideration for valuation purpose. The value of sheds in details is given in (Refer Annexure I (pg Nos. 4 to 7)

Rs. 4,930,018.00

2) Industrial Property at Kulan

Industrial Land at Kulan surveyed under No. 135/0 (Refer Annexure II pg Nos. 8 & 9)

Rs. 6,728,315.00

3) Properties at Keri and Karapur

Refer Annexure III (pg Nos. 10 to 12) (for below item No. A to E)

A) Ancestral house at Keri (Sattari)**B) Ancestral house at Karapur (Vithalapur)****C) Ancestral house at Karapur (Vithalapur)****D) Farm house situated at Kulan farm****E) Shop cum Residence at Vithalapur**

Rs. 5,307,672.00

4) Property at Mapusa (Shops)

Bldg. With shops at Mapusa in Chalta No. 175 to 181 in P.T. sheet No. 147 (Refer Annexure IV pg No. 13)

Rs. 410,750.00

5) Properties at Panaji

Office at Miramar, property at Fountainhas and flat at Althinho, Panaji (Refer Annexure V pg No. 14 & 15))

Rs. 2,567,875.00

GRAND TOTAL**6) PROPERTY AT KOLHAPUR**

Rs. 19,944,630.00

2,36,000/-

(RUPEES ONE CRORE NINETY NINE LAKHS FORTY FOUR THOUSAND SIX HUNDRED AND THIRTY ONLY)

DECLARATION

I hereby declare that:

- The information furnished is true and correct to the best of my knowledge and belief;
- I have no direct or indirect interest in the property valued
- I have personally inspected the property on 29.04.2007 and 30.04.2007

GURUDUTT G. SANZGIRI

B. ARCH., F.L.L.A., A.I.I.D., F.I.V.

ARCHITECT & GOVT. APPROVED VALUER

Under Sec. 4 (3) Cat. ED 1-221 of 1975

Under Sec. 34 AB Cat. 1-1561 of 1973

108, RAMCHANDRA BLDG, MAPUSA - GOA.

GURUDUTT G. SANZGIRI

B. ARCH., F.I.T.A., A.L.I.D., F.I.V.

ARCHITECT & GOVT. APPROVED VALUER
Under Sec. 4 (3) Cat. ED I - 221 of 1975
Under Sec. 34 AB Cat. I - 1561 of 1973

108, RAMCHANDRA BUILDING, MAPUSA, GOA (INDIA) - 403 507, PHONE : 2262669, FAX : 2283004

VALUATION:**1) Properties at Kulan surveyed under No. 129**

The sheds lies in Agricultural land which is ancestral property;
So the value of land is not taken into consideration for
valuation purpose. The value of sheds in details is given in
(Refer Annexure I (pg Nos. 4 to 7)

Rs. 4,930,018.00

2) Industrial Property at Kulan

Industrial Land at Kulan surveyed under No. 135/0 (Refer
Annexure II pg Nos. 8 & 9)

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3) Properties at Keri and Karapur

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A) Ancestral house at Keri (Sattari)

B) Ancestral house at Karapur (Vithalapur)

C) Ancestral house at Karapur (Vithalapur)

D) Farm house situated at Kulan farm

E) Shop cum Residence at Vithalapur

Rs. 5,307,672.00

4) Property at Mapusa (Shops)

Bldg. With shops at Mapusa in Chalta No. 175 to 181 in P.T. sheet
No. 147 (Refer Annexure IV pg No. 13)

Rs. 410,750.00

5) Properties at Panaji

Office at Miramar, property at Fountainhas and flat at Althinho,
Panaji (Refer Annexure V pg No. 14 & 15))

Rs. 2,567,875.00

GRAND TOTAL

Rs. 19,944,630.00

6) PROPERTY AT KOLHAPUR

2,30,000.00

(RUPEES ONE CRORE NINETY NINE LAKHS FORTY FOUR THOUSAND SIX HUNDRED
AND THIRTY ONLY)

DECLARATION

I hereby declare that:

- The information furnished is true and correct to the best of my knowledge and belief;
- I have no direct or indirect interest in the property valued
- I have personally inspected the property on 29.04.2007 and 30.04.2007

GURUDUTT G. SANZGIRI

B. ARCH., F.I.T.A., A.L.I.D., F.I.V.

ARCHITECT & GOVT. APPROVED VALUER

Under Sec. 4 (3) Cat. ED I-221 of 1975

Under Sec. 34 AB Cat. I-1561 of 1973

108, RAMCHANDRA BLDG, MAPUSA - GOA.

ANNEXURE I

VALUATION OF FOLLOWING STRUCTURES AT KULAN

- | | |
|---------------------------|-------------------------|
| A) Poultry sheds (13 Nos) | C) Residential Quarters |
| B) Cow sheds | D) Storage godown |

A) POULTRY SHEDS (13 Nos.)

Sheds constructed year wise are as follows

- | | | |
|----|--------------------------|---------|
| 1) | 5 Nos. in the year ----- | 1985 |
| 2) | 1 No. " " " ----- | 1987 |
| 3) | 1 No. " " " ----- | 1989 |
| 4) | 6 Nos. " " " ----- | 1994-95 |

SPECIFICATIONS:

It is laterite stone load bearing structure with laterite stone masonry upto plinth level. Consists of ten bays each having width about 3.40 mts. 1st bay i.e. entrance to the shed is a room by itself while remaining are open. Steel columns are provided to support roof. Shed is covered with A.C. sheets supported by M.S. trusses and purlins. Wall opening are covered with welded mesh. Considering above specifications cost of above shed works out to Rs. 1,750/- per m², since sheds are constructed during different periods.

Their values are worked out on the bases of present cost of similar type of construction less depreciation which is as follow:

Each shed is having area of about 240.00 m².

So the cost the sheds works out as follows-

- | | | |
|----|---|-------------------------|
| 1) | Sheds constructed in <u>1985</u> five numbers | |
| | Area: 240.00 m ² x 5 Nos. x Rs. 1,750/- per m ² | = Rs. 2,100,000.00 |
| | Less: Depreciation for 22 years | |
| | <u>(Rs. 21,00,000.00 x 0.9 x 22 years)</u> | = <u>Rs. 693,000.00</u> |
| | 60 | = Rs. 1,407,000.00 |
| 2) | One shed constructed in the year <u>1987</u> | |
| | Area: 240.00 m ² x 1 No. x Rs. 1,750/- per m ² | = Rs. 420,000.00 |
| | Less: Depreciation for 20 years | |
| | <u>(Rs. 4,20,000.00 x 0.9 x 20 years)</u> | = <u>Rs. 126,000.00</u> |
| | 60 | = Rs. 294,000.00 |

3)	One shed constructed in the year <u>1989</u>		
	Area: $240.00 \text{ m}^2 \times 1 \text{ No.} \times \text{Rs. } 1,750/- \text{ per m}^2$	= Rs.	420,000.00
	Less: Depreciation for 18 years		
	$(\text{Rs. } 4,20,000.00 \times 0.9 \times 18 \text{ years})$	= Rs.	113,400.00
	60	= Rs.	306,600.00
4)	Six sheds constructed in the year <u>1995</u>		
	Area: $240.00 \text{ m}^2 \times 6 \text{ Nos} \times \text{Rs. } 1,750/- \text{ per m}^2$	= Rs.	2,520,000.00
	Less: Depreciation for 11 years		
	$(\text{Rs. } 25,20,000.00 \times 0.9 \times 11 \text{ years})$	= Rs.	415,800.00
	60	= Rs.	2,104,200.00

So market value of all 13 Poultry sheds as on today is as follows-

TOTAL = Rs. 4,111,800.00

(Rupees Forty One Lakhs Eleven Thousand And Eight Hundred Only)

B) COW SHEDS

Two numbers sheds constructed in the year 1977 each having area:

1	$25.55 \times 8.05 = 205.68 \text{ m}^2$
2	$20.00 \times 6.80 = 136.00 \text{ m}^2$
Total	341.68 m ²

SPECIFICATIONS:

Structure is load bearing constructed with laterite stone masonry in cement mortar upto plinth and 1.00 mt high parapets all around. Columns are of laterite stone covered with lean to roof Mangalore tiles. End walls are fully raised and plastered internally and externally and paved with I.P.S. flooring.

Sheds are 30 years old as on today. So the rate is worked out on the bases of its present rate for similar type of construction less depreciation for 30 years which is as follows-

Area: $341.68 \text{ m}^2 \times \text{Rs. } 1,750/- \text{ per m}^2$	= Rs.	597,940.00
Less: depreciation for 30 years		
$(\text{Rs. } 5,97,940 \times 0.9 \times 30 \text{ years})$	= Rs.	269,073.00
60	= Rs.	328,867.00

So market value of two cow sheds as on today works out to Rs. 3,28,867.00
 Three Lakhs Twenty Eight Thousand Eight Hundred And Sixty Seven Only)

(Rupees

C) RESIDENTIAL QUATERS

(shed used as residential quarters for workers)

SPECIFICATIONS:

It is laterite stone masonry load bearing structure constructed in cement mortar with laterite stone masonry columns and walls of laterite stone masonry on edge. Walls plastered from both sides. It is covered with Mangalore tiles roof. All doors and windows used are from old demolished structure and flooring is paved with plain I.P.S.

Considering above specifications and rate for similar type of construction works out to Rs. 2,500/- per m².

Shed is having built up area about 200.00 m² and was constructed in the year 1972. So the market value is worked on the bases of cost of construction as on today which is as follows-

Area : 200.00 m ² x Rs. 2,500/- per m ²	= Rs.	500,000.00
Less: Depreciation for 35 years (Rs. 5,00,000.00 x 0.90 x 35 years)		
60	= Rs.	262,500.00
	= Rs.	237,500.00

So the market value of shed works out to Rs. 2,37,500.00 (Rupees Two Lakhs Thirty Seven Thousand And Five Hundred Only)

D) STORAGE GODOWN: (constructed in 1988)

SPECIFICATIONS:

It is laterite stone masonry load bearing structure constructed in cement mortar having ht. 3.00 mts. at the eaves. Plastered internally and externally with single coat and covered with A.C. sheet roofing over wooden trusses (wood used is from old demolished shed). Flooring is paved with I.P.S.

There are in all eight bays. 1st two bays are rooms with wooden windows and wooden doors while remaining area is a hall. Rolling shutter is provided for opening.

Considering above specifications and construction cost of similar type of structure as on today which works out to Rs. 2,000/- per m²

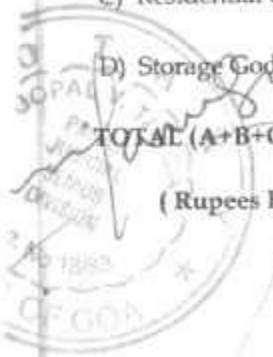
Area: 25.90 x 6.80		
176.12 m ² x 2,000/- per m ²	= Rs.	352,240.00
Less: depreciation for 19 years (Rs. 3,52,240.00 x 0.9 x 19 years)	= Rs.	100,388.40
60	= Rs.	251,851.00

So the market value of storage godown as on today works out to Rs. 2,51,851.00 (Rupees Two Lakhs Fifty One Thousand Eight Hundred And Fifty One Only)

SUMMARY

A) Poultry sheds	= Rs.	4,111,800.00
B) Cow sheds	= Rs.	328,867.00
C) Residential Quarters	= Rs.	237,500.00
D) Storage Godown	= Rs.	251,851.00
TOTAL (A+B+C+D)	= Rs.	4,930,018.00

(Rupees Forty Nine Lakhs Thirty Thousand And Eighteen Only)



GURUDUTT G. SANZGIRI

ARCHITECT & CIVIL ENGINEER
 ARCHITECT & CIVIL ENGINEER
 Under Sec. 4 (1) of Act ED 1221 of 1975
 Under Sec. 34 of Act 1-1561 of 1973
 108, RANCHANDRA BLDG, MAPUSA - GOA.



ANNEXURE II

VALUATION OF FOLLOWING INDUSTRIAL PROPERTY (S.No. 135 at Kulan)

- A) FACTORY SHED
- B) COIR MANUFACTURING FACTORY
- C) LAND

A) FACTORY SHED

SPECIFICATIONS:

It is simple structure with R.C.C. columns about 3.25 mts high and bracing beams below trusses with walls of 30 cms. Thick laterite stone masonry constructed in cement mortar (stones used from old demolished structure). Plastered internally and externally, R.C.C. grills are provided on top layer below beams for ventilation. With two nos. Rolling shutters for openings. Total area of the shed is 434.00 m². Out of that about 110.00 m² is open from sides, remaining 324.00 m² is enclosed. Shed is covered with A.C. sheets. It was built in 1997.

Considering above specifications construction cost of the shed in its present condition works out as follows-

i) Enclosed portion		
Area: 324.00 m ² x 2,100/- per m ²	= Rs.	680,400.00
ii) Open portion		
Area: 110.00 m ² x Rs. 1,500/- per m ²	= Rs.	165,000.00
	= Rs.	845,400.00
Less: Depreciation for 10 years		
(Rs. 8,45,400.00 x 0.9 x 10years)	= Rs.	126,810.00
60		
TOTAL	= Rs.	718,590.00

(Rupees Seven Lakhs Eighteen Thousand Five Hundred And Ninety Only)

B) COIR MANUFACTURING FACTORY

SPECIFICATIONS:

It is laterite stone load bearing structure constructed in cement mortar. It consists of hall and small store room. Walls are plastered internally and externally with single coat of plaster. All windows are of wood (from old demolished shed) and rolling shutters are provided for openings. Height is about 2.75 mts at the eaves.

ANNEXURE III

VALUATION OF PROPERTIES AT KERI AND KARAPUR

- A) ANCESTRAL HOUSE AT KERI (SATTARI)
- B) ANCESTRAL HOUSE AT KARAPUR (VITHALAPUR) ($\frac{1}{2}$ Share)
- C) ANCESTRAL HOUSE AT KARAPUR (Vithalapur) S. No. 93/6 ($\frac{1}{3}$ rd share)
- D) FARM HOUSE SITUATED AT KULAN FARM
- E) SHOP CUM RESIDENCE AT KARAPUR (S.No. 92/11)

A) ANCESTRAL HOUSE AT KERI (SATTARI)

SPECIFICATIONS:

It is load bearing structure. Plastered internally and externally. The doors and windows are of teak wood. Flooring is of mud only. The house is well maintained though very old and not in-use. Roofing is of Mangalore tiles.

Total area of the plot surrounding house is 2,375.00 m² including area of the house which is of 200.00 m². Though house is old the construction is of good quality and design.

Valuation:

i) Land:

I am not aware of any sale of land in that area during relevant period but it being ancestral property I value the same at nominal rate of Rs. 40/- per m²

ii) House:

It is over 86 years old. Hence value is considered as antique value of the house which is taken as Rs. 1,500/- per m²

So the value of the house along with land is as follows-

i) Land : area 2,375.00 m ² x Rs. 40/- per m ²	= Rs.	95,000.00
ii) House: area : 200.00 m ² x Rs. 2,000/- per m ²	= Rs.	400,000.00
	= Rs.	495,000.00

(Rupees Four Lakhs Ninety Five Thousand Only)

B) ANCESTRAL HOUSE AT KARAPUR (VITHALAPUR)

SPECIFICATIONS:

The house is very old (over 100 years). It is laterite stone load bearing with 0.75 m thick walls constructed in lime mortar and plastered with lime mortar. Partly it is Ground + one upper structure and middle floor is of wood. The house is well maintained and is kept in repairable condition. Plot is irregular in shape. Total area of house including very little open land is 1,025.00 m² and share of Shri Rane is only half i.e. 512.50 m². The house being very old value is considered as antique value of the house and is taken as Rs. 1,200/- per m². So the total value of the property works out to:

Area $512.50 \text{ m}^2 \times \text{Rs. } 1,200/- \text{ per m}^2$ = Rs. 615,000.00
(Rupees Six Lakhs And Fifteen Thousand Only)

C) ANCESTRAL HOUSE AT KARAPUR (Vithalapur) S. No. 93/6

Belongs to Pratapsingh R. Rane, Fatesingh R. Rane, Rajsingh S. Rane
 $1/3^{\text{RD}}$ share of the above property belongs to Shri. Pratapsingh Rane.

Ancestral house at Karapur is a old ancestral house approachable by traditional access; It is laterite stone load bearing structure covered with Mangalore tiled roof. The house is not in use and is in dilapidated condition.

T Salvage value of the house is considered Rs. 50,000/- (lump sum)

Considering the location, its shape and area available for development; I value the plot @ Rs. 400/- per m^2 which works out as follows-

Area $1,750.00 \text{ m}^2 @ \text{Rs. } 400/- \text{ per m}^2$ = Rs. 700,000.00

Value of the land along with the house as on today is Rs. 7,50,000.00

Value of the property i.e $1/3^{\text{rd}}$ belonging to Shri. Pratapsingh Rane is Rs. 2,50,000.00
(Rupees Two Lakhs And Fifty Thousand Only)

D) FARM HOUSE SITUATED AT KULAN FARM

SPECIFICATIONS:

It is laterite stone load bearing structure constructed in cement mortar. The building is of old style with modern amenities. It is plastered internally with cement mortar and finished with fine coat of neeru and externally with sand faced plaster. All doors and windows are of teak wood. Flooring is paved with parquet flooring. Sanitary and plumbing work is of superior quality. House is ground + one upper with entrance hall, office, living room, dining, kitchen + Pooja room and 2 bed rooms are on ground floor and 2 self contained bed rooms are on 1st floor with open balcony. House is having total built up area about 400.00 m^2 and was constructed in 1981.

As it is self occupied, value is worked out on the bases of cost of construction of similar type of building including propotionate share of land as on today less depreciation for 26 years which is as follows-

Area : $400.00 \text{ m}^2 \times \text{Rs. } 12,500/- \text{ per m}^2$ = Rs. 5,000,000.00

Less: Depreciation for 26 years

(Rs. 5,00,000.00 x 0.9 x 26 years) = Rs. 1,462,500.00

80

= Rs. 3,537,500.00

(Rupees Thirty Five Lakhs Thirty Seven Thousand And Five Hundred Only)

E) SHOP CUM RESIDENCE AT KARAPUR

Shop cum residence in a building constructed at Vithalapur in Village Panchayat Karapur on Survey No. 92 Sub-division No. 11.

Ground floor with a shop in front and residential portion (i.e. one bedroom flat back side of the shop.

It is R.C.C. framed structure with walls of 23 cms thick laterite stone masonry constructed in cement mortar. It is plastered internally and externally, flooring is paved with I.P.S. type. Shop opening is provided with rolling shutter. Electrification is in casing and capping.

Shop is having plinth area of about 17.82 m² while residence is having area of about 41.50 m².

Both the units are in possession of the owner, so its market value is worked out on the bases of rate prevailing in that area as on today less depreciation for 21 years.

So rate prevailing for shop is around Rs. 15,000/- per m² and that of residence is Rs. 6,500/- per m² (including proportionate share of land) and same rate is considered for valuation purpose which works out as follows-

Shop area: 17.82 m ² x Rs. 15,000/- per m ²	= Rs.	267,300.00
Residence Area: 41.50 m ² x Rs. 6,500/- per m ²	= Rs.	269,750.00
	= Rs.	537,050.00
Less: Depreciation for 21 years (Rs. 5,37,050.00 x 0.9 x 21 years)	= Rs.	126,878.00
80	= Rs.	410,172.00

(Rupees Four Lakhs Ten Thousand One Hundred And Seventy Two Only)

SUMMARY

A) Ancestral house at Keri (Sattari)	= Rs.	495,000.00
B) Ancestral house at Karapur (Vithalapur)	= Rs.	615,000.00
C) Ancestral house at Karapur (Vithalapur)	= Rs.	250,000.00
D) Farm house situated at Kulan farm	= Rs.	3,537,500.00
E) Shop cum Residence at Vithalapur	= Rs.	410,172.00
TOTAL (A+B+C+D+E)	= Rs.	5,307,672.00

(Rupees Fifty Three Lakhs Seven Thousand Six Hundred And Seventy Two Only)

ANNEXURE IV

VALUATION OF SHOPS AT MAPUSA - GOA

A) RENTED SHOPS (5 Nos.)

B) SHOP IS POSSESSION OF THE OWNER

SPECIFICATIONS:

It is R.C.C. framed structure with R.C.C. columns, beams, and slabs. All walls are of laterite stone masonry in cement mortar 1:5. Flooring is paved with I.P.S. and rolling shutters are provided for openings.

There are in all six shops. Out of that five shops are rented out, while one shop is in possession of the owner which is vacant.

Now the value of the building is worked out on the bases of rented value of shops + value of the vacant shop separately which is as follows-

A) Total rent received from rented shops

Per month = Rs. 1,325.00

Per year = Rs. 15,900.00

Rent per year = 7.5% value of the building

= 15900/- / 7.5 x 100

So 100% = Rs. 2,12,000.00

Market value of five shops = Rs. 2,12,000.00 (Rupees Two Lakhs And Twelve Thousand Only)

B) The vacant shop is valued on the bases of its value as on today less depreciation for 30 years which is as follows-

Area: 10.00 m² x Rs. 30,000/- per m² = Rs. 300,000.00

Less: Depreciation for 30 years

(Rs. 3,00,000.00 x 0.9 x 30 years)

80

= Rs. 101,250.00

= Rs. 198,750.00

(Rupees One Lakh Ninety Eight Thousand Seven Hundred And Fifty Only)

SUMMARY

A) Market value of five shops(rental bases)	= Rs.	212,000.00
B) Market value of vacant shop	= Rs.	198,750.00
TOTAL (A+B)	= Rs.	410,750.00

(Rupees Four Lakhs Ten Thousand Seven Hundred And Fifty Only)

GURUDUTT G. SANZGIRI

ARCHITECT & GOVT. APPROVED VALUER
Under Sec. 4 (3) Cat. ED 221 of 1975
Under Sec. 34 AB Cat. 1561 of 1973
101, RAMCHANDRA BLDG, MAPUSA - GOA.

ANNEXURE V

VALUATION OF PROPERTIES AT PANAJI

A) OFFICE AT VAIBHAV CO-OP. HOUSING SOCIETY, MIRAMAR, PANAJI

SPECIFICATIONS:

It is R.C.C. framed structure with R.C.C. columns, beams and slabs. External walls are of 23 cms thick stone masonry constructed in cement mortar while internal walls are of 10 cms thick brick masonry. All walls are plastered internally with cement mortar, single coat finished with fine coat of neeru while externally finished with sand faced plaster. External paint is washed off but internally it is painted with plastic emulsion paint. Office consists of two cabins, store and toilets flooring is of spartex tiles. All wiring is of concealed type. Office is having plinth area of about 86.00 m². It is self occupied. So the value is worked out on the bases of rate prevailing for similar type of construction as on today including propotionate share of land less depreciation for 22 years which is as follows:

Area: 86.00 m² x Rs. 25,000/- per m² = Rs. 2,150,000.00

Less: Depreciation for 22 years

(Rs. 21,50,000.00 x 0.9 x 22 years)

80

= Rs. 532,125.00

= Rs. 1,617,875.00

(Rupees Sixteen Lakhs Seventeen Thousand Eight Hundred And Seventy Five Only)

B) LAND AT FOUNTAINHAS PANAJI

Originally the land belongs to late Zoitogi Rane and now is in possession of Smt. Manorambai Rane, Fatehsingh Rauji Rane, Pratapsingh Rauji Rani and Rajsingh Satrogi Rane; wherein Shri. Pratapsingh Rane is having ¹/₄th share.

The land is trapezial in shape, level and falls by the side of Muncipal road; area of land in possession of the owner is around 400.00 m² but hardly any land is available for development due to its shape.

Though the price of land is high in that area; taking into account the area available for development, I have considered the rate @ Rs. 2,000/- per m² which is quiet fair.

Area of the land

400.00 m² @ Rs. 2,000/- per m² = Rs. 800,000.00

Value of the property i.e ¹/₄th share belonging to Shri. Pratapsingh Rane is Rs. 2,00,000.00 (Rupees Two Lakhs Only)

C) FLAT AT ALTHINHO PANAJI

Flat No. FC2 on first floor having area of about 142.00 m² of the building named as "ROSILDA APARTMENT", constructed on property situated at Althinho, Panaji.

The flat is having the below given specifications:-

It is R.C.C. framed structure with wall of 23 cms thick laterite stone masonry constructed in cement mortar. It is plastered internally and externally, all doors are of wooden type with required no. of fixtures and fastening and windows are of aluminium sliding glazed type and grills are fitted for window openings. Flooring is paved with M.M. tiles in toilet and bathroom flooring is paved with glazed ceramic tiles. Kitchen platform top is provided with granite with built in sink. Electrical wiring is of concealed type.

As per the contract Shri. Pratapsingh Rane was occupant of the flat since 1992 and owner agreed to give the flat to the occupant after paying as per agreement sum of Rs. 7,50,000/- (Rupees Seven Lakhs And Fifty Thousand Only)

SUMMARY

Office at Miramar	= Rs.	1,617,875.00
Land at Fountainhas	= Rs.	200,000.00
C) Flat at Althinho	= Rs.	750,000.00
TOTAL (A+B+C)	= Rs.	2,567,875.00

(Rupees Twenty Five Lakhs Sixty Seven Thousand Eight Hundred And Seventy Five Only)

GURUDUTT G. SANZGIRI

B. ARCH. & I. A. & D. VAL.

ARCHITECT & GOVT APPROVED VALUER

Under Sec. 4 (3) Cat. ED 1-221 of 1975

Under Sec. 34 AB Cap. 1-1561 of 1973

108, RAMCHANDRA BLDG, MAPUSA - GOA.

Schedule -4

Statement of Loans of Shri Pratapsingh R.Rane

S.No	Bank	Branch	A/C No	Purpose	Date of Statement	Amount
1	Canara Bank	Sanquelim	413	Layer Shed	29/03/07	Rs.02,28,831/-
2	Canara Bank	Sanquelim	36	Truck	29/03/07	Rs. 03,58,650/-
3	S.B.I.	Bicholim	10228301132	Agriculture	25.04.07	Rs 80,000/-
	S.B.I.	Bicholim	10228374190	Agriculture Term Loan	25.04.07	Rs.02,48,690/-
5	S.B.I.	Bicholim	30063707885	Power Tiller	25.04.07	Rs.48,432/-
6	City Bank		Credit Card Loan	Personal		Rs.01,81,574/-
					Total	Rs.11,46,177/-