This present study considered in this thesis mainly concerned with study, and analysis of land valuation techniques in GMDA (Guwahati Metropolitan Development Authority) area and developing a simulated valuation model, based upon the past and present records and to predict the future trends. In this present study, more emphasis is given in the process determination of land value by an individual, which are arbitrary in nature and an attempt for their individual application. Valuation is a vast subject under Engineering Category with many limitations in its study in India. However, the scope of the valuation is unlimited from technical to art, wealth to finance along with the individual to corporate & public to government. Experience in the line of assessment of asset value is still an unavoidable factor in valuation. In addition, it is neither a pure science nor a pure arts. In a sense, it is an art, so that value evaluated by two independent valuers even through assessed the amount of asset at a particular time are not identical or same. Considering these factors, this study will be beneficial for financier, lender & borrower, seller, purchaser, broker, tax payer and all property related person including Govt. departments. The study considered in this thesis will be beneficial for the entrepreneur and the accounting / management staff to find out their worth and limitations. It will also be beneficial for the growth of industry to
boost the industrialisation of the state and to attract the investors in national
and abroad level.

(i) **Introduction to Valuation Process**: Asset and Valuation is presently become a
very serious concern in continuous financial growing state in economic field of
the world. Value is a word with many meanings. In general view, value is the power
of one goods to command other goods in the transaction. Value is not the price. When
we speak of the price of anything, we do not necessarily mean the value or the market
value of the things, whereas a price is a fact and a value is an estimate of what the
price ought to be. Valuation finds different basis for different purposes and also
assumed different meaning in different situation. In existing system of valuation of
land property indicates mainly two folds (1) Govt Guide Value and (2) Present
Market Value and people understand both the meaning, for their different purposes.
However, there is no such relationship of both values, yet both are very much
important for exercise the financial affairs at any moment. Value varies with time. To
keep the records of revenues of Governmental level and to make the policy thereafter,
allotment of Patta to occupiers etc. the Govt. Guide Value is applicable. On the other
hand, the all financial matters including mortgage of immovable assets to the
financier, the present market value of land property is essential. To evaluate a
relationship in between Govt. Guide Value and Present Market Value, a systematic
survey is carried out in Guwahati Metropolitan Development Authority (GMDA) area
based on the period of 2003 to 2010 and has collected the field data for analysis the
trend and develops a model of valuation of land. The predicted value of land in zone
wise is evaluated in the end part of the study which shall be utilised for nearest
estimated Present Market Value of a particular land plot specially within the jurisdiction of GMDA.

(ii) **Background of Study**:

The Govt. of Assam, for the first time in 1985, introduced the GUIDE VALUE in the form of “Govt. Guide Value”, specially for the calculation of revenue to be collected as the Registration fees while the sale of land is executed. The list was applicable only for GMC area. There is no such specific circular issued by Government for the other revenue circles (132 Circles in 21 plain districts) in Assam. During the period 1985 to 2008, some guidelines of *Guide value* promulgated by Govt. of Assam in 1985, the entire job of fixation of land value is under the jurisdiction of DC of a particular district. The fixation of land value during any registration of sale deed is absolutely under the jurisdiction of D C’s office and revenue department, Govt. of Assam. As per guide lines /norms of “Guide Value” the value is written in sale permission in favour of DC. In practice, there is no scope to increase or decrease the land value written in the permission beyond the value prescribed in GUIDE VALUE list. So there is no any scope to justify the value of a land plot with respect to present demand of location and position of land plot.

(iii) **Objective of the present study**:

The present market value is now become very popular as well as important in various ways, and almost in every section of the society, without properly knowing the value of wealth, one can not make his future plan for his economic action in progress, stabilization & recovery. So, he/she should know the present value of his/her assets/ his/her insurance/ his/her shares & investment/ compensation/ his/her
taxation etc. for proper management and utilization of assets in an efficient ways. The landlord / owner of immovable assets should know his concern asset value for let-out, lease, sale, rent, tax etc. for the economic standard/ utilization and economic management. On the other hand the financier, banker, property tax collector, planner & decision maker and bureaucrats also should aware about the market value of the assets that they can deal it without impartiality. The prospective purchaser as well as tenants, broker also should earn the practical knowledge to avoid the unjustified losses. The borrower gives the movable & immovable property to the financier/ banks in the form of collateral security against his borrowed money. For example, to know the mortgage value from his/her collateral security, he/she should know the estimated asset value. Without his/her knowledge, the financier as well as valuer can misguide him in fixation of present market value of the property.

To operate and getting the overall knowledge of the valuation field, it is essential to formulate a definite norms for uniform and standard trend to findout the values expectable for all which must be reasonable and justified.

So the main object of the present research is to establish an uniform, simple, scientific and appropriate valuation method that everybody can findout the value of their land property for their requirement by accounting the cost effective factors. The another aim of the present study is also to develop a mathematical model involving the factors like Govt. Guide Value, cost Index, Integrated value, adverse factor value along with external influence factors value for findout the reasonable and justified present market value of land property.
(iv) Organisation of the thesis:
The result of the present research work are presented in twelve chapters as mentioned below:

Chapter – I: This chapter emphasizes on general introduction of Valuation and its meaning and definition. The meaning & scope, application and types of values are clearly explained. The historical progress of valuation procedure of Landed property in Assam along with responsibility of Guwahati Metropolitan Development Authority (GMDA) is also included.

Chapter – II: The demand creation of land, rights on land and Land Law in Assam are interpreted to remove the cover of core subject Valuation. The survey assessment of land, Land revenue in Assam, and present status of the revenue villages in Assam is identified. The GMC Act, GMDA Act, Master Plan of Guwahati are also briefing to lead the core study in this chapter.

Chapter – III: The present valuation system within GMDA area, Govt. Guide Value List and its critical analysis of the Guide Value along with merits and demerits are examined. The present system of Valuation in Banks, Wealth Tax and other financial organisations are also critically examined in this chapter. The outlines of Guwahati City are briefly explained as a vital part of the concern study also included.

Chapter – IV: The influencing factors for determination of market value of land are clearly explained here. The Indigenous factors, Zonal factors and Global factors are explained one by one to understand the main subject matter of study. The Cost Inflation Index and its corresponding value to get the standard Govt. Guide Value is also analysed in this chapter.
Chapter - V: The impact of different situations including peak area demand & Progressive area demand for Residential, Commercial, Industrial uses are examined in this chapter. The diagrammatic view of cost leading factors for determination of present market value is also explained. The average market value of different areas of greater Guwahati in last few years are also analysed in this chapter.

Chapter - VI: In this chapter, Govt. Guide Value, Cost Index, Conversion probability along with the Governmental policy are discussed and establish a mathematical relationship amongst the factors. The different area on the basis of its present demand under GMDA are categorised for the common application. The Wholesale Price Index (WPI) for the rate of inflation is undertaken in table and analysed critically for appropriate application in determination of the present market value of land.

Chapter - VII: The global leading parameters are listed for application on land value determination. The economic recession & influence on the demand of land is also included. The other cost leading factors like inflation and devaluation of the commodities is explained in this chapter. The disturbance factor for terrorist activities and its impact on local demand on land is discussed in this section. The advantage of special economic zone in the GMDA area is examined on the basis of demand. The effect on earthquake intensity and zoning of earth crush is also interpreted in this chapter.

Chapter - VIII: The field survey records are tabulated for the analysis and sorting the data. The primary data and secondary data are also segregated and recorded. The procedure of data collection is also revealed in the chapter. The independent and dependent parameters are enlisted separately for convenient application.
Chapter – IX: The model for Assessment of present market value of land is initiated. The relationship amongst the Govt. Guide Value (\(G_G\)), Incremental Factor Value (\(I_FV\)) and Adverse Factor Value (\(A_FV\)) is established to find out the present market value of land plot. The most essential flow chart of Assessment Procedure of land value is layout in this chapter. The stage I, Stage II and Stage III, and its Sub-HUB and HUB are arranged to get the ultimate relation of the various components to assess the present market value of the landed property. In addition to this the individual parameter of stage – I, II & III are clearly described to show the impact in determination of present market value. The influence of amenities in determination of present value of land is also explained with the diagrammatic view.

Chapter – X: A mathematical model for predicted present market value on the basis of corresponding Govt. Guide Value (Gcci) and past Present Market Value (PMV) for different Zones are evaluated. The Correlation Coefficient and value of Correlation determinant for different zones are also evaluated to know the strength of association and level of fitting of data. The tables of Regression Lines of different Zones are also depicted for the convenient to study and understanding the expression of the result.

Chapter – XI: The procedure of application of cost leading parameters along with factor values of Integrated and Adverse factors are enlisted for application in assessment procedure of land value. The dependent and independent factors are separated for application in proposed model.

Chapter – XII: This chapter includes the conclusion, justification and importance of the present study. The chapter wise activities clearly indicate for smooth reading the whole assignment of research study. The future scope of study is also explained in this chapter.
V. Methodology:

The said research shall be an analytical and detailed study of past and present trend of existing valuation system to finding a trend of standard valuation system for future and present application. However the whole research is divided into three groups.

a) In first group the methods shall be apply which are concerned with the collection of data.

b) The second group shall be those techniques which are used for establishing relationship between the data and the unknown.

c) The third group consist of those methods which are used to evaluate the results of the research.

[Signature of Research Scholar]

Mahadiyar Pathak.