



# COVERAGE REPORT

## IIMA Launches Agricultural Land Price Index with SFarmsIndia

PRESS CONFERENCE AT IIC, NEW DELHI  
JUNE 02, 2022 | 11 AM ONWARDS

### **PRINT COVERAGE**

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Publication	The Times of India
Edition	Ahmedabad
Date	03.06.2022

# IIM-A launches agricultural land price index with SFI

TIMES NEWS NETWORK

**Ahmedabad:** The IIM Ahmedabad (IIM-A) along with SFarmsIndia on Thursday launched IIMA-SFarmsIndia Land Price Index (ISALPI). The initiative aims at providing quality-controlled data of prices of agricultural land across the country. In the initial phase, it will give the values for six states — Andhra Pradesh, Karnataka, Maha-

rashtra, Tamil Nadu, Telangana and Uttar Pradesh. Over the period of time, it will cover the other states. Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors, said officials associated with the initiative, adding that it uses regression-based

hedonic pricing methods.

Prashant Das, associate professor at IIM-A and project lead, said that investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance.

<b>Publication</b>	The Economic Times
<b>Edition</b>	Ahmedabad
<b>Date</b>	03.06.2022

## IIM-A, SFarms Launch Agri Land Price Index

**New Delhi:** IIM Ahmedabad in collaboration with agri-land marketplace SFarmsIndia last Thursday launched an agri land price index that will record 'quality controlled' data of prices of agricultural land across the country.

The IIMA-SFarmsIndia Agri Land Price Index (ISALPI) currently provides the land listing data from only six states -- Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh, it said. The index will be hosted by the Misra Centre for Financial Markets and Economy of IIM-A.

"This is a pilot phase. Right now, the data is from six states. By September, we will come up with a comprehensive coverage," IIM-A associate professor of real estate finance Prashant Das said after the launch. Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors, including the market wide supply-demand factors, he said.

The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy, he added.

SFarmsIndia CEO Kamesh Mupparaju said the index will benefit stakeholders such as policy makers, local governments, environmentalists, investors, real estate developers and financiers.



Publication	Business Standard
Edition	National
Date	03.06.2022

ECONOMY & PUBLIC AFFAIRS P4

## IN A FIRST, IIM-AHMEDABAD BRINGS OUT AGRICULTURE LAND PRICE INDEX



# In a first, IIM-Ahmedabad brings out agriculture land price index

SANJEEB MUKHERJEE & VINAY UMARJI  
New Delhi/Ahmedabad, 2 June

In a unique initiative, IIM-Ahmedabad (IIM-A) has joined hands with an e-marketplace for agricultural land, SFarms India, to develop a farm land price index based on the sales and purchases done on the platform.

The index has been designed to record and present the "quality-controlled" data on prices of agricultural land in the country.

The Misra Centre for Financial Markets and Economy at IIM-A, under which this index is being launched, will host this on its official website and it will be called IIM-Ahmedabad SFarmsIndia Land Price Index (ISALPI).

"The index will track the price movements in the marketplace (SFarmsIndia) and come up with a composite pricing mechanism on a monthly basis, which will be updated twice a year," Prashant Das, project lead of ISALPI and associate professor of real estate finance at IIM-A, told *Business Standard*.

The index will not have any correlation with circle rates but will use the prices quoted in the online market place as their base value for research.

SFarms India is an agricul-



WHO STANDS WHERE

Ranking of states in comparative farmland prices

	Karnataka	Andhra Pradesh	Uttar Pradesh	Telangana	Maharashtra	Tamil Nadu
2019	1	2	3	4	5	6
2020	1	2	3	4	5	6
2021	1	2	3	4	5	6
2019-21	1	2	3	5	4	6

Source: ISALPI

tural-land discovery platform, having more than 25,000 registered buyers and sellers. The platform has over 7,000 land listings, which are growing at around 15 per cent a month, according to its website.

"SFarms India is just like No-broker.com but only for agricultural land, and we will use the prices quoted there to construct the index," said a source.

According to IIM-A, the index will be a reliable source in benchmarking land prices in rural and semi-urban areas and help in signalling converting agricultural land into real estate.

Given the complexity of developing an index for land parcels due to price differences, the index has been prepared to address the disparities and ensure accuracy.

While ISALPI has started on a pilot basis in Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh, more data from other states of India is awaited.

With more data, the index is expected to offer a superior representation of the national context and a more granular index at regional levels.

In addition, the index will

benefit stakeholders across the spectrum including policymakers, local governments, environmentalists, investors, real estate developers, and financiers.

"The index can be used by local governments to compensate people who lose land for highway expansion," the IIM-A stated.

Vinayak Chatterjee, chairman of the Confederation of Indian Industry Mission on Infrastructure, Trade and Investment, told *Business Standard*: "This looks like a promising concept because the starting point of any discussion on infrastructure projects is land prices and if someone can tell me with reasonable accuracy what could be the price of land in the area where someone is planning to put up a project as compared to other places, it will be great help."

IIM-A Director Errol D'Souza said: "This is the right time to launch such an index in India. With ISALPI, we hope to build better data sources for all stakeholders." Das said investors could use the information in the index to assess the risks and returns in the past and use these metrics to decide their investment positions.

Publication	The Financial Express
Edition	National
Date	03.06.2022

## IIM-A agri land price index for 6 states: Land in Karnataka most expensive

SANDIP DAS  
New Delhi, June 2

**AGRICULTURE LAND IN** Karnataka is the most expensive followed by Telangana, according to a new Agri Land Price Index (ALPI) launched for six states, including the two launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

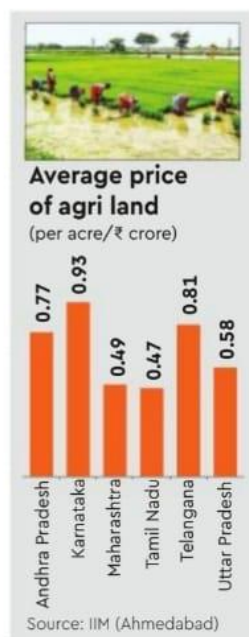
The index, a prelude to a nationwide gauge to monitor farm land prices, was developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, benchmarking land prices for rural and semi-urban areas. The index is aimed at removing uncertainty in the agricultural land valuation.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would record and monitor the data of prices of agricultural land in India. The index would act as a reliable source in terms of benchmarking land prices and help in potential conversion of agricultural land into real estate or for industrial use.

According to Prasant Das of IIM-A, the index would help the government in adopting more scientific measures for providing compensation for land acquisition besides helping financial institutions in underwriting of loan and insurance contracts. It would also ensure visibility in movement of agricultural land prices across the country.

As per the index, 34 districts in the 6 states are considered 'most expensive' while land prices in 32 districts are referred to as 'median' and prices in the rest of the 41 districts are 'least expensive'.

According to the samples collected for developing ALPI, average agricultural land prices in Karnataka, Telangana and Andhra Pradesh, are reported at ₹0.93 crore, ₹0.81 crore and ₹0.77 crore per acre, respectively, while prices in UP, Maharashtra and Tamil Nadu are



₹0.58 crore, ₹0.49 crore and ₹0.47 crore, respectively.

ALPI based on samples from at least 18 states will be developed in the next one year. This agricultural index is expected to offer better representation of the national context as well as offer a more granular index at regional levels.

"There is a surge in entrepreneurial interest in agricultural land and allied professions, this index will help in project planning," Das said. He also said that investors could use information in the index to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions.

The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official website.

The country has around 200 million hectares of agri land and land acquisition for industrial use has become quite contentious because of lack of information of land prices in rural areas.



Publication	The Financial Express Opinion Page
Edition	National
Date	08.06.2022

## The land question

IIM-A's new index is a building block  
for better price discovery

**T**HE GOVERNMENT MUST address its unfinished reform agenda to free up the land market if its \$1.4-trillion infrastructure-led push for growth is to bear fruition. In its first term, it sought to amend the Land Acquisition, Rehabilitation and Resettlement Act through an ordinance, but did not succeed due to a political backlash. IIM-Ahmedabad's new agri-land price index (ALPI)—developed in collaboration with digital agri-land market place SfarmIndia—must therefore be welcomed as a beginning of a process to free up the land market by removing uncertainty in agricultural land valuation. Better price discovery is necessary to aid acquisition as the right price of rural land—in contrast to well-functioning markets in the cities—has proved elusive. The challenge at the village-level is that transactions are unrecorded, reflecting distress sales that tell us more about the agrarian crisis and the differentiation taking place among farmers than about the rural land-market.

The index would act as a reliable source for benchmarking land prices and help in potential conversion of agricultural land into real estate or for industrial use. Some of the factors for determining the agricultural land price include irrigation facilities, distance to nearest town or airport, and proximity to an international airport. The index has been developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, and can be easily scaled up nationally. According to Prasant Das of IIM-A, it would help adopt more scientific measures for providing compensation for land acquisition.

A functioning land market is imperative as India is becoming less of an agrarian economy due to the shift in population from the villages to the towns. This process of development has been highly conflict-prone as land acquisition is being contested by villagers, and tribals, who believe their land is being acquired—mostly by the State—for a song. Land acquisition was an important factor behind a FDI steel project in Odisha getting shelved seven years ago. The project to make the world's cheapest car also had to relocate to another state due to land conflict. The bullet train project between Ahmedabad and Mumbai is still a work-in-progress with land acquisition yet to get completed. The upshot is that although India has around 200 million hectares of agricultural land, acquisition remains a contested terrain.

While better price discovery through an ALPI is necessary, it is equally important that other steps are taken to ensure that a land market develops in the country. Writing in *The Print*, Anirudh Burman argues the need for improving the poor quality of land records, the absence of which creates grounds for endless litigation. The framework of restrictions on the transferability of land rights, depending on the type of land, proposed land use, and the occupational or residential role of the interested buyer also must be addressed. Complex administrative procedures create impediments that hamper the smooth functioning of the land market. The Registration Act 1908 and state revenue laws, for instance, require the completion of two separate processes to effect a land transfer. This, and poor state capacity, leads to interminable delays. Any overhaul will require a rethink of such processes. An ALPI can kick-start some of these desired changes to make land acquisition less conflict-prone.

Publication	The Financial Express Gujarati
Edition	National
Date	03.06.2022

# આઇઆઇએમ-એ, એસફાર્મ્સઇન્ડિયાએ કૃષિ જમીન ભાવ ઇન્ડેક્સ લોન્ચ કર્યો

પીટીઆઇ નવી દિલ્હી, તા. ૨ આઇઆઇએમ અમદાવાદે એગ્રી-લેન્ડ માર્કેટપ્લેસ કંટ્રોલ્ડ ડેટા રેકૉર્ડ કરશે. એસફાર્મ્સઇન્ડિયા સાથેના આઇઆઇએમએ-સહયોગમાં ગરુવારે કૃષિ જમીન એસફાર્મ્સઇન્ડિયા એગ્રી લેન્ડ

ભાવ ઇન્ડેક્સ લોન્ચ કર્યો છે, જે દેશભરની કૃષિવિષયક જમીનના ભાવનો ક્વોલિટી કંટ્રોલ્ડ ડેટા રેકૉર્ડ કરશે.

પ્રાઇસ ઇન્ડેક્સ(આઇએસએએલપીઆ ઇ) હાલમાં લેન્ડ લિસ્ટિંગ ડેટા માત્ર છ રાજ્યો-આન્ધ્રપ્રદેશ, કર્ણાટક, મહારાષ્ટ્ર તામિલનાડુ, તેલંગાણા અને ઉત્તર પ્રદેશ પૂરો પાડે છે, તેમ તેમાં જણાવાયું છે.

આ ઇન્ડેક્સ મિશ્રા સેન્ટર ફોર ફાયનાન્સિયલ માર્કેટસ અને ઇકોનોમી ઓફ આઇઆઇએમ-એ દ્વારા હોસ્ટેડ કરવામાં આવશે.

આ પાયલટ તબક્કો છે. હવેથી, ૬ રાજ્યોનો ડેટા છે. સપ્ટેમ્બર સુધીમાં, અમે વ્યાપક કવરેજ સાથે આગળ આવીશું, તેમ આઇઆઇએમ-એના એસોસિએટ પ્રોફેસર ઓફ રિયલ એસ્ટેટ ફાયનાન્સ પ્રશાંત દાસે લોન્ચ બાદ જણાવ્યું હતું.

ફાયનાન્સિયલ એસેટ્સથી વિપરીત, લેન્ડ પાર્સલ્સ માટે ઇન્ડેક્સ વિકસાવવો એ જટિલ

કામગીરી છે કારણ કે વિવિધ લિસ્ટિંગ્સમાં જોઇ શકાય તેવો ભાવ તફાવત સંખ્યાબંધ પરિબળોનો કારણે રહે છે અને તેમાં માર્કેટ વાઇડ સપ્લાય-ડિમાન્ડ પરિબળોનો સમાવેશ થાય છે, તેમ તેમણે કહ્યું હતું.

આઇએલએએલપીઆની તૈયારી માટે અપનાવાયેલી પદ્ધતિ આવી ડિસપેરિટીઝનો ઉકેલ લાવે છે અને ચોકસાઇની ખાતરી આપે છે, તેમ તેમણે વધુમાં કહ્યું હતું.

એસફાર્મ્સઇન્ડિયાના સીઇઓ કામેશ મુખ્પારાજુએ જણાવ્યું હતું કે આ ઇન્ડેક્સથી હિસ્સેદારો જેવા કે પોલિસી મેકર્સ, સ્થાનિક સરકારો, પર્યાવરણવાદીઓ, રોકાણકારો, રિયલ એસ્ટેટ ડેવલપર્સ અને ફાયનાન્સિયર્સને લાભ થશે.



Publication	The Hindu Business Line
Edition	National
Date	03.06.2022

# THE HINDU BusinessLine

www.businessline.in  
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## DATA FOCUS

Rising sea levels may lead to extensive displacement of people living in coastal Gujarat, Tamil Nadu and West Bengal **p2**

## TOP LEVEL EXIT

Meta COO Sheryl Sandberg, who helped turn its business from a start-up to a digital advertising empire, is stepping down **p9**

## BENCHMARKING FARMLAND PRICES

IIM-A and SFarms India have launched the first-of-its-kind index to record and monitor data on prices of farmland **p10**



Bengaluru Chennai Coimbatore Hubballi Hyderabad Kochi Kolkata Madurai Malappuram Mangaluru Mumbai Noida Thiruvananthapuram Tiruchirappalli Tirupati Vijayawada Visakhapatnam

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## Agri land price index to help modulate policies

Launched by IIM-A and SFarmsIndia, it will help stakeholders take informed call

### OUR BUREAU

Ahmedabad, June 2

In a first for the country, a land price index was launched on Thursday to record and monitor the data of prices of agricultural land in India.

Indian Institute of Management-Ahmedabad (IIM-A), in collaboration with agri-land marketplace SFarmsIndia, has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI). The first-of-its-kind land price index will record and present 'quality controlled' data of prices of agricultural land across the country.

The index will help in benchmarking the land prices in rural and semi-urban areas and serve

as a reliable source that will signal potential conversion of agricultural land into real estate.

### Price movements

Explaining the utility of the index, Prashant Das, project lead and associate professor of Real Estate Finance at IIMA, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance."

The researchers could use this information to study how economic events and factors



The first-of-its-kind index will record and present 'quality controlled' data of prices of agricultural land across the country

are associated with price movements in a specific asset class. Policy makers (e.g. the Central bank) may use it to modulate their policies, Das said.

Unlike other financial assets, index of land parcel is a difficult task to make. There are visible

price differences in different listings caused by factors including the market-wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy, the developers said. Cur-

rently, ISALPI is based on land listing data from six States — Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other States, the index is expected to offer superior representation of the national context as well as offer a more granular index at regional levels.

### Pricing and relevance

ISALPI has been put together using the regression-based hedonic pricing methods. The Misra Centre for Financial Markets and Economy at IIM-A will host this index on its official website. Speaking of the relevance of the index in the current scenario, Errol D'Souza, Director IIMA said, "With over 200 million hectares, India houses just 2 per cent of the world's

cropped land, but feeds over 15 per cent of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions, from agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India."

"With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities," he said.

Kamesh Mupparaju, CEO, SFarmsIndia, said, "SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain specific AI capabilities to the market."

<b>Publication</b>	The Free Press Journal
<b>Edition</b>	Mumbai
<b>Date</b>	03.06.2022

## IIM-A launches index on farm land prices in India



**AGENCIES**  
New Delhi

IIM Ahmedabad in collaboration with agri-land marketplace SFarmsIndia on Thursday launched an agri land price index that will record 'quality controlled' data of prices of agricultural land across the country.

The IIMA-SFarmsIndia Agri Land Price Index (ISALPI) currently provides the land listing data from only six states -- Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh, it said.

The index will be hosted by the Misra Centre for Fi-

nancial Markets and Economy of IIM-A.

"This is a pilot phase. Right now, the data is from six states. By September, we will come up with a comprehensive coverage," IIM-A Associate Professor of Real Estate Finance Prashant Das said after the launch.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors, including the market wide supply-demand factors, he said.

The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy, he added.

SFarmsIndia CEO Kamesh Mupparaju said the index will benefit stakeholders such as policy makers, local governments, environmentalists, investors, real estate developers and financiers.

Publication	Telangana Today
Edition	Hyderabad
Date	04.06.2022

Telangana  Today

# Index to help record data on agri land prices

It can benefit lawmakers, govts and real estate developers

STATE BUREAU

Hyderabad

Premier management institute Indian Institute of Management Ahmedabad (IIMA) and agri-land marketplace SFarmsIndia have launched the IIMA-SFarmsIndia Agri Land Price Index (ISALPI).

The land price index will record and present data on prices of agricultural lands across the country.

This index is important in terms of benchmarking land prices in rural and semi-urban areas and serves as a reliable source that will signal potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task. That is because of visible price differences in different listings caused by multiple factors including supply-demand factors.

ISALPI has been put together using the regression-based hedonic pricing method. In this method, a

With just over 200 million hectares, India houses 2% of world's cropped land but feeds over 15% of world's population

— PROF ERROL D'SOUZA,  
DIRECTOR, IIMA

price is usually the dependent variable and other attributes are independent variables. It addresses disparities and ensures accuracy. The Misra Centre for Financial Markets and Economy at IIMA will host this index on its website.

"With just over 200 million hectares, India houses 2% of the world's cropped land but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in agricultural land and allied professions: From agricultural engineering to precision farming, from

food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India," said Prof Errol D'Souza, IIMA Director.

Currently, ISALPI is based on land listing data from Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana and Uttar Pradesh. Data from other States will be added shortly.

The index can benefit policy makers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

"SFarmsIndia has a focus on data warehousing and mining aimed at bringing agri-realty domain-specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is a step in this regard," said Kamesh Mupparaju, SFarmsIndia CEO.



Publication	Maharashtra Times
Edition	Mumbai
Date	04.06.2022

# शेतजमिनीची खरेदी-विक्री होणार पारदर्शक

म. टा. खास प्रतिनिधी, मुंबई

इंडियन इन्स्टिट्यूट ऑफ मॅनेजमेंट, अहमदाबाद (आयआयएम-ए) या संस्थेने एस फार्म्स या कृषी ई-मार्केटप्लेस संस्थेच्या सहकार्याने शुक्रवारी देशातील पहिला शेतजमीन किंमत निर्देशांक बाजारात सादर केला. या निर्देशांकामुळे शेतजमिनीच्या खरेदी-विक्रीत पारदर्शकता येणार आहे. तसेच याचा फायदा ग्रामीण आणि निमशहरी भागांना सर्वाधिक होईल, असा दावा आयआयएम-अहमदाबादने केला आहे. शेतजमीन बिगरकृषी करून तिचा वापर स्थावर मालमत्तांच्या निर्मितीसाठी करतानाही या निर्देशांकाचा उपयोग होईल, अशी अपेक्षा व्यक्त करण्यात आली आहे.

शेतजमीन किंमत निर्देशांकाची रचना देशातील शेतजमिनीच्या गुणवत्तेनुसार तिची किंमत नोंदवण्यासाठी तयार करण्यात आला आहे. या निर्देशांकाची निर्मिती आयआयएम-ए येथील दि मिश्रा सेंटर फॉर फायनान्शियल मार्केट्स अँड इकॉनॉमी या केंद्रामध्ये झाली आहे. या निर्देशांकाविषयीची माहिती

## आयआयएमने तयार केला शेतजमीन किंमत निर्देशांक



“ शेतजमिनीतील गुंतवणूकदार या माहितीचा उपयोग भूतकाळातील ऐतिहासिक जोखमीच्या आणि परताव्याच्या मूल्यांकनासाठी करू शकतात आणि भविष्यातील त्यांच्या गुंतवणुकीचा निर्णय घेण्यासाठी अंदाज घेऊ शकतात. वित्त व्यवस्थापक आणि उत्पादक या माहितीचा वापर त्यांच्या स्वतःच्या कार्यक्षमतेचा बेंचमार्क तयार करण्यासाठी करू शकतात.

- डॉ. प्रशांत दास, सहयोगी प्राध्यापक, रिल इस्टेट फायनान्स, आयआयएम-ए

या सेंटरच्या अधिकृत वेबसाइटवर उपलब्ध होणार असून या निर्देशांकाचे नाव आयआयएम-अहमदाबाद एसफार्म्सइंडिया लॅण्ड प्राइस इंडेक्स (इसाल्पी) असे ठेवण्यात आले आहे. इसाल्पी निर्देशांक बाजारात सादर करण्याविषयी आयआयएम-ए चे संचालक प्रा. एरोल डिसेझा यांनी सांगितले की, जगभरातील लागवडीखालील जमिनीमध्ये भारताचा

वाटा केवळ दोन टक्के आहे. देशात २०० दशलक्ष हेक्टरपेक्षा थोडी अधिक जमीन लागवडीखालील आहे. जगभरातील लागवडीखालील क्षेत्रामध्ये केवळ दोन टक्के वाटा असूनही ही जमीन जगाच्या १५ टक्क्यांहून अधिक लोकसंख्येची अन्नाची गरज भागवते आहे. या पार्श्वभूमीवर, दिवसेंदिवस शेतजमीन व कृषी संबंधित व्यवसायांमध्ये लोक

मोठ्या प्रमाणावर रस घेताना दिसत आहेत. कृषी अभियांत्रिकी, आधुनिक शेती, अन्न तंत्रज्ञान, पुरवठा साखळी व्यवस्थापन तसेच हरित ऊर्जा असा विविध विषयांकडे लोकांचा ओढा वाढत चालला आहे. यामुळे शेतीसाठी, त्यातही शेतजमिनीसाठी अशा निर्देशांकाची आवश्यकता होती.

सध्या इसाल्पी अंतर्गत देशातील सहा राज्यांतील शेतजमिनीचा समावेश केला गेला आहे. आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिळनाडू, तेलंगण व उत्तर प्रदेश या राज्यांतील शेतजमिनीची माहिती येथे उपलब्ध करून देण्यात आली आहे. हळूहळू अन् राज्यांतील जमिनीची माहितीही समाविष्ट केली जाणार आहे. हा निर्देशांक राष्ट्रीय आणि प्रादेशिक असा दोन्ही स्तरांवर व्यवहार करण्यासाठी उपयुक्त ठरणार आहे. या निर्देशांकामुळे धोरणकर्ते, स्थानिक सरकारे, पर्यावरणवादी, गुंतवणूकदार, रिल इस्टेट डेव्हलपर आणि वित्तपुरवठादारांसह संबंधित प्रवाहांतील भागधारकांना मोठा फायदा होणार आहे.



<b>Publication</b>	Rajasthan Patrika
<b>Edition</b>	Ahmedabad
<b>Date</b>	03.06.2022

ग्रामीण और अर्ध-शहरी क्षेत्रों में भूमि की कीमतों के बेंचमार्किंग के संदर्भ में महत्वपूर्ण साबित होगा सूचकांक

# आईआईएम-ए में शुरू हुआ देश का पहला कृषि भूमि मूल्य सूचकांक

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अहमदाबाद, भारतीय प्रबंध संस्थान, अहमदाबाद (आईआईएमए) ने देश के पहले कृषि भूमि मूल्य सूचकांक-इसाली (आईएसएलपीआई) को लॉन्च करने की घोषणा की है। यह सूचकांक देश भर में कृषि भूमि की कीमतों के संदर्भ में गुणवत्ता युक्त डाटा प्रस्तुत करेगा। ग्रामीण और अर्ध-शहरी क्षेत्रों में भूमि की कीमतों के बेंचमार्किंग के संदर्भ में यह सूचकांक महत्वपूर्ण साबित होगा।



आईआईएम-ए में शिक्षा वित्तीय बाजार एवं अर्थव्यवस्था केंद्र के तहत यह सूचकांक लॉन्च किया गया है। यह सेंटर इस इंडेक्स को अपनी आधिकारिक वेबसाइट पर होस्ट करेगा। एसकामर्इडिया के सीईओ कामेश मुय्यराजू ने कहा कि कृषि-भूमि मूल्य सूचकांक (इसाली (आईएसएलपीआई)) विकसित करने के लिए आईआईएमए के साथ सहयोग एक महत्वपूर्ण कदम है।

विश्व से और दूसरा क्षेत्रीय स्तर पर अधिक करीब सूचकांक पैदा करेगा। यह सूचकांक नीति निर्माताओं, रचनात्मक सरकारों, पर्यटनविदों, निवेशकों, रिजल सर्वेटर फ़ैब्रिकर्स और पाइनेसर्स सहित पूरे सेक्टर के हितधारकों के लिए लाभदायक करने वाला साबित हो सकता है।

आईआईएमए के निदेशक प्रोफेसर एनील खिन्ना ने कहा कि 200 मिलियन हेक्टेयर भूमि के साथ भारत में दुनिया की 'फसली' भूमि केवल दो प्रतिशत है। लेकिन भारत दुनिया की 15 प्रतिशत से अधिक आबादी को खाना पालन उपलब्ध कराता है। हाल ही में कृषि भूमि और संबद्ध व्यवसायों में उद्यमशीलता में मुद्दाओं की रुचि बढ़ी है।

कृषि इंजीनियरिंग से लेकर सर्टीफ़िकेट तक, खाद्य प्रौद्योगिकी से लेकर अनुसंधान प्रबंधन और हरित ऊर्जा तक में बढ़ी रुचि को देख रखा सूचकांक लॉन्च करने का यह सही समय है। इससे सभी हितधारकों के लिए राष्ट्रीय और क्षेत्रीय स्तरों पर निर्णय लेने में बेहतर डाटा का स्रोत मिल सकेगा।

Publication	Rashtriya Sahara
Edition	New Delhi
Date	03.06.2022

# कृषि भूमि मूल्य सूचकांक पेश हुआ

■ आईआईएम अहमदाबाद ने पेश किया है अपनी तरह का यह पहला सूचकांक

नई दिल्ली (वार्ता)। भारतीय प्रबंध संस्थान अहमदाबाद (आईआईएम-ए) ने गुरुवार को देश के पहले कृषि भूमि मूल्य सूचकांक (आईएसएलपीआई) को पेश किया। यह अपनी तरह का पहला भूमि मूल्य सूचकांक है जो ग्रामीण और अर्ध-शहरी क्षेत्रों में कृषि भूमि की कीमतों के 'गुणवत्ता नियंत्रित' डेटा को दर्ज और प्रस्तुत करेगा। आईआईएम-अहमदाबाद ने एस फार्म्स इंडिया के सहयोग से कृषि भूमि मूल्य सूचकांक विकसित किया है। वर्तमान में सूचकांक छह राज्यों आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश के भूमि सूचीकरण डेटा पर आधारित है।

संयुक्त बयान में बताया गया कि यह सूचकांक एक विश्वसनीय स्रोत के रूप में काम करेगा जो कृषि भूमि के अचल संपत्ति में संभावित रूपांतरण का संकेत देगा। वित्तीय संपत्तियों के विपरीत, भूमि के लिए एक सूचकांक विकसित करना एक जटिल कार्य है क्योंकि बाजार में व्यापक आपूर्ति-मांग



कारकों सहित कई कारकों के कारण अलग-अलग लिस्टिंग में दृश्यमान मूल्य अंतर है। आईएसएलपीआई की तैयारी के लिए अपनाई गई विधि इन असमानताओं को दूर करती है और सटीकता सुनिश्चित करती है। इसे प्रतिगमन-आधारित हेडोनिक मूल्य निर्धारण विधियों का उपयोग करके एक साथ रखा गया है।

आईआईएम-अहमदाबाद के निदेशक प्रोफेसर एरॉल डिसूजा ने कहा, 'भारत में केवल 20 करोड़ हेक्टेयर के साथ दुनिया की फसली भूमि का केवल दो प्रतिशत हिस्सा है लेकिन दुनिया की 15 प्रतिशत से अधिक आबादी को इसी भूमि से खाद्यान्न मिलता है। उन्होंने कहा कि हमने कृषि भूमि और संबद्ध व्यवसायों में उद्यमशीलता की रुचि में वृद्धि देखी है। कृषि इंजीनियरिंग से लेकर सटीक खेती तक, खाद्य प्रौद्योगिकी से लेकर आपूर्ति श्रृंखला प्रबंधन और हरित ऊर्जा तक की रुचि में वृद्धि देखी गई है।'

Publication	Shah Times
Edition	New Delhi
Date	03.06.2022

## कृषि भूमि मूल्य सूचकांक का उद्घाटन

शाह टाइम्स संवाददाता

**नई दिल्ली।** प्रमुख वैश्विक प्रबंध संस्थान, भारतीय प्रबंध संस्थान अहमदाबाद (आईआईएमए) ने भारत के पहले कृषि-भूमि बाजार एसफार्म्सइंडिया के सहयोग से आईआईएमए-एसफार्म्सइंडिया कृषि भूमि मूल्य सूचकांक अर्थात संक्षिप्त में इसालपी (आईएसएएलपीआई) को लॉन्च करने की घोषणा की है, इस सूचकांक के बारे में बताते हुए, प्रोजेक्ट लीडर और 'आईआईएमए में रियल एस्टेट फाइनेंस के एसोसिएट प्रोफेसर, डॉ प्रशांत दास' ने कहा, निवेशक इस जानकारी का उपयोग ऐतिहासिक जोखिम का आकलन करने और अतीत में वापसी और भविष्य में उनकी निवेश भूमिका पर निर्णय लेने के लिए इन मेट्रिक्स की भविष्यवाणी करने के लिए कर सकते हैं। कामेश मुप्पराजू, सीईओ, एसफार्म्स इंडिया ने कहा 'एसफार्म्स इंडिया का डेटा वेयर हाउसिंग और माइनिंग पर एक मजबूत फोकस है, जिसका उद्देश्य अत्याधुनिक कृषि-रियल्टी डोमेन विशिष्ट एआई क्षमताओं को बाजार में लाना है।



<b>Publication</b>	Bizz Buzz
<b>Edition</b>	Hyderabad
<b>Date</b>	03.06.2022

## IIM-A, SFarmsIndia launches agri land price index

The index will record and present 'quality controlled' data of prices of agricultural land across India

KUMUD DAS  
MUMBAI

THE Indian Institute of Management Ahmedabad (IIMA), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website. The Centre is committed to creating and disseminating new knowledge and insights about various facets of the Indian financial markets and economy.

Speaking of the relevance of the index in the current scenario, Professor Errol D'Souza, Director IIMA said: "With just over 200 million hectares, India houses just 2 per cent of the world's cropped land; but feeds over 15 per cent of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities." Cur-

rently ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer superior representation of the national context. Second, it will offer a more granular index at regional levels.

In addition, this index can greatly benefit stakeholders across the spectrum including policy makers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, Dr Prashant Das, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions.

Fund managers and producers could use this information to broadly benchmark their own performance. Financiers and insurers could use this infor-

mation to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (the Central bank) may use it to modulate their policies."

Kamesh Mupparaju, the CEO of SFarmsIndia said: "SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard."

The Misra Centre for Financial Markets and Economy at IIMA is a Centre of Excellence, conducting research on the Financial Markets and Economy in India. This Centre is expected to provide impetus for focused research and teaching related to financial markets within the overall economic framework.



**ONLINE COVERAGE**



Publication	The Times of India
Edition	Online
Date	03.06.2022

## THE TIMES OF INDIA

### IIM-Ahmedabad launches agricultural land price index with SFI

TNN / Updated: Jun 3, 2022, 11:06 IST



IIM-Ahmedabad

AHMEDABAD: The [IIM Ahmedabad](#) (IIM-A) along with SFarmsIndia on Thursday launched IIMA-SFarmsIndia Land Price Index (ISALPI). The initiative aims at providing quality-controlled data of prices of agricultural land across the country.

In the initial phase, it will give the values for six states - Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana and Uttar Pradesh. Over the period of time, it will cover the other states. Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors, said officials associated with the initiative, adding that it uses regression-based hedonic pricing methods.

Prashant Das, associate professor at IIM-A and project lead, said that investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance.

Publication	The Economic Times
Edition	Online
Date	03.06.2022

## THE ECONOMIC TIMES

# Indian Institute of Management Ahmedabad launches agri land price index

ET Bureau • Last Updated: Jun 03, 2022, 01:31 PM IST

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### Synopsis

"With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions," said Errol D'Souza, Director IIMA.



Currently ISALPI is based on land listing data from six states - Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh.

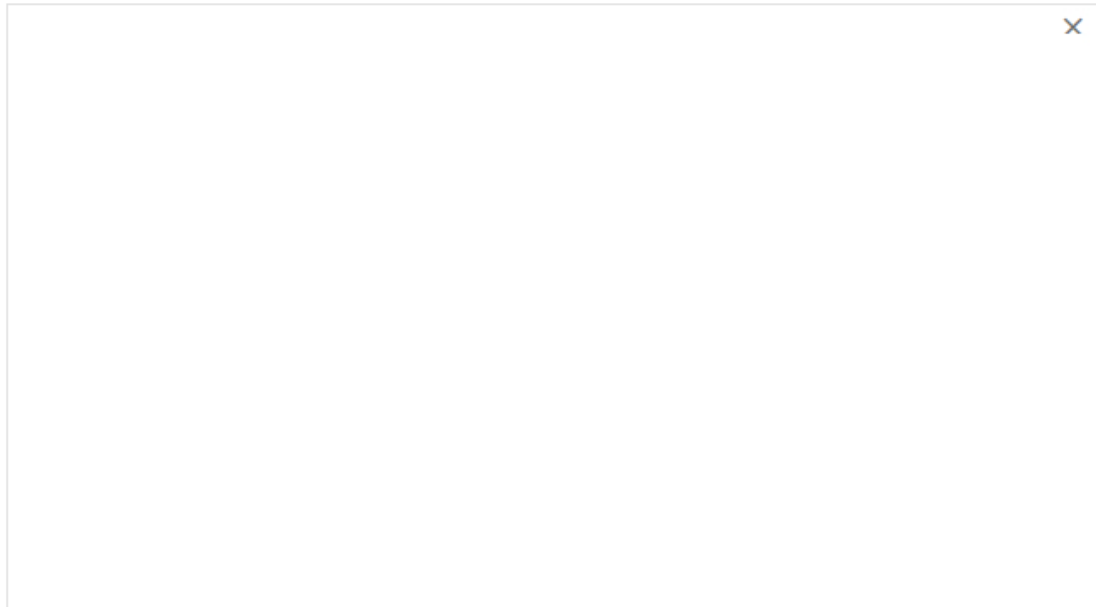
The [Indian Institute of Management Ahmedabad \(IIMA\)](#), in collaboration with agri-land marketplace SFarmsIndia has launched IIMA-SFarmsIndia Agri Land [Price Index](#) (ISALPI), which will record and present 'quality controlled' data of prices of [agricultural land](#) across the country.

This index is important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.

"With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions," said Errol D'Souza, Director IIMA.

"We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities," said D'Souza.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors.



The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website.

“Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance,” said Prashant Das, project lead and associate professor of Real Estate Finance at IIMA.

“Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class,” Das added.



Currently ISALPI is based on land listing data from six states - Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other states of India, the index could be more valuable in two ways.

First, it will offer superior representation of the national context. Second, it will offer a more granular index at regional levels.

In addition, this index can greatly benefit stakeholders across the spectrum including policy makers, local governments, environmentalists, investors, real estate developers and financiers.

“SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard,” said Kamesh Mupparaju, CEO of SFarmsIndia.

Publication	Moneycontrol
Edition	Online
Date	03.06.2022



## Agri Picks Report: Geojit

According to Geojit , In a note to the Union Cabinet, the food ministry has recommended a hike of 15 rupees per 100 kg in the fair and remunerative price of sugarcane for the next crop year starting October, two senior government officials said.

■ | JUNE 03, 2022 / 09:35 AM IST



### Geojit's report on Agri Picks

In a note to the Union Cabinet, the food ministry has recommended a hike of 15 rupees per 100 kg in the fair and remunerative price of sugarcane for the next crop year starting October, two senior government officials said. Global cotton production for 2022-23 (Aug-Jul) is seen at 26.13 mln tn, around 1% higher compared to ongoing season, the International Cotton Advisory Committee has said in a report. The Indian Institute of Management, Ahmedabad, launched an index on prices of agricultural land in India. The index has been launched in collaboration with SFarmsIndia, a private land marketplace. A persistent supply crunch in the market, amid rising demand from domestic consumers, has pushed prices of tomatoes through the roof, which is squeezing pockets of consumers. Southwest Monsoon has further advanced into some parts of northwest Bay of Bengal, some more parts of northeast and east central Bay of Bengal and most parts of Mizoram, Manipur and Nagaland, the India Meteorological Department said.



Publication	Business Standard
Edition	Online
Date	02.06.2022

## Business Standard

# Top B-school IIM-Ahmedabad and SFarmsIndia launch agri land price index

The index has been designed to record and present 'quality controlled' data of prices of agricultural land across the country

### Topics

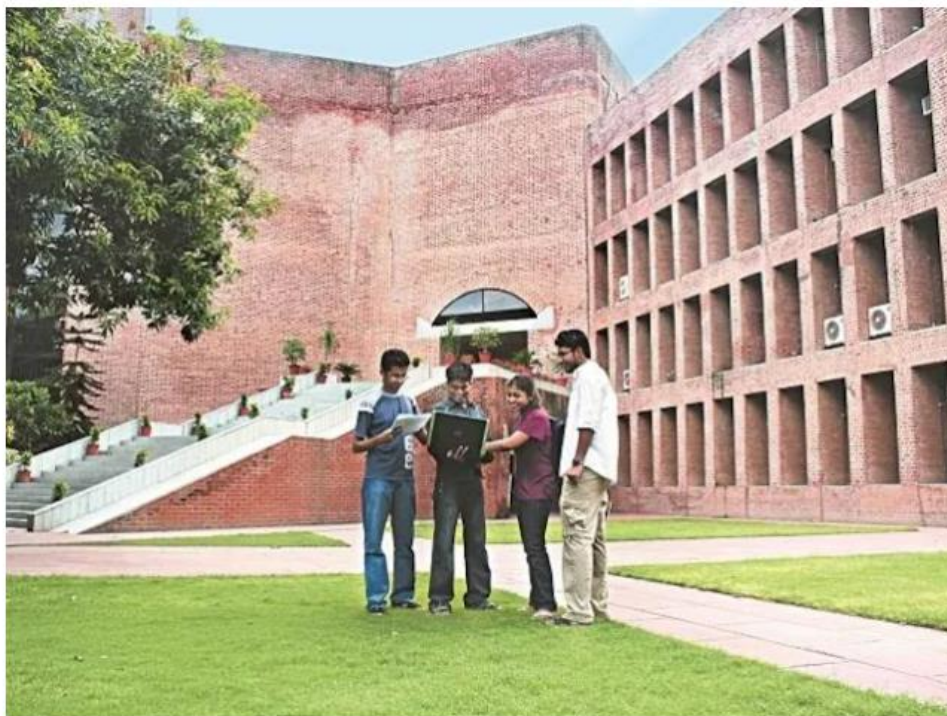
IIM Ahmedabad | Business schools

Vinay Umarji | Ahmedabad

Last Updated at June 2, 2022 15:14 IST

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*According to IIM-A, the index will act as a reliable source in terms of benchmarking land prices in rural and semi-urban areas and help in signalling potential conversion of agricultural land into real estate.*

In a first in the country, the Indian Institute of Management Ahmedabad (IIM-A) on Thursday announced the launch of the IIMA-SFarmsIndia Agri Land Price Index (ISALPI) in collaboration with agri-land marketplace SFarmsIndia.

The index has been designed to record and present 'quality controlled' data of prices of agricultural land across the country. The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting the index on its official website.

According to IIM-A, the index will act as a reliable source in terms of benchmarking land prices in rural and semi-urban areas and help in signalling potential conversion of agricultural land into real estate.

Given the complexity of developing an index for land parcels due to visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors, the ISALPI index has been prepared to address the said disparities and ensure

accuracy.

The premier B-school stated that the ISALPI index has been put together using the regression-based hedonic pricing methods.

Citing data, IIM-A director Errol D'Souza said that with just over 200 million hectares, India houses just two per cent of the world's cropped land; but feeds over 15 per cent of the world's population.

"Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to make informed decisions at national as well as regional levels and support the agribusiness activities," D'Souza added.

While currently ISALPI is based on land listing data from six states including Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh, arrival of more data from other states of India is awaited. Going forward, with more data from other states, the index is expected to offer superior representation of the national context as well as offer a more granular index at regional levels.

In addition, the index would benefit stakeholders across the spectrum including policy makers, local governments, environmentalists, investors, real estate developers and financiers. "For instance, the index can be used by local governments to compensate the people who lose land for highway expansion," IIM-A stated.

According to Prashant Das, project lead and associate professor of Real Estate Finance at IIMA, investors could use information in the index to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions.

"Fund managers and producers could use this information to broadly benchmark their own performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (e.g., the central bank) may use it to modulate their policies," Das further stated.

Publication	Business Standard Hindi
Edition	Online
Date	03.06.2022

## बिज़नेस स्टैंडर्ड

### आईआईएम-अहमदाबाद, एसफार्मसइंडिया ने कृषि जमीन मूल्य सूचकांक शुरू किया

PTI / नयी दिल्ली June 03, 2022



दो जून (भाषा) भारतीय प्रबंधन संस्थान-अहमदाबाद (आईआईएम अहमदाबाद) ने कृषि-भूमि बाजार एस-फार्मसइंडिया के सहयोग से बृहस्पतिवार को एक कृषि भूमि मूल्य सूचकांक पेश किया है

#### संबंधित खबरें

- एटी एंड सी के घाटे की भरपाई का लक्ष्य अवास्तविक : योजना आयोग
- बिक्री कर भरपाई के लिए मिल सकती है बजट सहायता
- विस्तार बनाम मंदी
- महिलाओं, बच्चों और अल्पसंख्यकों को लगाया गया तड़का इस बजट में
- साफ्टवेयर पार्क की कर छूट की समय-सीमा नहीं बढ़ने की संभावना
- खाद्य कीमतों के कारण मुद्रास्फीति अब भी खतरा-चिदंबरम

#### आईआईएमए-एस फार्मसइंडिया एग्री लैंड प्राइस इंडेक्स

(आईएसएलपीआई) फिलहाल केवल छह राज्यों - आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश से भूमि सूचीबद्धता के आंकड़े प्रदान करता है।

इस इंडेक्स को आईआईएम-अहमदाबाद के मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी द्वारा 'होस्ट' किया जाएगा।

आईआईएम-अहमदाबाद के एसोसिएट प्रोफेसर (रियल एस्टेट फाइनेंस) प्रशांत दास ने इसकी पेशकश के बाद कहा, “यह एक प्रायोगिक चरण है। फिलहाल, छह राज्यों से आंकड़े हैं। सितंबर तक, हम एक व्यापक कवरेज

के साथ आएंगे।”

उन्होंने कहा कि वित्तीय परिसंपत्तियों के विपरीत भूमि के टुकड़ों के लिए सूचकांक विकसित करना एक जटिल कार्य है।

उन्होंने कहा कि आईएसएलपीआई को तैयार करने के लिए अपनाई गई विधि इन असमानताओं को दूर करती है और सटीकता को सुनिश्चित करती है।

एस फार्मसइंडिया के मुख्य कार्यपालक अधिकारी (सीईओ) कामेश मुप्पाराजू ने कहा कि सूचकांक से नीति निर्माताओं, स्थानीय सरकारों, पर्यावरणविदों, निवेशकों, रियल एस्टेट डेवलपर्स और फाइनेंसर्स जैसे अंशधारकों को लाभ होगा।

भाषा राजेश राजेश अजय



Publication	Financial Express
Edition	Online
Date	03.06.2022



## IIM-Ahmedabad launches agri land price index

*Karnataka land most expensive in index for 6 states*

Written by [Sandip Das](#)

June 3, 2022 2:45:00 am



The index is aimed at removing uncertainty in the agricultural land valuation.

Agriculture land in Karnataka is the most expensive followed by Telangana, according to a new Agri Land Price Index (ALPI) launched for six states, including the two launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

The index, a prelude to a nationwide gauge to monitor farm land prices, was developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, benchmarking land prices for rural and semi-urban areas.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would record and monitor the data of prices of agricultural land in India. The index would act as a reliable source in terms of benchmarking land prices and help in potential conversion of agricultural land into real estate or for industrial use.

According to Prasant Das of IIM-A, the index would help the government in adopting more scientific measures for providing compensation for land acquisition besides helping financial institutions in underwriting of loan and insurance contracts. It would also ensure visibility in movement of agricultural land prices across the country.

As per the index, 34 districts in the six states are considered 'most expensive' while land prices in 32 districts are referred to as 'median' and prices in the rest of the 41 districts are 'least expensive'.

According to the samples collected for developing ALPI, average agricultural land prices in Karnataka, Telangana and Andhra Pradesh, are reported at Rs 0.93 crore, Rs 0.81 crore and Rs 0.77 crore per acre, respectively, while prices in Uttar Pradesh, Maharashtra and Tamil Nadu are Rs 0.58 crore, Rs 0.49 crore and Rs 0.47 crore, respectively.

APLI based on samples from at least 18 states will be developed in the next one year. This agricultural index is expected to offer better representation of the national context as well as offer a more granular index at regional levels.

"There is a surge in entrepreneurial interest in agricultural land and allied professions, this index will help in project planning," Das said. He also said that investors could use information in the index to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions.

Some of the factors identified for determining the agricultural land price include irrigation facilities, distance to nearest town or airport and proximity to international airport.

The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official website.

The country has around 200 million hectares of agricultural land and land acquisition for industrial use has become quite contentious because of lack of information of land prices in rural areas.



Publication	Financial Express
Edition	Online
Date	08.06.2022

## The land question

*IIM-A's new index is a building block for better price discovery*



A functioning land market is imperative as India is becoming less of an agrarian economy due to the shift in population from the villages to the towns.

The government must address its unfinished reform agenda to free up the land market if its \$1.4-trillion infrastructure-led push for growth is to bear fruition. In its first term, it sought to amend the Land Acquisition, Rehabilitation and Resettlement Act through an ordinance, but did not succeed due to a political backlash. IIM-Ahmedabad's new agri-land price index (ALPI)—developed in collaboration with digital agri-land market place SfarmIndia—must therefore be welcomed as a beginning of a process to free up the land market by removing uncertainty in agricultural land valuation. Better price discovery is necessary to aid acquisition as the right price of rural land—in contrast to well-functioning markets in the cities—has proved elusive. The challenge at the village-level is that transactions are unrecorded, reflecting distress sales that tell us more about the agrarian crisis and the differentiation taking place among farmers than about the rural land-market.

The index would act as a reliable source for benchmarking land prices and help in potential conversion of agricultural land into real estate or for industrial use. Some of the factors for determining the agricultural land price include irrigation facilities, distance to nearest town or airport, and proximity to an international airport. The index has been developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, and can be easily scaled up nationally. According to Prasant Das of IIM-A, it would help adopt more scientific measures for providing compensation for land acquisition.

A functioning land market is imperative as India is becoming less of an agrarian economy due to the shift in population from the villages to the towns. This process of development has been highly conflict-prone as land acquisition is being contested by villagers, and tribals, who believe their land is being acquired for a song. Land acquisition was an important factor behind a FDI steel project in Odisha getting shelved seven years ago. The project to make the world's cheapest car also had to relocate to another state due to land conflict. The bullet train project between Ahmedabad and Mumbai is still a work-in-progress with land acquisition yet to get completed. The upshot is that although India has around 200 million hectares of agricultural land, acquisition remains a contested terrain.

While better price discovery through an ALPI is necessary, it is equally important that other steps are taken to ensure that a land market develops in the country. Writing in *The Print*, Anirudh Burman argues the need for improving the poor quality of land records, the absence of which creates grounds for endless litigation. The framework of restrictions on the transferability of land rights, depending on the type of land, proposed land use, and the occupational or residential role of the interested buyer also must be addressed. Complex administrative procedures create impediments that hamper the smooth functioning of the land market. The Registration Act 1908 and state revenue laws, for instance, require the completion of two separate processes to effect a land transfer. This, and poor state capacity, leads to interminable delays. Any overhaul will require a rethink of such processes. An ALPI can kick-start some of these desired changes to make land acquisition less conflict-prone.



<b>Publication</b>	The Hindu Business Line
<b>Edition</b>	Online
<b>Date</b>	03.06.2022

## THE HINDU **BusinessLine**

### IIM-Ahmedabad and SFarmsIndia launch agri land price index



The index has been designed to record and present 'quality controlled' data of prices of agricultural land across the country

In a first for the country, a land price index was launched on Thursday to record and monitor the data of prices of agricultural land in India.

Indian Institute of Management-Ahmedabad (IIM-A), in collaboration with agri-land marketplace SFarmsIndia, has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI). The first-of-its-kind land price index will record and present 'quality controlled' data of prices of agricultural land across the country.

The index will help in benchmarking the land prices in rural and semi-urban areas and serve as a reliable source that will signal potential conversion of agricultural land into real estate.

## Price movements

Explaining the utility of the index, Prashant Das, project lead and associate professor of Real Estate Finance at IIMA, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance.

The researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (e.g. the Central bank) may use it to modulate their policies, Das added.

Unlike other financial assets, index of land parcel is a difficult task to make. There are visible price differences in different listings caused by factors including the market-wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy, the developers said.

Currently, ISALPI is based on land listing data from six States – Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other States, the index is expected to offer superior representation of the national context as well as offer a more granular index at regional levels.

## Pricing and relevance

ISALPI has been put together using the regression-based hedonic pricing methods. The Misra Centre for Financial Markets and Economy at IIM-A will host this index on its official website.

Speaking of the relevance of the index in the current scenario, Errol D'Souza, Director IIMA said, "With over 200 million hectares, India houses just 2 per cent of the world's cropped land, but feeds over 15 per cent of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions, from agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India."

"With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities," he said.

Kamesh Mupparaju, CEO, SFarmsIndia, said, "SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain specific AI capabilities to the market."

<b>Publication</b>	Indo Asian News Service
<b>Edition</b>	Online
<b>Date</b>	02.06.2022

**Indo-Asian News Service**  
*IANA's India's Largest Independent Newswire*



## First of its kind agri-land price index launched

**NATIONAL / ENVIRONMENT/WILDLIFE / HUMAN INTEREST/SOCIETY** 09:16 PM

**New Delhi, June 2 (IANA)** A first of its kind agri-land price index that will serve as a reliable source and benchmarking land prices in rural and semi-urban areas was launched here on Thursday.



Publication	UNI Varta
Edition	Online
Date	02.06.2022



**यूनीवार्ता**  
भारत की अग्रणी संवाद समिति

Posted at: Jun 2 2022 6:28PM



## आईआईएम अहमदाबाद ने कृषि भूमि मूल्य सूचकांक पेश किया



नयी दिल्ली, 02 जून (वार्ता) भारतीय प्रबंध संस्थान अहमदाबाद (आईआईएम-ए) ने गुरुवार को देश के पहले कृषि भूमि मूल्य सूचकांक (आईएसएलपीआई) को पेश किया। यह अपनी तरह का पहला भूमि मूल्य सूचकांक है जो ग्रामीण और अर्ध-शहरी क्षेत्रों में कृषि भूमि की कीमतों के 'गुणवत्ता नियंत्रित' डेटा को दर्ज और प्रस्तुत करेगा।

आईआईएम-अहमदाबाद ने एसफार्मर्सइंडिया के सहयोग से कृषि भूमि मूल्य सूचकांक विकसित किया है। वर्तमान में सूचकांक छह राज्यों: आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश के भूमि सूचीकरण डेटा पर आधारित है।

**विस्तृत समाचार के लिए हमारी सेवाएं लें।**

कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश के भूमि सूचीकरण डेटा पर आधारित है।

Publication	Fortune India
Edition	Online
Date	02.06.2022



MACRO

## IIM-A launches India's first agri land price index

The index could offer a superior representation of the national context and a more granular index at regional levels, says IIMA-SFarmsIndia Agri Land Price Index.

By JOE MATHEW, Jun 2, 2022 | 3 min read



The Indian Institute of Management-Anmedabad (IIM-A) and agri-land marketplace SFarmsIndia have announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official website.

This index can benchmark land prices in rural and semi-urban areas and hence serve as a reliable source that will signal the potential conversion of agricultural land into real estate, the creators of the new index claim.

“With just over 200 million hectares, India houses just 2% of the world’s cropped land; but feeds over 15% of the world’s population. Recently, we have witnessed a surge in entrepreneurial interest in agricultural land and allied professions like agricultural engineering, precision farming, food technology, supply chain management, green energy, etc. With ISALPI, we hope to build better data sources for all stakeholders to be able to make informed decisions at national as well as regional levels and support the agribusiness activities,” says Errol D’Souza, director, IIM-A.

**Also Read** NHAI bids may slow down in FY23 on financial closure, IIM-A and SFarmsIndia say with more data getting added, the index could offer a superior representation of the national context and a more granular index at regional levels. They also expect the index to benefit stakeholders across the spectrum, including policymakers, local governments, environmentalists, investors, real estate developers and financiers as it can be used for multiple purposes like compensating the people who lose land for highway expansion.

“Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policymakers (e.g. the central bank) may use it to modulate their policies,” says Prashant Das, project lead and associate professor of Real Estate Finance at IIM-A.



Publication	Business Today
Edition	Online
Date	02.06.2022

## BusinessToday.In

News / LATEST / Economy / IIM Ahmedabad launches country's first Agri Land Price Index

### IIM Ahmedabad launches country's first Agri Land Price Index

IIMA-SFarmsIndia Agri Land Price Index (ISALPI) is a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country.



Currently, ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh.



Neetu Chandra Sharma

Jun 02, 2022, Updated Jun 02, 2022, 8:57 PM IST



The Indian Institute of Management Ahmedabad (IIMA) in collaboration with Indian agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country.

Currently, ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. "With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer a superior representation of the national context. Second, it will offer a more granular index at regional levels," said IIMA in a statement.

In addition, this index can greatly benefit stakeholders across the spectrum including policymakers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion, it said.

"Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policymakers (e.g. the Central bank) may use it to modulate their policies," Dr Prashant Das, project lead and associate professor of Real Estate Finance at IIMA said.

This index, IIMA said, is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal the potential conversion of agricultural land into real estate.

"With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities," Professor Errol D'Souza, Director IIMA said.

IIMA said that, unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market-wide supply-demand factors.

"SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain-specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard," Kamesh Mupparaju, the CEO of SFarmsIndia said.



Publication	Zee News
Edition	Online
Date	03.06.2022



## ISLPI: खुशखबरी! अब जमीन की असली कीमत जान पाएंगे किसान, नहीं होंगे फ्रॉड का शिकार

Agri-Land Price Index: भारत में आज भी किसानों को उनकी जमीन की असली कीमत के बारे में नहीं पता चल पाता. इसके चलते कई बार किसानों को उनकी जमीन का असली रिटर्न नहीं मिल पाता है. IIM अहमदाबाद ने इसका सॉल्यूशन खोज निकाला है.



**Agri-Land Price Index:** भारत को कृषि प्रधान देश कहा जाता है. यहाँ की करीब 70 फीसदी आबादी खेती पर निर्भर है. इसके बाद भी देश के किसानों के पास खेती योग्य जमीन की कीमत को जानने का कोई तरीका नहीं है. कई बार किसानों की जमीन भूमि अधिग्रहण के कानूनी विवाद में फँस जाती है तो कभी वो जमीन की सही कीमत हासिल नहीं कर पाता है. लेकिन अब किसानों को इस समस्या से निजात मिल गया है. IIM अहमदाबाद ने भारत का पहला कृषि-भूमि मूल्य सूचकांक लॉन्च किया है.

### किसानों की जमीन की बताएगा सही कीमत

जानकारी के मुताबिक, देश में पहली बार भारतीय प्रबंध संस्थान (IIM) अहमदाबाद के मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी ने भारतीय कृषि भूमि मूल्य सूचकांक (ISLPI) को बनाया है. ये सूचकांक किसानों को उनकी जमीन की असली कीमत बताएगा. गुरुवार को ये सूचकांक लॉन्च किया गया.

### IIM और एसफार्मस इंडिया ने किया है तैयार

ये सूचकांक विश्वसनीय स्रोत के रूप में काम करेगा और ग्रामीण और अर्ध-शहरी क्षेत्रों में जमीन की कीमतों को बेंचमार्क करेगा. इस सूचकांक में डेटा आधारित मदद जमीन की कीमतों में काम करने वाली एक निजी फर्म एसफार्मस इंडिया के जरिए की जा रही है. ये कृषि भूमि के रियल एस्टेट में संभावित रूपांतरण का संकेत देते हैं.

## **किसानों को नहीं मिल पाती सही कीमत**

प्रोजेक्ट लीड और IIM में रियल एस्टेट फाइनेंस के एसोसिएट प्रोफेसर प्रशांत दास ने ISLPI को लेकर कहा है कि अभी किसानों को खेती की जमीन के बदले जो रिटर्न हासिल होता है वो काफी कम है. किसानों को खेती से होने वाली उपज के मुकाबले 0.5 से 2 फीसदी का रिटर्न हासिल हो पा रहा है. ऐसे में ये सूचकांक किसानों की खेती योग्य जमीन की बिक्री के लिए काफी मददगार साबित होगा.

## **सूचकांक ऐसे करेगा काम**

किसानों की जमीन की कीमत बताने के लिए सूचकांक में अभी चार मुख्य फैक्टर्स माने गए हैं. इस फैक्टर्स में नजदीकी कस्बे से दूरी, नजदीकी एयरपोर्ट से दूरी, इंटरनेशनल एयरपोर्ट की संभावना को प्रमुखता से शामिल किया गया है. अगर जमीन के पास सिंचाई की सुविधा है तो इसकी कीमत में 15 फीसदी की बढ़त होगी, वहीं जमीन के पास इंटरनेशनल एयरपोर्ट की संभावना होने पर 20 फीसदी तक सुधार होगा. इसी तरह कस्बे से दूर होने पर दूरी के हिसाब से प्रति किलोमीटर 0.5 फीसदी का असर पड़ेगा.



Publication	The Hans India
Edition	Online
Date	03.06.2022

## IIM-A, SFarmsIndia launches agri land price index



BizzBuzz

Custom | 3 June 2022 1:52 AM IST



### HIGHLIGHTS

The index will record and present 'quality controlled' data of prices of agricultural land across India

**Mumbai:** The Indian Institute of Management Ahmedabad (IIMA), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website. The Centre is committed to creating and disseminating new knowledge and insights about various facets of the Indian financial markets and economy.

Speaking of the relevance of the index in the current scenario, Professor Errol D'Souza, Director IIMA said: "With just over 200 million hectares, India houses just 2 per cent of the world's cropped land; but feeds over 15 per cent of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities." Currently ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer superior representation of the national context. Second, it will offer a more granular index at regional levels.



Publication	Divya Bhaskar
Edition	Online
Date	02.06.2022



## નવી શરૂઆત: એસફાર્મ્સઈન્ડિયા સાથે મળી IIM અમદાવાદે ખેતીની જમીનના ભાવ માટે ભારતનો પહેલો એગ્રી લેન્ડ પ્રાઇસ ઇન્ડેક્સ શરૂ કર્યો

અમદાવાદ 18 કલાક પહેલાં



વીડિયો



એગ્રી લેન્ડ પ્રાઇસ ઇન્ડેક્સ લોન્ચ કરતાં એસફાર્મ્સઈન્ડિયાના સીઈઓ કામેશ મુખારાજુ (ડાબે) અને IIM-Aના રિયલ એસ્ટેટ ફાઇનાન્સના સહયોગી પ્રોફેસર પ્રણાત દાસ.

- ઇન્ડેક્સ ખેતીની જમીનના ભાવનો 'ક્વોલિટી કંટ્રોલ' ડેટા રેકૉર્ડ કરશે

ઇન્ડિયન ઇન્સ્ટિટ્યૂટ ઓફ મેનેજમેન્ટ અમદાવાદે (IIM-A), ભારતના પ્રથમ કૃષિ જમીન માર્કેટ એસફાર્મ્સઈન્ડિયા સાથે મળીને એગ્રી લેન્ડ પ્રાઇસ ઇન્ડેક્સ (ઇસાલ્પી) લોન્ચ કર્યો છે. કૃષિ જમીનના ભાવ બતાવતો આ ભારતનો સૌપ્રથમ ઇન્ડેક્સ છે જે સમગ્ર દેશમાં ખેતીની જમીનના ભાવનો 'ગુણવત્તા નિયંત્રિત' ડેટા રેકૉર્ડ કરશે અને રજૂ કરશે. આ ઇન્ડેક્સ ખાસ કરીને ગ્રામીણ અને અર્ધ-શહેરી વિસ્તારોમાં બેન્ચમાર્કિંગ જમીનના ભાવની દ્રષ્ટિએ મહત્વપૂર્ણ છે. આવા કિસ્સામાં, આ ઇન્ડેક્સ એક વિશ્વસનીય સ્રોત બની રહેશે અને ખેતીની જમીનના રિયલ એસ્ટેટમાં સંભવિત રૂપાંતરણનો સંકેત આપશે. IIM-Aમાં મિશ્રા ફાઇનાન્શિયલ માર્કેટ એન્ડ ઈકોનોમી સેન્ટરના નેજા હેઠળ આ ઇન્ડેક્સ શરૂ કરવામાં આવી રહ્યો છે.

### **ભારતમાં વિશ્વની ખેતીવાળી જમીનનો માત્ર 2% હિસ્સો**

IIM-Aના ડિરેક્ટર એરોલ ડીસોઝાએ જણાવ્યું કે, માત્ર 20 કરોડ હેક્ટરથી વધુ જમીન સાથે, ભારતમાં વિશ્વની ખેતીવાળી જમીનનો માત્ર 2% હિસ્સો છે; પરંતુ વિશ્વની 15%થી વધુ વસ્તીને આ જમીન જ ખોરાક આપે છે. તાજેતરમાં, અમે કૃષિ જમીન અને સંલગ્ન વ્યવસાયોમાં ઉદ્યોગસાહસિક રુચિમાં ઉછાળો જોયો છે. અમે માનીએ છીએ કે ભારત માટે આ પ્રકારનો ઇન્ડેક્સ શરૂ કરવાનો આ યોગ્ય સમય છે. ઇસાલ્પી સાથે, અમે તમામ હિતધારકો માટે રાષ્ટ્રીય તેમજ પ્રાદેશિક સ્તરે માહિતગાર નિર્ણયો લેવા અને કૃષિ વ્યવસાય પ્રવૃત્તિઓને સમર્થન આપવા માટે સક્ષમ થવા માટે વધુ સારા ડેટા સોર્સ બનાવવાની આશા રાખીએ છીએ.

### **ઇન્ફ્રાસ્ટ્રક્ચર ડેવલપમેન્ટમાં મદદરૂપ થશે**

IIM-Aના જણાવ્યા પ્રમાણે હાલમાં ઇસાલ્પી છ રાજ્યો આંધ્ર પ્રદેશ, કર્ણાટક, મહારાષ્ટ્ર, તમિલનાડુ, તેલંગાણા અને ઉત્તર પ્રદેશના લેન્ડ લિસ્ટિંગ ડેટા પર આધારિત છે. ભારતના અન્ય રાજ્યોમાંથી વધુ ડેટા મળવાની સાથે, ઇન્ડેક્સ બે રીતે વધુ મૂલ્યવાન બની શકે છે. પ્રથમ, તે રાષ્ટ્રીય સંદર્ભનું શ્રેષ્ઠ પ્રતિનિધિત્વ પ્રદાન કરશે. બીજું, તે પ્રાદેશિક સ્તરે વધુ સૂક્ષ્મ ઇન્ડેક્સ ઓફર કરશે. વધુમાં, આ ઇન્ડેક્સ નીતિ નિર્માતાઓ, સ્થાનિક સરકારો, પર્યાવરણવાદીઓ, રોકાણકારો, રિયલ એસ્ટેટ ડેવલપર્સ અને ફાઇનાન્સર્સ સહિત સમગ્ર સ્પેક્ટ્રમના હિતધારકોને ઘણો ફાયદો કરી શકે છે. દાખલા તરીકે, હાઈવે વિસ્તરણ માટે જમીન ગુમાવનારા લોકોને વળતર આપવા માટે સ્થાનિક સરકારો દ્વારા ઇન્ડેક્સનો ઉપયોગ કરી શકાય છે.

### **રોકાણ સહિત નીતિ વિષયક બાબતોમાં ઉપયોગી થશે**

પ્રોજેક્ટ લીડર અને IIM-Aના રિયલ એસ્ટેટ ફાઇનાન્સના સહયોગી પ્રોફેસર પ્રશાંત દાસે જણાવ્યું કે, રોકાણકારો આ માહિતીનો ઉપયોગ ઐતિહાસિક જોખમ અને ભૂતકાળમાં વળતરનું મૂલ્યાંકન કરવા, ભવિષ્ય માટે તેમની રોકાણની સ્થિતિ નક્કી કરવા આ મેટ્રિક્સની આગાહી કરવા માટે કરી શકે છે. ફંડ મેનેજરો અને નિર્માતાઓ આ માહિતીનો ઉપયોગ તેમના પોતાના પ્રદર્શનને વ્યાપક રીતે બેન્યુમાર્ક કરવા માટે કરી શકે છે. ફાઇનાન્સર અને વીમાદાતાઓ આ માહિતીનો ઉપયોગ ઇન્ડેક્સમાં પ્રતિબિંબિત એસેટ ક્લાસ સંબંધિત કંપનીમાં જોખમનું મૂલ્યાંકન કરવા માટે કરી શકે છે. સંશોધકો આ માહિતીનો ઉપયોગ ચોક્કસ એસેટ ક્લાસમાં કીંમતોની વધ-ઘટ સાથે આર્થિક ઘટનાઓ અને પરિબળો કેવી રીતે સંકળાયેલા છે તેનો અભ્યાસ કરવા માટે કરી શકે છે. નીતિ નિર્માતાઓ તેનો ઉપયોગ તેમની નીતિઓને સુધાર કરવા માટે કરી શકે છે.

### **લેન્ડ પાર્સલ માટે ઇન્ડેક્સ વિકસાવવું એ એક જટિલ કાર્ય**

એસફાર્મ્સઈન્ડિયાના સીઈઓ કામેશ મુખ્પારાજીએ જણાવ્યું હતું કે, એસફાર્મ્સઈન્ડિયા ડેટા વેરહાઉસિંગ અને માઇનિંગ પર મજબૂત ધ્યાન કેન્દ્રિત કરે છે જેનો ઉદ્દેશ્ય અત્યાધુનિક કૃષિ - રિયલ્ટી ડોમેન વિશિષ્ટ એઆઈ ક્ષમતાઓને બજારમાં લાવવાનો છે. એગ્રી-લેન્ડ પ્રાઇસ ઇન્ડેક્સ (ઇસાલ્પી) વિકસાવવા માટે IIM-A સાથે સહયોગ આ સંદર્ભમાં એક મહત્વપૂર્ણ પગલું છે. નાણાંકીય અસ્કયામતોથી વિપરીત, લેન્ડ પાર્સલ માટે ઇન્ડેક્સ વિકસાવવું એ એક જટિલ કાર્ય છે કારણ કે બજાર વ્યાપક પુરવઠા-માગના પરિબળો સહિતના ઘણા પરિબળોને કારણે વિવિધ સૂચિઓમાં દૃશ્યમાન ભાવનો તફાવત છે. ઇસાલ્પીની તૈયારી માટે અપનાવવામાં આવેલી પદ્ધતિ આ અસમાનતાઓને દૂર કરે છે અને ચોકસાઈની ખાતરી કરે છે.



Publication	Navbharat Times
Edition	Online
Date	02.06.2022



## आईआईएम-अहमदाबाद, एसफार्मसइंडिया ने कृषि जमीन मूल्य सूचकांक शुरू किया

नयी दिल्ली, दो जून (भाषा) भारतीय प्रबंधन संस्थान-अहमदाबाद (आईआईएम अहमदाबाद) ने कृषि-भूमि बाजार एस-फार्मसइंडिया के सहयोग से बृहस्पतिवार को एक कृषि भूमि मूल्य सूचकांक पेश किया है, जो देशभर में खेती की जमीन की कीमतों के 'गुणवत्ता नियंत्रित' आंकड़ों को दर्ज करेगा।

आईआईएमए-एस फार्मसइंडिया एग्री लैंड प्राइस इंडेक्स (आईएसएएलपीआई) फिलहाल केवल छह राज्यों - आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश से भूमि सूचीबद्धता के आंकड़े प्रदान करता है।

इस इंडेक्स को आईआईएम-अहमदाबाद के मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी द्वारा 'होस्ट' किया जाएगा।

आईआईएम-अहमदाबाद के एसोसिएट प्रोफेसर (रियल एस्टेट फाइनेंस) प्रशांत दास ने इसकी पेशकश के बाद कहा, "यह एक प्रायोगिक चरण है। फिलहाल, छह राज्यों से आंकड़े हैं। सितंबर तक, हम एक व्यापक कवरेज के साथ आएंगे।"

उन्होंने कहा कि वित्तीय परिसंपत्तियों के विपरीत भूमि के टुकड़ों के लिए सूचकांक विकसित करना एक जटिल कार्य है।

उन्होंने कहा कि आईएसएएलपीआई को तैयार करने के लिए अपनाई गई विधि इन असमानताओं को दूर करती है और सटीकता को सुनिश्चित करती है।

एस फार्मसइंडिया के मुख्य कार्यपालक अधिकारी (सीईओ) कामेश मुप्पाराजू ने कहा कि सूचकांक से नीति निर्माताओं, स्थानीय सरकारों, पर्यावरणविदों, निवेशकों, रियल एस्टेट डेवलपर्स और फाइनेंसरों जैसे अंशधारकों को लाभ होगा।

Publication	Telangana Today
Edition	Online
Date	03.06.2022



## IIMA launches Index to help record data on agri land prices

**Hyderabad:** Premier management institute Indian Institute of Management Ahmedabad (IIMA) and agri-land marketplace SFarmsIndia have launched the IIMA-SFarmsIndia Agri Land Price Index (ISALPI).

The land price index will record and present data on prices of agricultural lands across the country. This index is important in terms of benchmarking land prices in rural and semi-urban areas and serves as a reliable source that will signal potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task. That is because of visible price differences in different listings caused by multiple factors including supply-demand factors.

ISALPI has been put together using the regression-based hedonic pricing method. In this method, a price is usually the dependent variable and other attributes are independent variables. It addresses disparities and ensures accuracy. The Misra Centre for Financial Markets and Economy at IIMA will host this index on its website.

“With just over 200 million hectares, India houses 2% of the world’s cropped land but feeds over 15% of the world’s population. Recently, we have witnessed a surge in entrepreneurial interest in agricultural land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India,” said Prof Errol D’Souza, IIMA Director.

Currently, ISALPI is based on land listing data from Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana and Uttar Pradesh. Data from other States will be added shortly.

The index can benefit policy makers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

“SFarmsIndia has a focus on data warehousing and mining aimed at bringing agri-realty domain-specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is a step in this regard,” said Kamesh Mupparaju, SFarmsIndia CEO.



Publication	The Print
Edition	Online
Date	02.06.2022

## दिप्रिंट

# आईआईएम-अहमदाबाद, एसफार्मसइंडिया ने कृषि जमीन मूल्य सूचकांक शुरू किया

नयी दिल्ली, दो जून (भाषा) भारतीय प्रबंधन संस्थान-अहमदाबाद (आईआईएम अहमदाबाद) ने कृषि-भूमि बाजार एस-फार्मसइंडिया के सहयोग से बृहस्पतिवार को एक कृषि भूमि मूल्य सूचकांक पेश किया है, जो देशभर में खेती की जमीन की कीमतों के 'गुणवत्ता नियंत्रित' आंकड़ों को दर्ज करेगा।

आईआईएमए-एस फार्मसइंडिया एग्री लैंड प्राइस इंडेक्स (आईएसएलपीआई) फिलहाल केवल छह राज्यों – आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश से भूमि सूचीबद्धता के आंकड़े प्रदान करता है।

इस इंडेक्स को आईआईएम-अहमदाबाद के मिश्रा सेंटर फार फाइनांशियल मार्केट्स एंड इकोनामी द्वारा 'हास्ट' किया जाएगा।

आईआईएम-अहमदाबाद के एसोसिएट प्रोफेसर (रियल एस्टेट फाइनेंस) प्रशांत दास ने इसकी पेशकश के बाद कहा, “यह एक प्रायोगिक चरण है। फिलहाल, छह राज्यों से आंकड़े हैं। सितंबर तक, हम एक व्यापक कवरेज के साथ आएंगे।”

उन्होंने कहा कि वित्तीय परिसंपत्तियों के विपरीत भूमि के टुकड़ों के लिए सूचकांक विकसित करना एक जटिल कार्य है।

उन्होंने कहा कि आईएसएलपीआई को तैयार करने के लिए अपनाई गई विधि इन असमानताओं को दूर करती है और सटीकता को सुनिश्चित करती है।

एस फार्मसइंडिया के मुख्य कार्यपालक अधिकारी (सीईओ) कामेश मुप्पाराजू ने कहा कि सूचकांक से नीति निर्माताओं, स्थानीय सरकारों, पर्यावरणविदों, निवेशकों, रियल एस्टेट डेवलपर्स और फाइनेंसर्स जैसे अंशधारकों को लाभ होगा।

भाषा राजेश राजेश अजय

Publication	Patrika
Edition	Online
Date	02.06.2022



## आईआईएम-ए में शुरू हुआ देश का पहला कृषि भूमि मूल्य सूचकांक

IIM Ahmedabad launches India's first ever Agri Land Price Index

अहमदाबाद

Published: June 02, 2022 09:57:57 pm



अहमदाबाद. भारतीय प्रबंध संस्थान अहमदाबाद (आईआईएमए) ने देश के पहले कृषि भूमि मूल्य सूचकांक-इसालपी (आईएसएएलपीआई) को लॉन्च करने की घोषणा की है। यह सूचकांक देश भर में कृषि भूमि की कीमतों के संदर्भ में गुणवत्ता युक्त डाटा प्रस्तुत करेगा। ग्रामीण और अर्ध-शहरी क्षेत्रों में भूमि की कीमतों के बेंचमार्किंग के संदर्भ में यह सूचकांक महत्वपूर्ण साबित होगा। आईआईएम-ए में मिश्रा वित्तीय बाजार एवं अर्थव्यवस्था केंद्र के तहत यह सूचकांक लॉन्च किया गया है। यह सेंटर इस इंडेक्स को अपनी आधिकारिक वेबसाइट पर होस्ट करेगा। आईआईएमए के निदेशक प्रोफेसर एरॉल डिसूजा ने कहा कि 200 मिलियन हेक्टेयर भूमि के साथ भारत में दुनिया की फसली भूमि केवल दो प्रतिशत है। लेकिन भारत दुनिया की 15 प्रतिशत से अधिक आबादी को खाद्यान्न उपलब्ध कराता है। हाल ही में कृषि भूमि और संबद्ध व्यवसायों में उद्यमशीलता में युवाओं की रुचि बढ़ी है। कृषि इंजीनियरिंग से लेकर सटीक खेती तक, खाद्य प्रौद्योगिकी से लेकर आपूर्ति श्रृंखला प्रबंधन और हरित ऊर्जा तक में बढ़ी रुचि को देख ऐसा सूचकांक लॉन्च करने का यह सही समय है। इससे सभी हितधारकों के लिए राष्ट्रीय और क्षेत्रीय स्तरों पर निर्णय लेने में बेहतर डाटा का स्रोत मिल सकेगा। एसफाम्रासइंडिया के सीईओ कामेश मुप्पराजू ने कहा कि कृषि-भूमि मूल्य सूचकांक (इसालपी (आईएसएएलपीआई)) विकसित करने के लिए आईआईएमए के साथ सहयोग एक महत्वपूर्ण कदम है।



Publication	India Education Diary
Edition	Online
Date	02.06.2022



IIMS & MANAGEMENT

## IIM Ahmedabad Launches India's First Ever Agri Land Price Index In Collaboration With SFarmsIndia

By India Education Diary ... — Last updated Jun 2, 2022



Ahmedabad: The Indian Institute of Management Ahmedabad (IIMA), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website. The Centre is committed to creating and disseminating new knowledge and insights about various facets of the Indian financial markets and economy. This index will be hosted as a part of the Centre's website: <https://www.iima.ac.in/web/areas-and-centres/research-centres/misra-centre-for-financial-markets-and-economy/isalpi>



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In addition, this index can greatly benefit stakeholders across the spectrum including policy makers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, Dr Prashant Das, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance . Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (e.g. the Central bank) may use it to modulate their policies."

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Publication	Krishi Jagran
Edition	Online
Date	02.06.2022



## IIMA Launches India's First-Ever Agri Land Price Index in Collaboration with SFarmsIndia

SFarmsIndia has announced the launch of the IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data on the prices of agricultural land across the country.

Binita Kumari Updated 2 June, 2022 4:07 PM IST



IIMA Launches India's First-Ever Agri Land Price Index in Collaboration with SFarmsIndia

The [Indian Institute of Management Ahmedabad \(IIMA\)](#), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal the potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market-wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

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<https://www.iima.ac.in/web/areas-and-centres/research-centres/misra-centre-for-financial-markets-and-economy/isalpi>

Speaking of the relevance of the index in the current scenario, Professor Errol D'Souza, Director of IIMA said: "With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to [precision farming](#), from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to make informed decisions at national as well as regional levels and support the agribusiness activities."



Publication	Krishi Jagran Hindi
Edition	Online
Date	03.06.2022



## खेती योग्य ज़मीन की जाने असल कीमत, IIMA ने लॉन्च किया किसानों के लिए Agri Land Price Index

किसानों को अक्सर अपनी ज़मीन की सही कीमत का अंदाज़ा नहीं होता है या फिर वह कभी कृषि योग्य भूमि लेने जाते हैं तो उनको ठग लिया जाता है. इन्हीं चीज़ों में पारदर्शिता लाने के लिए IIMA ने किसानों के लिए कृषि-भूमि मूल्य सूचकांक लॉन्च किया है.

रुक्मिणी चौरसिया Updated on 3 June, 2022 12:21 PM IST



जैसा की हम सभी जानते हैं कि भारत को कृषि प्रधान देश कहा जाता है, लेकिन आज भी किसान कई ऐसे विवादों में फंस जाते हैं जिससे निज़ात पाने में अधिक समय ख़राब होता है. और ऐसा ही एक विवाद है "खेती योग्य ज़मीन की कीमत" (Cost of Agriculture Land), जिसमें हमारे किसान भाइयों को अधिक दिक्कतों का सामना करना पड़ता है, क्योंकि आज तक कोई ऐसा तरीका नहीं बना था जिससे किसान ज़मीन की सही कीमत का पता कर पाएं.

### कृषि-भूमि मूल्य सूचकांक (ALPI)

इसी संदर्भ में भारत में पहला कृषि-भूमि मूल्य सूचकांक (Agri-land Price Index) लॉन्च किया गया है, जो ग्रामीण और अर्ध-शहरी क्षेत्रों में भूमि की कीमतों को बेंचमार्क करेगा. आपकी जानकारी के लिए बता दें की यह भारतीय प्रबंधन संस्थान, अहमदाबाद (IIMA) में मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी द्वारा विकसित किया गया है. यह किसानों को उनकी ज़मीन की असली कीमत बताने में सहायता करेगा.

आईआईएमए में रियल एस्टेट फाइनेंस के एसोसिएट प्रोफेसर प्रशांत दास और एसफार्म्सइंडिया के कामेश मुपराजू ने कहा कि "सूचकांक नीति निर्माताओं, स्थानीय सरकारों, पर्यावरणविदों, निवेशकों, रियल एस्टेट डेवलपर्स और फाइनेंसरों के लिए उपयोगी होगा". बता दें कि SFarmsIndia खरीदारों और विक्रेताओं को जोड़ने वाले बाज़ार में कृषि-डोमेन विशिष्ट एआई क्षमताओं के उद्देश्य से डेटा वेयरहाउसिंग और खनन का काम करता है.

## सूचकांक कैसे करेगा काम (How Agri Land Price Index Works)

किसानों को ज़मीन की असल कीमत बताने के लिए इस डिवाइस में अभी कुछ फैक्टर्स ही डालें गए हैं। इसमें नजदीक कस्बे की दूरी, नजदीक एयरपोर्ट की दूरी और इंटरनेशनल एयरपोर्ट की दूरी को प्राथमिकता है। यदि भूमि के पास सिंचाई की सुविधा हुई तो इसकी कीमत में 15 फीसद बढ़त होगी। इसके अतिरिक्त इंटरनेशनल एयरपोर्ट की संभावना में इसमें 20 फीसद की बढ़त हो सकती है। वहीं कस्बे से दूरी के हिसाब से ज़मीन पर हर किलोमीटर 0.5 फीसद का प्रभाव पड़ेगा।

दास ने ALPI के लॉन्च इवेंट में कहा कि "लगभग 80 प्रतिशत कृषि-परिवार स्व-नियोजित हैं और उनमें से 70 प्रतिशत फसल उत्पादन में हैं। कृषि भूमि पर जब खेती की जाती है तो अक्सर बहुत कम होती है लेकिन निवेश की वृद्धि कहीं अधिक होती है। और कई कारणों से, अधिक से अधिक कृषि भूमि बेची जा रही है और हम सिर्फ इस क्षेत्र में अधिक पारदर्शिता लाने की कोशिशों में जुटे हैं"

वर्तमान में, इस सूचकांक (ALPI) के पास उपलब्ध डेटा केवल छह राज्यों का है जिसमें उत्तर प्रदेश, महाराष्ट्र, आंध्र प्रदेश, कर्नाटक, तेलंगाना और तमिलनाडु शामिल हैं। दास ने आगे कहा कि "हम जल्द ही अधिक सटीकता लाने में सक्षम होंगे और क्षेत्रीय स्तर पर अधिक बारीक सूचकांक विकसित करेंगे".

आखिर में हम आपको बता दें कि, ALPI को भारतीय प्रबंधन संस्थान, अहमदाबाद (IIM-A) की वेबसाइट पर मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी के हिस्से के रूप में होस्ट किया जाएगा.

<b>Publication</b>	Higher Education Digest
<b>Edition</b>	Online
<b>Date</b>	02.06.2022

## IIM Ahmedabad Launches India's First Ever Agri Land Price Index in Collaboration with SFarmsIndia

June 2, 2022  
Editorial Team



The Indian Institute of Management Ahmedabad (IIMA), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.

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Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, Dr Prashant Das, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance<sup>[1]</sup>. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (e.g. the Central bank) may use it to modulate their policies."

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[1] However, we recommend avoiding using this index for performance appraisal of such managers. See the FAQ section for more details.

Publication	Live Hindustan
Edition	Online
Date	02.06.2022



## IIMA अहमदाबाद ने लॉन्च किया भारत का पहला कृषि भूमि मूल्य सूचकांक

भारतीय प्रबंध संस्थान अहमदाबाद (आईआईएमए) ने भारत के पहले कृषि - भूमि बाज़ार एसफार्मर्सइंडिया के सहयोग से आईआईएमए-एसफार्मर्सइंडिया कृषि भूमि मूल्य सूचकांक अर्थात संक्षिप्त में इसात्पी को लॉन्च किया है।



Driraj Madheshia • संपद हिन्दुस्तान, नई दिल्ली

Thu, 02 Jun 2022 04:36 PM



इस खबर को सुनें



प्रमुख वैश्विक प्रबंध संस्थान, भारतीय प्रबंध संस्थान अहमदाबाद (आईआईएमए) ने भारत के पहले कृषि - भूमि बाज़ार एसफार्मर्सइंडिया के सहयोग से आईआईएमए-एसफार्मर्सइंडिया कृषि भूमि मूल्य सूचकांक अर्थात संक्षिप्त में इसात्पी (आईएसएएलपीआई) को लॉन्च किया है, जो अपनी तरह का पहला भूमि मूल्य सूचकांक है। यह देश भर में कृषि भूमि की कीमतों के 'गुणवत्ता नियंत्रित' डेटा को रिकॉर्ड और प्रस्तुत करेगा। ग्रामीण और अर्ध-शहरी क्षेत्रों में जमीन की कीमतों के बेंचमार्किंग के संदर्भ में यह सूचकांक विशेष रूप से महत्वपूर्ण है। ऐसे मामले में, यह सूचकांक एक विश्वसनीय स्रोत के रूप में काम करेगा जो कृषि भूमि के अचल संपत्ति में संभावित रूपांतरण का संकेत देगा।

वर्तमान परिदृश्य में इस सूचकांक की प्रासंगिकता के बारे में **आईआईएमए** निदेशक प्रोफेसर एरॉल डिसूज ने कहा: "केवल 200 मिलियन हेक्टेयर के साथ, भारत में दुनिया की फसली भूमि का केवल 2% हिस्सा है; लेकिन दुनिया की 15% से अधिक आबादी को इसी भूमि से खाद्यान्न मिलता है। हाल ही में, हमने कृषि भूमि और संबद्ध व्यवसायों में उद्यमशीलता की रुचि में वृद्धि देखी है।

कृषि इंजीनियरिंग से लेकर सटीक खेती तक, खाद्य प्रौद्योगिकी से लेकर आपूर्ति श्रृंखला प्रबंधन और हरित ऊर्जा तक की रुचि में वृद्धि देखी गई है। हमारा मानना है कि भारत के लिए ऐसा सूचकांक लॉन्च करने का यह सही समय है। इसाल्पी (आईएसएएलपीआई) के साथ, हम सभी हितधारकों के लिए राष्ट्रीय और साथ ही क्षेत्रीय स्तरों पर सूचित निर्णय लेने में सक्षम होने और कृषि व्यवसाय गतिविधियों का समर्थन करने के लिए बेहतर डेटा स्रोत बनाने की उम्मीद करते हैं।

वर्तमान में इसाल्पी (आईएसएएलपीआई) छह राज्यों: आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश के भूमि सूचीकरण डेटा पर आधारित है। भारत के अन्य राज्यों से अधिक डेटा आने के साथ, यह सूचकांक दो तरह से अधिक मूल्यवान हो सकता है। पहला, यह राष्ट्रीय संदर्भ के बेहतर प्रतिनिधित्व की पेशकश करेगा। दूसरा, यह क्षेत्रीय स्तरों पर अधिक बारीक सूचकांक पेश करेगा।

इसके अलावा, यह सूचकांक नीति निर्माताओं, स्थानीय सरकारों, पर्यावरणविदों, निवेशकों, रियल एस्टेट डेवलपर्स और फाइनेंसर्स सहित पूरे स्पेक्ट्रम के हितधारकों को बहुत लाभान्वित कर सकता है। उदाहरण के लिए, इस सूचकांक का उपयोग स्थानीय सरकारों द्वारा उन लोगों की क्षतिपूर्ति के लिए किया जा सकता है जो राजमार्ग विस्तार के लिए भूमि खो देते हैं।

इस सूचकांक की उपयोगिता के बारे में विस्तार से बताते हुए, प्रोजेक्ट लीडर और आईआईएमए में रियल एस्टेट फाइनेंस के एसोसिएट प्रोफेसर, डॉ प्रशांत दास ने कहा, "निवेशक इस जानकारी का उपयोग ऐतिहासिक जोखिम का आकलन करने और अतीत में वापसी और भविष्य में उनकी निवेश भूमिका पर निर्णय लेने के लिए इन मेट्रिक्स की भविष्यवाणी करने के लिए कर सकते हैं। निधि प्रबंधक और निर्माता इस जानकारी का उपयोग अपने स्वयं के प्रदर्शन को व्यापक रूप से बेंचमार्क करने के लिए कर सकते हैं।



Publication	Devdiscourse
Edition	Online
Date	02.06.2022



## IIM-A, SFarmsIndia launch agri land price index

IIM Ahmedabad in collaboration with agri-land marketplace SFarmsIndia on Thursday launched an agri land price index that will record quality controlled data of prices of agricultural land across the country. The IIMA-SFarmsIndia Agri Land Price Index ISALPI currently provides the land listing data from only six states -- Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh, it said. The index will be hosted by the Misra Centre for Financial Markets and Economy of IIM-A. This is a pilot phase.



**I**IM Ahmedabad in collaboration with agri-land marketplace SFarmsIndia on Thursday launched an agri land price index that will record 'quality controlled' data of prices of agricultural land across the country.

The IIMA-SFarmsIndia Agri Land Price Index (ISALPI) currently provides the land listing data from only six states -- **Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh**, it said.

The index will be hosted by the **Misra Centre for Financial Markets and Economy** of IIM-A.

"This is a pilot phase. Right now, the data is from six states. By September, we will come up with a comprehensive coverage," IIM-A Associate Professor of Real Estate Finance Prashant Das said after the launch.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors, including the market wide supply-demand factors, he said.

The method adopted for the preparation of **ISALPI** addresses these disparities and ensures accuracy, he added.

SFarmsIndia CEO **Kamesh Mupparaju** said the index will benefit stakeholders such as policy makers, local governments, environmentalists, investors, real estate developers and financiers.

<b>Publication</b>	Daiji World
<b>Edition</b>	Online
<b>Date</b>	02.06.2022



## First of its kind agri-land price index launched

Thu, Jun 02 2022 09:59:42 PM



**New Delhi, Jun 2 (IANS):** A first of its kind agri-land price index that will serve as a reliable source and benchmarking land prices in rural and semi-urban areas was launched here on Thursday.

Developed by the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) along with SFarmsIndia, a private firm dealing in land prices, the IIMA-SFarmsIndia Agri Land Price Index (ISALPI) is claimed to help and signal potential conversion of agriculture land into real estate.

"Unlike financial assets, developing an index for land parcels is a complex task because of the visible price difference in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of this Index addresses these disparities and ensures accuracy. Regression-based hedonic pricing method has been used to come up with this Index," said Prashant Das, project lead and associate professor of Real Estate Finance at IIMA.

The Index will be useful for policy makers, local governments, environmentalists, investors, real estate developers and financiers, Das and SFarmsIndia's Kamesh Mupparaju said. SFarmsIndia is into data warehousing and mining aimed at agri-domain specific AI capabilities to the market connecting prospective buyers and sellers.

Asked if the focus is more on investors and real estate sectors rather than farmers' -- especially the small land holding farmers -- who potentially need to benefit from the Index, Das said: "The farmers can partner with agriculture entrepreneurs. AgTech is a rising sector. With this endeavour, we are trying to show that agriculture is a promising field."

When asked how the Index will be able to deal with the difference between the actual rates of transactions and the circle rates, Das questioned the very need of circle rates but added: "An area will potentially have a larger impact with this Index. We are not saying that Circle rates don't help but it is an evolving process and markets will decide in the long term."

Mupparaju added: "With facilitating this index, we are not selling or buying. If someone wants to buy or sell a piece of land, we are only providing a fair option."

Explaining the reasons for coming up with such an Index, Das told mediapersons at the launch event of the ISALPI here: "Almost 80 per cent of agri-households are self employed and 70 per cent of them are in crop production. The return from the agricultural land when cultivated is often too less (may be 0.5 - 2 per cent) but the capital appreciation is far more (30 per cent). For multiple reasons, more and more agricultural land is being sold and we just wanted to set up a system to bring in more transparency."

Currently, the data available is only from six states -- Uttar Pradesh, Maharashtra, Andhra Pradesh, Karnataka, Telangana and Tamil Nadu - and with data from more states in the pipeline, Das said: "We should be able to bring in more accuracy and a more granular index at regional level."

The ISALPI would be hosted as part of the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) website.



<b>Publication</b>	Down to Earth
<b>Edition</b>	Online
<b>Date</b>	02.06.2022

## डाउन टू अर्थ

पायलट योजना के तहत अभी छह राज्यों को इसमें शामिल किया गया है। इनमें आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश शामिल हैं। सितंबर, 2022 तक इसमें और राज्य शामिल किए जाएंगे।

आईआईएम अहमदाबाद के रियल इस्टेट फाइनेंस के एसोसिएट प्रोफेसर प्रशांत दास ने आईएसएलपीआई को जरूरत को लेकर बताया कि ज्यादातर किसान अपनी कृषि भूमि से जो रिटर्न हासिल कर रहे हैं वह नाकाफी है। मसलन किसानों को खेती में उपज से महज 0.5 से 2 फीसदी का रिटर्न हासिल हो पा रहा है। ऐसे में कृषि भूमि की बिक्री के रास्ते उन्हें अच्छी कीमत हासिल करने में यह सूचकांक काफी मददगार साबित हो सकता है।

दास ने बताया कि देश में 80 फीसदी कृषि परिवार खुद के कामकाज पर निर्भर हैं जबकि 70 फीसदी फसलों का उत्पादन करते हैं। खेती की जमीनों के अच्छे सौदे का भी उनके पास कोई साधन और उम्मीद नहीं है। ऐसे में रीयल इस्टेट की तर्ज पर कृषि भूमि की खरीद-फरोख्त लाभकारी रास्ते पर चल सकती है।

यह सूचकांक डिजिटल डिवाइड झेलने वाले लघु और सीमांत किसानों की मदद किस तरह से कर पाएगा? इस सवाल को लेकर दास ने कहा कि यह उनके सामने एक चुनौती है जो आगे हल की जाएगी।

सूचकांक किस तरह से जमीन की कीमत निर्धारण करेगा। इसके लिए अभी चार प्रमुख फैक्टर्स लिए गए हैं। इनमें सिंचाई, नजदीकी कस्बे से दूरी, नजदीकी एयरपोर्ट से दूरी, इंटरनेशनल एयरपोर्ट की संभावना को प्रमुखता से शामिल किया गया है। सिंचाई की सुविधा के नजदीक होने पर कीमतों में 15 फीसदी और इंटरनेशनल एयरपोर्ट की संभावना होने पर 20 फीसदी कीमतों में सुधार होता है जबकि कस्बे से प्रति किलोमीटर दूर जाने पर 0.5 फीसदी और नजदीकी एयरपोर्ट से प्रति किलोमीटर दूर जाने पर एक फीसदी प्रति किलोमीटर कीमतों में फर्क पड़ता है। यानी कम होती है।

इस सूचकांक में डेटा आधारित मदद एसफार्मस इंडिया के जरिए की जा रही है। डाउन टू अर्थ के सवाल पर कि आखिर इस सूचकांक के लिए किस तरह के आंकड़े जुटाए गए? एस फार्मस इंडिया के मुख्य कार्यकारी अधिकारी मुष्पाराजू सिक्कामेश्वरा राव ने कहा कि इसके लिए पूरे देश में 30 हजार किसानों का आंकड़ा इकट्ठा किया गया था। इसमें से 7 हजार किसानों ने 0.25 से लेकर 50 एकड़ तक की जमीनें बेची हैं। उन्होंने बताया कि ज्यादा जमीनें बिक्री करने वाले बड़े रकबे वाले किसान हैं।

इन 30 हजार किसानों के आंकड़ों के आधार पर किए गए विश्लेषण से शुरू हुई पायलट योजना के तहत कृषि भूमि कीमत सूचकांक में दावा किया गया है कि वह छह राज्यों के कृषि जमीनों की उचित कीमत बताने में सक्षम होगा।

इस सूचकांक में कृषि योग्य भूमि की कीमत निर्धारण करने के लिए सर्कल रेट, रेवन्यू में दर्ज जमीन के प्रकार आदि विषयों का अभी समावेश नहीं किया गया है। दास ने कहा कि सूचकांक के लिए इन बिंदुओं को आगे शामिल किया जाएगा।

दास ने कहा कि हम चाहते हैं कि यह सूचकांक नीति-निर्माताओं को भी आकर्षित करे, ताकि वह किसी कृषि भूमि अधिग्रहण या अन्य कामकाज के लिए कृषि भूमि का उचित और वैज्ञानिक रूप से मुआवजा प्रदान कर सकें। यह सूचकांक बायर्स और सेलर्स के बीच प्राइस मूवमेंट से लेकर वित्तीय समावेश में लाभ पहुंचा सकता है। खासतौर से कृषि जमीन पर प्राप्त होने वाले लोन और बीमा भुगतान को बेहतर तरीके से निपटाने में यह मददगार होगा।

आईआईएमए के निदेशक प्रोफेसर एरॉल डिसूजा ने कहा भारत में दुनिया का सिर्फ 2 फीसदी फसली जमीन का हिस्सा है लेकिन यह दुनिया के 15 फीसदी लोगों का पेट भरती है। हाल ही में हमने कृषि भूमि और संबद्ध व्यवसायों में उद्यमशीलता की रुचि में वृद्धि देखी है। कृषि इंजीनियरिंग और अन्य तरह की उद्यमिता भी बढ़ी है। ऐसे में यह सही समय है कि एक ऐसा सूचकांक हो जो ऐसे लोगों को कृषि योग्य भूमि की कीमतों को लेकर गाइड कर सके।

Publication	Realty & More
Edition	Online
Date	02.06.2022



NEWS

# IIM A launches India's first Agri Land Price Index in collaboration with SFarmsIndia



**June 02, 2022:** The Indian Institute of Management Ahmedabad (IIMA), in collaboration with India's first agri-land marketplace [SFarmsIndia](#) has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. According to a press release, this index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.

The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website.

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Speaking of the relevance of the index in the current scenario, **Professor Errol D'Souza, Director IIMA** said: *"With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities."*



Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, **Dr Prashant Das**, said, *"Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (e.g. the Central bank) may use it to modulate their policies."*



**Kamesh Mupparaju**, the CEO of SFarmsIndia said: *"SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard."*



<b>Publication</b>	Passionate in Marketing
<b>Edition</b>	Online
<b>Date</b>	02.06.2022



## IIM Ahmedabad launches India's first ever Agri Land Price Index in collaboration with SFarmsIndia

By **Passionate in Marketing** · June 2, 2022

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**June 02, 2022:** The Indian Institute of Management Ahmedabad (IIMA), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a

case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website. The Centre is committed to creating and disseminating new knowledge and insights about various facets of the Indian financial markets and economy. This index will be hosted as a part of the Centre's website: <https://www.iima.ac.in/web/areas-and-centres/research-centres/misra-centre-for-financial-markets-and-economy/isalpi>

Speaking of the relevance of the index in the current scenario, **Professor Errol D'Souza, Director IIMA** said: *"With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities."*

Currently ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer superior representation of the national context. Second, it will offer a more granular index at regional levels.

In addition, this index can greatly benefit stakeholders across the spectrum including policy makers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, **Dr Prashant Das**, said, *"Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance<sup>[1]</sup>. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (e.g. the Central bank) may use it to modulate their policies."*

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The Misra Centre for Financial Markets and Economy at IIMA is a Centre of Excellence, conducting research on the Financial Markets and Economy in India. This Centre is expected to provide impetus for focused research and teaching related to financial markets within the overall economic framework.

Publication	APN News
Edition	Online
Date	02.06.2022

## APN NEWS

# IIM Ahmedabad launches India's first ever Agri Land Price Index in collaboration with SFarmsIndia

Published on June 2, 2022

*~ Agri Land Price Index will be hosted by the Misra Centre for Financial Markets and Economy at IIMA ~*

The Indian Institute of Management Ahmedabad (IIMA), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website. The Centre is committed to creating and disseminating new knowledge and insights about various facets of the Indian financial markets and economy.





Speaking of the relevance of the index in the current scenario, Professor Errol D'Souza, Director IIMA said: "With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities."

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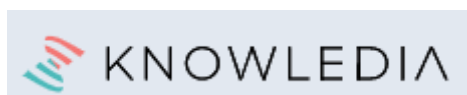
In addition, this index can greatly benefit stakeholders across the spectrum including policy makers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, Dr Prashant Das, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (e.g. the Central bank) may use it to modulate their policies."

**Mr. Kamesh Mupparaju, the CEO of SFarmsIndia said:** "SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard."

The Misra Centre for Financial Markets and Economy at IIMA is a Centre of Excellence, conducting research on the Financial Markets and Economy in India. This Centre is expected to provide impetus for focused research and teaching related to financial markets within the overall economic framework.

<b>Publication</b>	Knowledia
<b>Edition</b>	Online
<b>Date</b>	02.06.2022



## **Top B-school IIM-Ahmedabad and SFarmsIndia launch agri land price index**

The index has been designed to record and present quality controlled data of prices of agricultural land across the country

The premier B-school stated that the ISALPI index has been put together using the regression-based hedonic pricing methods.

Citing data, IIM-A director Errol D'Souza said that with just over 200 million hectares, India houses just two per cent of the world's cropped land; but feeds over 15 per cent of the world's population.

The premier B-school stated that the ISALPI index has been put together using the regression-based hedonic pricing methods.

Citing data, IIM-A director Errol D'Souza said that with just over 200 million hectares, India houses just two per cent of the world's cropped land; but feeds over 15 per cent of the world's population.



"Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to make informed decisions at national as well as regional levels and support the agribusiness activities," D'Souza added.

While currently ISALPI is based on land listing data from six states including Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh, arrival of more data from other states of India is awaited. Going forward, with more data from other states, the index is expected to offer superior representation of the national context as well as offer a more granular index at regional levels.

In addition, the index would benefit stakeholders across the spectrum including policy makers, local governments, environmentalists, investors, real estate developers and financiers. "For instance, the index can be used by local governments to compensate the people who lose land for highway expansion," IIM-A stated.

According to Prashant Das, project lead and associate professor of Real Estate Finance at IIMA, investors could use information in the index to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions.

"Fund managers and producers could use this information to broadly benchmark their own performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (e.g., the central bank) may use it to modulate their policies," Das further stated.



Publication	News Drum
Edition	Online
Date	02.06.2022



Agriculture

## IIM-A, SFarmsIndia launch agri land price index



Representative Image

**NewsDrum Desk** Jun 2, 2022 - 14:49 Updated: Jun 2, 2022 - 16:01

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New Delhi, Jun 2 (PTI) IIM Ahmedabad in collaboration with agri-land marketplace SFarmsIndia on Thursday launched an agri land price index that will record 'quality controlled' data of prices of agricultural land across the country.

The IIMA-SFarmsIndia Agri Land Price Index (ISALPI) currently provides the land listing data from only six states -- Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh, it said.

The index will be hosted by the Misra Centre for Financial Markets and Economy of IIM-A.

"This is a pilot phase. Right now, the data is from six states. By September, we will come up with a comprehensive coverage," IIM-A Associate Professor of Real Estate Finance Prashant Das said after the launch.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors, including the market wide supply-demand factors, he said.

The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy, he added.

SFarmsIndia CEO Kamesh Mupparaju said the index will benefit stakeholders such as policy makers, local governments, environmentalists, investors, real estate developers and financiers.

Publication	Pelikken
Edition	Online
Date	02.06.2022

**PELIKKEN**

## IIM Ahmedabad launches India's first ever Agri Land Price Index in collaboration with SFarmsIndia



~ Agri Land Price Index will be hosted by the Misra Centre for Financial Markets and Economy at IIMA  
~

**June 02, 2022:** The Indian Institute of Management Ahmedabad (IIMA), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website. The Centre is committed to creating and disseminating new knowledge and insights about various facets of the Indian financial markets and economy. This index will be hosted as a part of the Centre's website: <https://www.iima.ac.in/web/areas-and-centres/research-centres/misra-centre-for-financial-markets-and-economy/isalpi>



Speaking of the relevance of the index in the current scenario, **Professor Errol D'Souza, Director IIMA** said: "With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities."

Currently ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer superior representation of the national context. Second, it will offer a more granular index at regional levels.

In addition, this index can greatly benefit stakeholders across the spectrum including policy makers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, **Dr Prashant Das**, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance<sup>[1]</sup>. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (e.g. the Central bank) may use it to modulate their policies."

**Mr. Kamesh Mupparaju**, the CEO of SFarmsIndia said: "SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard."

The Misra Centre for Financial Markets and Economy at IIMA is a Centre of Excellence, conducting research on the Financial Markets and Economy in India. This Centre is expected to provide impetus for focused research and teaching related to financial markets within the overall economic framework.



Publication	MSN
Edition	Online
Date	02.06.2022



हिन्दुस्तान + अनुसरण करें प्रोफाइल देखें

## IIMA अहमदाबाद ने लॉन्च किया भारत का पहला कृषि भूमि मूल्य सूचकांक

लाइव हिन्दुस्तान - बीता हुआ कल 4:36 pm

प्रतिक्रिया दें



प्रमुख वैश्विक प्रबंध संस्थान, भारतीय प्रबंध संस्थान अहमदाबाद (आईआईएमए) ने भारत के पहले कृषि - भूमि बाज़ार एसफार्मसइंडिया के सहयोग से आईआईएमए-एसफार्मसइंडिया कृषि भूमि मूल्य सूचकांक अर्थात संक्षिप्त में इसालपी (आईएसएलपीआई) को लॉन्च किया है, जो अपनी तरह का पहला भूमि मूल्य सूचकांक है। यह देश भर में कृषि भूमि की कीमतों के 'गुणवत्ता नियंत्रित' डेटा को रिकॉर्ड और प्रस्तुत करेगा। ग्रामीण और अर्ध-शहरी क्षेत्रों में जमीन की कीमतों के बेचमार्किंग के संदर्भ में यह सूचकांक विशेष रूप से महत्वपूर्ण है। ऐसे मामले में, यह सूचकांक एक विश्वसनीय स्रोत के रूप में काम करेगा जो कृषि भूमि के अचल संपत्ति में संभावित रूपांतरण का संकेत देगा।



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IIMA अहमदाबाद ने लॉन्च किया भारत का पहला कृषि भूमि मूल्य सूचकांक

वर्तमान परिदृश्य में इस सूचकांक की प्रासंगिकता के बारे में आईआईएमए निदेशक प्रोफेसर एरॉल डिसूज़ ने कहा: "केवल 200 मिलियन हेक्टेयर के साथ, भारत में दुनिया की फसली भूमि का केवल 2% हिस्सा है; लेकिन दुनिया की 15% से अधिक आबादी को इसी भूमि से खाद्यान्न मिलता है। हाल ही में, हमने कृषि भूमि और संबद्ध व्यवसायों में उद्यमशीलता की रुचि में वृद्धि देखी है।

कृषि इंजीनियरिंग से लेकर सटीक खेती तक, खाद्य प्रौद्योगिकी से लेकर आपूर्ति श्रृंखला प्रबंधन और हरित ऊर्जा तक की रुचि में वृद्धि देखी गई है। हमारा मानना है कि भारत के लिए ऐसा सूचकांक लॉन्च करने का यह सही समय है। इसालपी (आईएसएलपीआई) के साथ, हम सभी हितधारकों के लिए राष्ट्रीय और साथ ही क्षेत्रीय स्तरों पर सूचित निर्णय लेने में सक्षम होने और कृषि व्यवसाय गतिविधियों का समर्थन करने के

लिए बेहतर डेटा स्रोत बनाने की उम्मीद करते हैं।

वर्तमान में इसाल्पी (आईएसएलपीआई) छह राज्यों: आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश के भूमि सूचीकरण डेटा पर आधारित है। भारत के अन्य राज्यों से अधिक डेटा आने के साथ, यह सूचकांक दो तरह से अधिक मूल्यवान हो सकता है। पहला, यह राष्ट्रीय संदर्भ के बेहतर प्रतिनिधित्व की पेशकश करेगा। दूसरा, यह क्षेत्रीय स्तरों पर अधिक बारीक सूचकांक पेश करेगा।

इसके अलावा, यह सूचकांक नीति निर्माताओं, स्थानीय सरकारों, पर्यावरणविदों, निवेशकों, रियल एस्टेट डेवलपर्स और फाइनेंसर्स सहित पूरे स्पेक्ट्रम के हितधारकों को बहुत लाभान्वित कर सकता है। उदाहरण के लिए, इस सूचकांक का उपयोग स्थानीय सरकारों द्वारा उन लोगों की क्षतिपूर्ति के लिए किया जा सकता है जो राजमार्ग विस्तार के लिए भूमि खो देते हैं।

इस सूचकांक की उपयोगिता के बारे में विस्तार से बताते हुए, प्रोजेक्ट लीडर और आईआईएमए में रियल एस्टेट फाइनेंस के एसोसिएट प्रोफेसर, डॉ प्रशांत दास ने कहा, “निवेशक इस जानकारी का उपयोग ऐतिहासिक जोखिम का आकलन करने और अतीत में वापसी और भविष्य में उनकी निवेश भूमिका पर निर्णय लेने के लिए इन मेट्रिक्स की भविष्यवाणी करने के लिए कर सकते हैं। निधि प्रबंधक और निर्माता इस जानकारी का उपयोग अपने स्वयं के प्रदर्शन को व्यापक रूप से बेंचमार्क करने के लिए कर सकते हैं।

Publication	IBC 24
Edition	Online
Date	02.06.2022



## आईआईएम-अहमदाबाद, एसफार्मसइंडिया ने कृषि जमीन मूल्य सूचकांक शुरू किया

आईआईएम-अहमदाबाद, एसफार्मसइंडिया ने कृषि जमीन मूल्य सूचकांक शुरू किया

: Bhasha , June 2, 2022 / 07:02 PM IST



नयी दिल्ली, दो जून (भाषा) भारतीय प्रबंधन संस्थान-अहमदाबाद (आईआईएम अहमदाबाद) ने कृषि-भूमि बाजार एस-फार्मसइंडिया के सहयोग से बृहस्पतिवार को एक कृषि भूमि मूल्य सूचकांक पेश किया है, जो देशभर में खेती की जमीन की कीमतों के 'गुणवत्ता नियंत्रित' आंकड़ों को दर्ज करेगा।



Publication	Siasat Daily
Edition	Online
Date	02.06.2022



## Agri land price index launched by IIM-Ahmedabad and SFarmsIndia



In cooperation with agri-land marketplace SFarmsIndia, the Indian Institute of Management Ahmedabad (IIM-A) announced the introduction of the IIMA-SFarmsIndia Agri Land Price Index (ISALPI) on Thursday.

The index was created to collect and display 'quality controlled' data on agricultural land values across the country. The index will be hosted on the official website of the Misra Centre for Financial Markets and Economy at IIMA.

The index, according to IIM-A, will serve as a trustworthy source for evaluating land values in rural and semi-urban regions, as well as signaling possible agricultural land conversion into real estate.

Given the difficulty of creating a land parcel index due to evident price discrepancies in various listings generated by a variety of factors, including market-wide supply-demand considerations, the ISALPI index was created to overcome these differences and ensure accurateness.

The ISALPI index was created using regression-based hedonic pricing methodologies, according to the top business school.

Director of IIMA, Professor Errol D'Souza said, "With little over 200 million hectares, India homes just 2% of the world's cropped land, but feeds over 15% of the world's population."

"We've recently seen a spike in entrepreneurial interest in agriculture and related fields, including anything from agricultural engineering to precision farming, food technology to supply chain management, and green energy. We feel the timing is perfect to create an index like this for India. We intend to create better data sources with ISALPI so that all stakeholders may make informed decisions at the national and regional levels and encourage agribusiness activity," he added.

ISALPI currently uses land listing data from Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. The index might become more beneficial in two ways when more data from other Indian states becomes available.

It will, first and foremost, provide improved depiction of the national context. Second, at the regional level, it will provide a more detailed index.

"SFarmsIndia has a significant focus on data warehousing and mining targeted at offering cutting-edge agri-realty domain specific AI capabilities to the market," said CEO of SFarmsIndia, Mr. Kamesh Mupparaju. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard."



Publication	Business News This Week
Edition	Online
Date	02.06.2022

A leading business news portal

**Business News  
This Week**

## IIM Ahmedabad launches India's first ever Agri Land Price Index in collaboration with SFarmsIndia

June 2, 2022 Neel Achary Education 0



Dr Prashant Das, Associate Professor, IIMA and Mr. Kamesh Mupparaju, the CEO of SFarmsIndia at the press briefing the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI)



June 02, 2022: The Indian Institute of Management Ahmedabad (IIMA), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal the potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market-wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website. The Centre is committed to creating and disseminating new knowledge and insights about various facets of the Indian financial markets and economy. This index will be hosted as a part of the Centre's website: <https://www.iima.ac.in/web/areas-and-centres/research-centres/misra-centre-for-financial-markets-and-economy/isalpi>



Speaking of the relevance of the index in the current scenario, Professor Errol D'Souza, Director IIMA said: "With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to make informed decisions at national as well as regional levels and support the agribusiness activities."

Currently, ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer a superior representation of the national context. Second, it will offer a more granular index at regional levels.

In addition, this index can greatly benefit stakeholders across the spectrum including policymakers, local governments, environmentalists, investors, real estate developers, and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, Dr. Prashant Das, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policymakers (e.g. the Central bank) may use it to modulate their policies."

Mr. Kamesh Mupparaju, the CEO of SFarmsIndia said: "SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain-specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard."

The Misra Centre for Financial Markets and Economy at IIMA is a Centre of Excellence, conducting research on the Financial Markets and Economy in India. This Centre is expected to provide impetus for focused research and teaching related to financial markets within the overall economic framework.

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Publication	Visitor Stats
Edition	Online
Date	02.06.2022

## IIM Ahmedabad launches nation's first Agri Land Value Index

 ivisorstats 16 hours ago



The Indian Institute of Administration Ahmedabad (IIMA) in collaboration with Indian agri-land market SFarmsIndia has introduced the launch of IIMA-SFarmsIndia Agri Land Value Index (ISALPI), a first-of-its-kind land worth index that may report and current 'high quality managed' information of costs of agricultural land throughout the nation.

At the moment, ISALPI is predicated on land itemizing information from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. "With the arrival of extra information from different states of India, the index might be extra precious in two methods. First, it should supply a superior illustration of the nationwide context. Second, it should supply a extra granular index at regional ranges," stated IIMA in an announcement.

As well as, this index can enormously profit stakeholders throughout the spectrum together with policymakers, native governments, environmentalists, traders, actual property builders and financiers. As an illustration, the index can be utilized by native governments to compensate the individuals who lose land for freeway growth, it stated.

"Traders may use this data to evaluate the historic danger and return prior to now and predict these metrics for the longer term to resolve on their funding positions. Fund managers and producers may use this data to broadly benchmark their very own efficiency. Financiers and insurers may use this data to evaluate the chance within the firm associated to the asset class mirrored within the index. Researchers may use this data to review how financial occasions and components are related to worth actions in a selected asset class. Policymakers (e.g. the Central financial institution) could use it to modulate their insurance policies," Dr Prashant Das, undertaking lead and affiliate professor of Actual Property Finance at IIMA stated.

This index, IIMA stated, is especially vital when it comes to benchmarking land costs in rural and semi-urban areas. In such a case, the index will function a dependable supply that may sign the potential conversion of agricultural land into actual property.

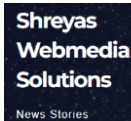
"With simply over 200 million hectares, India homes simply 2% of the world's cropped land; however feeds over 15% of the world's inhabitants. Not too long ago, we now have witnessed a surge in entrepreneurial curiosity in Agri land and allied professions: From agricultural engineering to precision farming, from meals know-how to provide chain administration and inexperienced vitality. We imagine it's the proper time to launch such an index for India. With ISALPI, we hope to construct higher information sources for all stakeholders to have the ability to take knowledgeable choices at nationwide in addition to regional ranges and assist the agribusiness actions," Professor Errol D'Souza, Director IIMA stated.

IIMA stated that, in contrast to monetary belongings, creating an index for land parcels is a posh activity due to seen worth variations in several listings brought on by a slew of things together with the market-wide supply-demand components.

"SFarmsIndia has a robust concentrate on information warehousing and mining geared toward bringing cutting-edge agri-realty domain-specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land worth index (ISALPI) is a crucial step on this regard," Kamesh Mupparaju, the CEO of SFarmsIndia stated.



Publication	Shreyas Webmedia Solutions
Edition	Online
Date	02.06.2022



## IIM Ahmedabad launches India's first ever Agri Land Price Index in collaboration with SFarmsIndia

June 2, 2022 Neel Achary Education 0



Dr Prashant Das, Associate Professor, IIMA and Mr. Kamesh Mupparaju, the CEO of SFarmsIndia at the press briefing the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI)



June 02, 2022: The Indian Institute of Management Ahmedabad (IIMA), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal the potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market-wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website. The Centre is committed to creating and disseminating new knowledge and insights about various facets of the Indian financial markets and economy. This index will be hosted as a part of the Centre's website: <https://www.iima.ac.in/web/areas-and-centres/research-centres/misra-centre-for-financial-markets-and-economy/isalpi>

Speaking of the relevance of the index in the current scenario, Professor Errol D'Souza, Director IIMA said: "With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to make informed decisions at national as well as regional levels and support the agribusiness activities."

Currently, ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer a superior representation of the national context. Second, it will offer a more granular index at regional levels.

In addition, this index can greatly benefit stakeholders across the spectrum including policymakers, local governments, environmentalists, investors, real estate developers, and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, Dr. Prashant Das, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policymakers (e.g. the Central bank) may use it to modulate their policies."

Mr. Kamesh Mupparaju, the CEO of SFarmsIndia said: "SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain-specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard."

The Misra Centre for Financial Markets and Economy at IIMA is a Centre of Excellence, conducting research on the Financial Markets and Economy in India. This Centre is expected to provide impetus for focused research and teaching related to financial markets within the overall economic framework.



<b>Publication</b>	Hyderabad News Networks
<b>Edition</b>	Online
<b>Date</b>	02.06.2022

## Hyderabad News Network

### IIM Ahmedabad launches India's first ever Agri Land Price Index in collaboration with SFarmsIndia

#### **IIM Ahmedabad launches India's first ever Agri Land Price Index in collaboration with SFarmsIndia**

*~ Agri Land Price Index will be hosted by the Misra Centre for Financial Markets and Economy at IIMA ~*

**June 02, 2022:** The Indian Institute of Management Ahmedabad (IIMA), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.



Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website. The Centre is committed to creating and disseminating new knowledge and insights about various facets of the Indian financial markets and economy. This index will be hosted as a part of the Centre's website: <https://www.iima.ac.in/web/areas-and-centres/research-centres/misra-centre-for-financial-markets-and-economy/isalpi>



Speaking of the relevance of the index in the current scenario, **Professor Errol D'Souza, Director IIMA** said: *"With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities."*

Currently ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer superior representation of the national context. Second, it will offer a more granular index at regional levels.

In addition, this index can greatly benefit stakeholders across the spectrum including policy makers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, **Dr Prashant Das**, said, *"Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance<sup>[1]</sup>. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (e.g. the Central bank) may use it to modulate their policies."*

**Mr. Kamesh Mupparaju**, the CEO of SFarmsIndia said: *"SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard."*

The Misra Centre for Financial Markets and Economy at IIMA is a Centre of Excellence, conducting research on the Financial Markets and Economy in India. This Centre is expected to provide impetus for focused research and teaching related to financial markets within the overall economic framework.

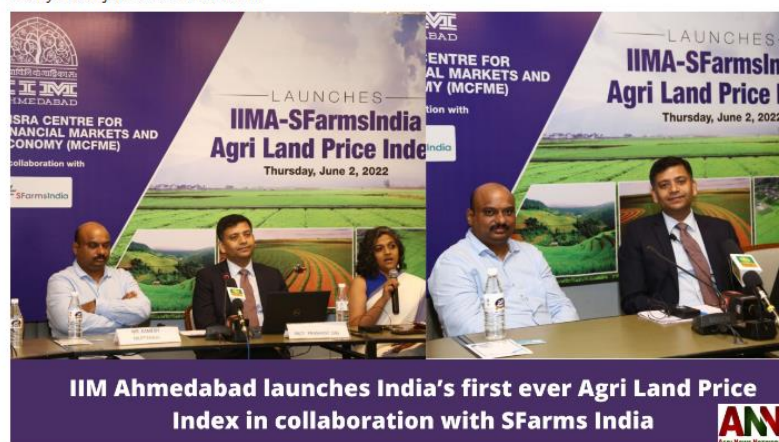
<b>Publication</b>	Agri News Networks
<b>Edition</b>	Online
<b>Date</b>	03.06.2022



## IIM Ahmedabad launches India's first ever Agri Land Price Index in collaboration with SFarms India

ANN, New Bureau

Friday 3rd of June 2022 12:08:16 PM



**Indian Institute of Management Ahmedabad (IIMA)**, a premier global management institute, in collaboration with India's first agri-land marketplace **SFarmsIndia** has announced the launch of **IIMA-SFarmsIndia Agri Land Price Index (ISALPI)**, a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website. The Centre is committed to creating and disseminating new knowledge and insights about various facets of the Indian financial markets and economy. This index will be hosted as a part of the Centre's website:

<https://www.iima.ac.in/web/areas-and-centres/research-centres/misra-centre-for-financial-markets-and-economy/isalpi> Speaking of the relevance of the index in the current scenario, Professor Errol D'Souza, Director IIMA said: "With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities." Currently ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer superior representation of the national context. Second, it will offer a more granular index at regional levels. In addition, this index can greatly benefit stakeholders across the spectrum including policy makers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, Dr Prashant Das, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance <sup>1</sup> . Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (e.g. the Central bank) may use it to modulate their policies."

Mr. Kamesh Mupparaju, the CEO of SFarmsIndia said: "SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard." The Misra Centre for Financial Markets and Economy at IIMA is a Centre of Excellence, conducting research on the Financial Markets and Economy in India. This Centre is expected to provide impetus for focused research and teaching related to financial markets within the overall economic framework.



<b>Publication</b>	World News Era
<b>Edition</b>	Online
<b>Date</b>	03.06.2022



Finance

## IIM-Ahmedabad launches agri land price index

by Madeleine Bruder · 1 day ago

2 minutes read



Agriculture land in Karnataka is the most expensive followed by Telangana, according to a new Agri Land Price Index (ALPI) launched for six states, including the two launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

The index, a prelude to a nationwide gauge to monitor farm land prices, was developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, benchmarking land prices for rural and semi-urban areas.

The index is aimed at removing uncertainty in the agricultural land valuation.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would record and monitor the data of prices of agricultural land in India. The index would act as a reliable source in terms of benchmarking land prices and help in potential conversion of agricultural land into real estate or for industrial use.

According to Prasant Das of IIM-A, the index would help the government in adopting more scientific measures for providing compensation for land acquisition besides helping financial institutions in underwriting of loan and insurance contracts. It would also ensure visibility in movement of agricultural land prices across the country.

As per the index, 34 districts in the six states are considered 'most expensive' while land prices in 32 districts are referred to as 'median' and prices in the rest of the 41 districts are 'least expensive'.

According to the samples collected for developing ALPI, average agricultural land prices in Karnataka, Telangana and Andhra Pradesh, are reported at Rs 0.93 crore, Rs 0.81 crore and Rs 0.77 crore per acre, respectively, while prices in Uttar Pradesh, Maharashtra and Tamil Nadu are Rs 0.58 crore, Rs 0.49 crore and Rs 0.47 crore, respectively.

ALPI based on samples from at least 18 states will be developed in the next one year. This agricultural index is expected to offer better representation of the national context as well as offer a more granular index at regional levels.

"There is a surge in entrepreneurial interest in agricultural land and allied professions, this index will help in project planning," Das said. He also said that investors could use information in the index to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions.

Some of the factors identified for determining the agricultural land price include irrigation facilities, distance to nearest town or airport and proximity to international airport.

The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official website.

The country has around 200 million hectares of agricultural land and land acquisition for industrial use has become quite contentious because of lack of information of land prices in rural areas.

<b>Publication</b>	Can India
<b>Edition</b>	Online
<b>Date</b>	02.06.2022



## First of its kind agri-land price index launched

2 days ago



A first of its kind agri-land price index that will serve as a reliable source and benchmarking land prices in rural and semi-urban areas was launched here on Thursday.

Developed by the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) along with SFarmsIndia, a private firm dealing in land prices, the IIMA-SFarmsIndia Agri Land Price Index (ISALPI) is claimed to help and signal

potential conversion of agriculture land into real estate.

"Unlike financial assets, developing an index for land parcels is a complex task because of the visible price difference in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of this Index addresses these disparities and ensures accuracy. Regression-based hedonic pricing method has been used to come up with this Index," said Prashant Das, project lead and associate professor of Real Estate Finance at IIMA.

The Index will be useful for policy makers, local governments, environmentalists, investors, real estate developers and financiers, Das and SFarmsIndia's Kamesh Mupparaju said. SFarmsIndia is into data warehousing and mining aimed at agri-domain specific AI capabilities to the market connecting prospective buyers and sellers.

Asked if the focus is more on investors and real estate sectors rather than farmers' — especially the small land holding farmers — who potentially need to benefit from the Index, Das said: "The farmers can partner with agriculture entrepreneurs. AgTech is a rising sector. With this endeavour, we are trying to show that agriculture is a promising field."

When asked how the Index will be able to deal with the difference between the actual rates of transactions and the circle rates, Das questioned the very need of circle rates but added: "An area will potentially have a larger impact with this Index. We are not saying that Circle rates don't help but it is an evolving process and markets will decide in the long term."

Mupparaju added: "With facilitating this index, we are not selling or buying. If someone wants to buy or sell a piece of land, we are only providing a fair option."

Explaining the reasons for coming up with such an Index, Das told mediapersons at the launch event of the ISALPI here: "Almost 80 per cent of agri-households are self employed and 70 per cent of them are in crop production. The return from the agricultural land when cultivated is often too less (may be 0.5 – 2 per cent) but the capital appreciation is far more (30 per cent). For multiple reasons, more and more agricultural land is being sold and we just wanted to set up a system to bring in more transparency."

Currently, the data available is only from six states — Uttar Pradesh, Maharashtra, Andhra Pradesh, Karnataka, Telangana and Tamil Nadu – and with data from more states in the pipeline, Das said: "We should be able to bring in more accuracy and a more granular index at regional level."

The ISALPI would be hosted as part of the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) website.



Publication	On Manorama
Edition	Online
Date	03.06.2022



## Agri-land price index launched, a first of its kind in India

IANIS

Published: June 03, 2022 10:24 AM IST



Representative image. Photo: IANS



Topic | Lifestyle News

New Delhi: A first of its kind agri-land price index that will serve as a reliable source and benchmarking land prices in rural and semi-urban areas was launched here on Thursday.

Developed by the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) along with SFarmsIndia, a private firm dealing in land prices, the IIMA-SFarmsIndia Agri Land Price Index (ISALPI) is claimed to help and signal potential conversion of agriculture land into real estate.

"Unlike financial assets, developing an index for land parcels is a complex task because of the visible price difference in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of this Index addresses these disparities and ensures accuracy. Regression-based hedonic pricing method has been used to come up with this Index," said Prashant Das, project lead and associate professor of Real Estate Finance at IIMA.

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The ISALPI would be hosted as part of the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) website.

<b>Publication</b>	Vibes of India
<b>Edition</b>	Online
<b>Date</b>	02.06.2022



## IIM Ahmedabad And SFarmsIndia Launch First Ever Agri-Land Price Index

Team Vol | Updated: June 2, 2022 9:40 pm

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In collaboration with India's first agri-land marketplace SFarmsIndia, IIMA, a premier global management institute, has launched the IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' information of agricultural land prices across the country on Thursday, June 02, 2022.

The index is especially valuable for comparing land values in rural and semi-urban areas. In this situation, the index will serve as a trustworthy indicator of the an agricultural land's potential to turn into a real estate area.

SFarmsIndia is a portal that links potential buyers and sellers of agricultural land in India. It is among India's few platforms dedicated solely to agricultural land listings. The portal now has over 7000 land listings and over 25,000 registered buyers and sellers. SFarmsIndia has been successful in removing intermediaries, increasing price transparency, and broadening the range of opportunities available to rural vendors.

Speaking about the relevance of the index in the current scenario, Errol D'Souza, Director of IIM-A said: "With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India."



She explained the goal of the index, and said, "With ISALPI, we hope to build better data sources for all stakeholders. It is for their better decision making at national and regional levels to support the agribusiness activities."

Currently, ISALPI is using land listing data from Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. The index could become more beneficial in two ways when more data from other Indian states becomes available. It will, first and foremost, provide a better portrayal of the national context. Secondly, it will give a more granular index at the regional level.

Furthermore, legislators, local governments, environmentalists, investors, real estate developers, and financiers could profit significantly from this index. Local governments, for example, can use the index to compensate persons who lose land due to highway expansion.

Further, elaborating the index utility, project lead and associate professor of Real Estate Finance at IIMA, Prashant Das, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policymakers (e.g. the Central bank) may use it to modulate their policies."

Kamesh Mupparaju, the CEO of SFarmsIndia said, "SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain-specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISAPI) is an important step in this regard."

Publication	News Track
Edition	Online
Date	03.06.2022



## IIM- Ahmedabad launches index on farm land prices in India

By P C Thomas Jun 03 2022 07:37 AM Business



IIM Ahmedabad and SFarmsIndia, an agro-land marketplace on Thursday unveiled an agri land price index that will record 'quality controlled' data of agricultural land prices across the country. According to the IIMA-SFarmsIndia Agri Land Price Index (ISALPI), land listing data is currently available for only six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh.

The index is being launched under Misra Centre for Financial Markets and Economy at IIM-A. "This is a trial period. Currently, the data comes from six states. By September, we'll have a thorough plan in place" Prashant Das, an associate professor of real estate finance at IIM-A, spoke after the launch. Developing an index for land parcels, unlike financial assets, is a difficult undertaking due to observable price discrepancies in different listings driven by a host of factors, including market-wide supply-demand considerations, he added.

The methodology adopted for the preparation of ISALPI addresses these disparities and ensures precision, he said, adding that the index will benefit stakeholders like policy makers, local governments, environmentalists, investors, real estate developers and financiers.

Publication	What News
Edition	Online
Date	03.06.2022



## IIM-Ahmedabad launches agri land price index

by whatnews — June 3, 2022 52 No Comments 4 Mins Read



Agriculture land in Karnataka is the most expensive followed by Telangana, according to a new Agri Land Price Index (ALPI) launched for six states, including the two launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

The index, a prelude to a nationwide gauge to monitor farm land prices, was developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, benchmarking land prices for rural and semi-urban areas.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would record and monitor the data of prices of agricultural land in India. The index would act as a reliable source in terms of benchmarking land prices and help in potential conversion of agricultural land into real estate or for industrial use.

According to Prasant Das of IIM-A, the index would help the government in adopting more scientific measures for providing compensation for land acquisition besides helping financial institutions in underwriting of loan and insurance contracts. It would also ensure visibility in movement of agricultural land prices across the country.



As per the index, 34 districts in the six states are considered 'most expensive' while land prices in 32 districts are referred to as 'median' and prices in the rest of the 41 districts are 'least expensive'.

According to the samples collected for developing ALPI, average agricultural land prices in Karnataka, Telangana and Andhra Pradesh, are reported at Rs 0.93 crore, Rs 0.81 crore and Rs 0.77 crore per acre, respectively, while prices in Uttar Pradesh, Maharashtra and Tamil Nadu are Rs 0.58 crore, Rs 0.49 crore and Rs 0.47 crore, respectively.

APLI based on samples from at least 18 states will be developed in the next one year. This agricultural index is expected to offer better representation of the national context as well as offer a more granular index at regional levels.

"There is a surge in entrepreneurial interest in agricultural land and allied professions, this index will help in project planning," Das said. He also said that investors could use information in the index to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions.

Some of the factors identified for determining the agricultural land price include irrigation facilities, distance to nearest town or airport and proximity to international airport.

The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official website.

The country has around 200 million hectares of agricultural land and land acquisition for industrial use has become quite contentious because of lack of information of land prices in rural areas.

Publication	Business Journal
Edition	Online
Date	03.06.2022

## Business -Journal

Business Insight

# In a first, IIM-Ahmedabad brings out agriculture land price index-Business Journal

By BUSINESS JOURNAL - June 3, 2022

29 0



In a unique initiative, IIM-Ahmedabad (IIM-A) has joined hands with an e-marketplace for agricultural land, SFarms India, to develop a farm land price index based on the sales and purchases done on the platform.

The index has been designed to record and present the “quality-controlled” data on prices of agricultural land in the country.

The Misra Centre for Financial Markets and Economy at IIM-A, under which this index is being launched, will host this on its official website and it will be called IIM-Ahmedabad SFarmsIndia Land Price Index (ISALPI).

“The index will track the price movements in the marketplace (SfarmsIndia) and come up with a composite pricing mechanism on a monthly basis, which will be updated twice a year,” Prashant Das, project lead of ISALPI and associate professor of real estate finance at IIM-A, told *Business Standard*.

The index will not have any correlation with circle rates but will use the prices quoted in the online market place as their base value for research.

SFarms India is an agricultural-land discovery platform, having more than 25,000 registered buyers and sellers. The platform has over 7,000 land listings, which are growing at around 15 per cent a month, according to its website.

"SFarms India is just like No-broker.com but only for agricultural land, and we will use the prices quoted there to construct the index," said a source.

According to IIM-A, the index will be a reliable source in benchmarking land prices in rural and semi-urban areas and help in signalling converting agricultural land into real estate.

Given the complexity of developing an index for land parcels due to price differences, the index has been prepared to address the disparities and ensure accuracy. While ISALPI has started on a pilot basis in Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh, more data from other states of India is awaited.

With more data, the index is expected to offer a superior representation of the national context and a more granular index at regional levels. In addition, the index will benefit stakeholders across the spectrum including policymakers, local governments, environmentalists, investors, real estate developers, and financiers.

"The index can be used by local governments to compensate people who lose land for highway expansion," the IIM-A stated.

Vinayak Chatterjee, chairman of the Confederation of Indian Industry Mission on Infrastructure, Trade and Investment, told Business Standard: "This looks like a promising concept because the starting point of any discussion on infrastructure projects is land prices and if someone can tell me with reasonable accuracy what could be the price of land in the area where someone is planning to put up a project as compared to other places, it will be great help."

IIM-A Director Errol D'Souza said: "This is the right time to launch such an index in India. With ISALPI, we hope to build better data sources for all stakeholders." Das said investors could use the information in the index to assess the risks and returns in the past and use these metrics to decide their investment positions.



Publication	Digit Ptrox
Edition	Online
Date	03.06.2022



## Agri land price index launched by IIM-Ahmedabad and SFarmsIndia

• 1 day ago

■ 1 minute read



In cooperation with agri-land market SFarmsIndia, the Indian Institute of Administration Ahmedabad (IIM-A) introduced the introduction of the IIMA-SFarmsIndia Agri Land Value Index (ISALPI) on Thursday.

The index was created to gather and show 'high quality managed' information on agricultural land values throughout the nation. The index shall be hosted on the official web site of the Misra Centre for Monetary Markets and Financial system at IIMA.

The index, in keeping with IIM-A, will function a reliable supply for evaluating land values in rural and semi-urban areas, in addition to signaling potential agricultural land conversion into actual property.

Given the problem of making a land parcel index resulting from evident value discrepancies in numerous listings generated by a wide range of elements, together with market-wide supply-demand concerns, the ISALPI index was created to beat these variations and guarantee accurateness.

The ISALPI index was created utilizing regression-based hedonic pricing methodologies, in keeping with the highest enterprise college.

Publication	Flipboard
Edition	Online
Date	03.06.2022



## IIM Ahmedabad launches country's first Agri Land Price Index



businessstoday.in - Neetu Chandra Sharma • 1d

The Indian Institute of Management Ahmedabad (IIMA) in collaboration with Indian agri-land marketplace SFarmsIndia has announced the launch of ...

[Read more on businessstoday.in](#)



Publication	Hi India
Edition	Online
Date	02.06.2022



## First Of Its Kind Agri-Land Price Index Launched

New Delhi, June 2 (IANS) A first of its kind agri-land price index that will serve as a reliable source and benchmarking land prices in rural and semi-urban areas was launched here on Thursday. Developed by the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) along with SFarmsIndia, a private firm dealing in land prices, the IIMA-SFarmsIndia Agri Land Price Index (ISALPI) is claimed to help and signal potential conversion of agriculture land into real estate. "Unlike financial assets, developing an index for land parcels is a complex task because of the visible price difference in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of this Index addresses these disparities and ensures accuracy. Regression-based hedonic pricing method has been used to come up with this Index," said Prashant Das, project lead and associate professor of Real Estate Finance at IIMA. The Index will be useful for policy makers, local governments, environmentalists, investors, real estate developers and financiers, Das and SFarmsIndia's Kamesh Mupparaju said. SFarmsIndia is into data warehousing and mining aimed at agri-domain specific AI capabilities to the market connecting prospective buyers and sellers. Asked if the focus is more on investors and real estate sectors rather than farmers' — especially the small land holding farmers — who potentially need to benefit from the Index, Das said: "The farmers can partner with agriculture entrepreneurs. AgTech is a rising sector. With this endeavour, we are trying to show that agriculture is a promising field." When asked how the Index will be able to deal with the difference between the actual rates of transactions and the circle rates, Das questioned the very need of circle rates but added: "An area will potentially have a larger impact with this Index. We are not saying that Circle rates don't help but it is an evolving process and markets will decide in the long term." Mupparaju added: "With facilitating this index, we are not selling or buying. If someone wants to buy or sell a piece of land, we are only providing a fair option." Explaining the reasons for coming up with such an Index, Das told mediapersons at the launch event of the ISALPI here: "Almost 80 per cent of agri-households are self employed and 70 per cent of them are in crop production. The return from the agricultural land when cultivated is often too less (may be 0.5 – 2 per cent) but the capital appreciation is far more (30 per cent). For multiple reasons, more and more agricultural land is being sold and we just wanted to set up a system to bring in more transparency." Currently, the data available is only from six states — Uttar Pradesh, Maharashtra, Andhra Pradesh, Karnataka, Telangana and Tamil Nadu — and with data from more states in the pipeline, Das said: "We should be able to bring in more accuracy and a more granular index at regional level." The ISALPI would be hosted as part of the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) website. —IANSniv/pgh

EDUCATION HI INDIA

New Delhi, June 2 (IANS) A first of its kind agri-land price index that will serve as a reliable source and benchmarking land prices in rural and semi-urban areas was launched here on Thursday.

Developed by the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) along with SFarmsIndia, a private firm dealing in land prices, the IIMA-SFarmsIndia Agri Land Price Index (ISALPI) is claimed to help and signal potential conversion of agriculture land into real estate.



"Unlike financial assets, developing an index for land parcels is a complex task because of the visible price difference in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of this Index addresses these disparities and ensures accuracy. Regression-based hedonic pricing method has been used to come up with this Index," said Prashant Das, project lead and associate professor of Real Estate Finance at IIMA.

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Explaining the reasons for coming up with such an Index, Das told mediapersons at the launch event of the ISALPI here: "Almost 80 per cent of agri-households are self employed and 70 per cent of them are in crop production. The return from the agricultural land when cultivated is often too less (may be 0.5 – 2 per cent) but the capital appreciation is far more (30 per cent). For multiple reasons, more and more agricultural land is being sold and we just wanted to set up a system to bring in more transparency."

Currently, the data available is only from six states — Uttar Pradesh, Maharashtra, Andhra Pradesh, Karnataka, Telangana and Tamil Nadu – and with data from more states in the pipeline, Das said: "We should be able to bring in more accuracy and a more granular index at regional level."

The ISALPI would be hosted as part of the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) website.

<b>Publication</b>	English Times UK
<b>Edition</b>	Online
<b>Date</b>	02.06.2022

## English Times

# IIM-Ahmedabad launches price index for agricultural land

June 2, 2022 by E T

Agricultural land in Karnataka is the most expensive, followed by Telangana according to a new Agri Land Price Index (ALPI) launched for six states, including the two launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

The index, a prelude to a nationwide meter to monitor agricultural land prices, was developed for 107 districts in Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh that benchmark land prices for rural and semi-urban areas.

The index aims to remove uncertainty in agricultural land valuation.

IIM-A, in collaboration with the digital farmland market SFarmsIndia, would record and monitor data on agricultural land prices in India. The index will serve as a reliable source in terms of benchmarking land prices and help with the potential conversion of agricultural land to real estate or for industrial use.

According to Prasant Das of IIM-A, the index would help the government adopt more scientific measures to provide compensation for land acquisition in addition to helping financial institutions sign loan and insurance contracts. It will also ensure visibility in the movement of agricultural land prices across the country.

According to the index, 34 districts in the six states are considered 'most expensive', while land prices in 32 districts are referred to as 'median' and prices in the rest of the 41 districts are 'the cheapest'.

According to samples collected for the development of ALPI, average agricultural land prices in Karnataka, Telangana and Andhra Pradesh are reported at 0.93 crore Rs, 0.81 crore Rs and 0.77 crore Rs per acre, respectively, while prices in Uttar Pradesh, Maharashtra and Tamil Nadu are 0.58 crore Rs, 0.49 crore Rs and 0.47 crore Rs, respectively.

APLs based on samples from at least 18 states will be developed over the next year. This agricultural index is expected to provide a better representation of the national context as well as offer a more granular index at the regional level.

“There is an increase in entrepreneurial interest in agricultural land and related industries, this index will help with project planning,” Das said. He also said that investors could use information in the index to assess the historical risk and return in the past and predict these measurements for the future to decide their investment positions.

Some of the factors identified to determine the price of agricultural land include irrigation facilities, distance to nearest city or airport and proximity to international airport.

The Misra Center for Financial Markets and Economy at IIM-A will host the index on its official website.

The country has about 200 million hectares of agricultural land, and land acquisition for industrial use has become quite controversial due to lack of information on land prices in rural areas.

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<b>Publication</b>	Top News India
<b>Edition</b>	Online
<b>Date</b>	03.06.2022



## IIM-Ahmedabad launches agri land price index

financialexpress.com • June 3, 2022

8



Agriculture land in Karnataka is the most expensive followed by Telangana, according to a new Agri Land Price Index (ALPI) launched for six states, including the two launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

The index, a prelude to a nationwide gauge to monitor farm land prices, was developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, benchmarking land prices for rural and semi-urban areas.

The index is aimed at removing uncertainty in the agricultural land valuation.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would record and monitor the data of prices of agricultural land in India. The index would act as a reliable source in terms of benchmarking land prices and help in potential conversion of agricultural land into

real estate or for industrial use.

According to Prasant Das of IIM-A, the index would help the government in adopting more scientific measures for providing compensation for land acquisition besides helping financial institutions in underwriting of loan and insurance contracts. It would also ensure visibility in movement of agricultural land prices across the country.

As per the index, 34 districts in the six states are considered 'most expensive' while land prices in 32 districts are referred to as 'median' and prices in the rest of the 41 districts are 'least expensive'.

According to the samples collected for developing ALPI, average agricultural land prices in Karnataka, Telangana and Andhra Pradesh, are reported at Rs 0.93 crore, Rs 0.81 crore and Rs 0.77 crore per acre, respectively, while prices in Uttar Pradesh, Maharashtra and Tamil Nadu are Rs 0.58 crore, Rs 0.49 crore and Rs 0.47 crore, respectively.

APLI based on samples from at least 18 states will be developed in the next one year. This agricultural index is expected to offer better representation of the national context as well as offer a more granular index at regional levels.

"There is a surge in entrepreneurial interest in agricultural land and allied professions, this index will help in project planning," Das said. He also said that investors could use information in the index to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions.

Some of the factors identified for determining the agricultural land price include irrigation facilities, distance to nearest town or airport and proximity to international airport.

The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official website.

The country has around 200 million hectares of agricultural land and land acquisition for industrial use has become quite contentious because of lack of information of land prices in rural areas.

Publication	Business Khabar
Edition	Online
Date	03.06.2022

## BUSINESS KHABAR

FINANCE

# IIM-Ahmedabad launches agri land value index



BY BUSINESS KHABAR — JUNE 3, 2022 NO COMMENTS



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Agriculture land in Karnataka is the most costly adopted by Telangana, in keeping with a brand new Agri Land Price Index (ALPI) launched for six states, together with the 2 launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

The index, a prelude to a nationwide gauge to observe farm land costs, was developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, benchmarking land costs for rural and semi-urban areas.

The index is geared toward eradicating uncertainty within the agricultural land valuation.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would document and monitor the info of costs of agricultural land in India. The index would act as a dependable supply by way of benchmarking land costs and assist in potential conversion of agricultural land into actual property or for industrial use.



According to Prasant Das of IIM-A, the index would assist the federal government in adopting extra scientific measures for offering compensation for land acquisition apart from serving to monetary establishments in underwriting of mortgage and insurance coverage contracts. It would additionally guarantee visibility in motion of agricultural land costs throughout the nation.

As per the index, 34 districts within the six states are thought of 'most expensive' whereas land costs in 32 districts are known as 'median' and costs in the remainder of the 41 districts are 'least expensive'.

According to the samples collected for growing ALPI, common agricultural land costs in Karnataka, Telangana and Andhra Pradesh, are reported at Rs 0.93 crore, Rs 0.81 crore and Rs 0.77 crore per acre, respectively, whereas costs in Uttar Pradesh, Maharashtra and Tamil Nadu are Rs 0.58 crore, Rs 0.49 crore and Rs 0.47 crore, respectively.

APLI based mostly on samples from no less than 18 states will likely be developed within the subsequent one 12 months. This agricultural index is predicted to supply higher illustration of the nationwide context in addition to supply a extra granular index at regional ranges.

"There is a surge in entrepreneurial interest in agricultural land and allied professions, this index will help in project planning," Das stated. He additionally stated that traders might use info within the index to evaluate the historic danger and return up to now and predict these metrics for the long run to resolve on their funding positions.

Some of the elements recognized for figuring out the agricultural land value embody irrigation services, distance to nearest city or airport and proximity to worldwide airport.

The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official web site.

The nation has round 200 million hectares of agricultural land and land acquisition for industrial use has change into fairly contentious due to lack of expertise of land costs in rural areas.

Publication	Window to News
Edition	Online
Date	02.06.2022



## First of its kind agri-land price index launched

Thursday - June 2, 2022 9:18 pm , Category : [SCIENCE & TECHNOLOGY](#)

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New Delhi, June 2 (IANS) A first of its kind agri-land price index that will serve as a reliable source and benchmarking land prices in rural and semi-urban areas was launched here on Thursday.

Developed by the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) along with SFarmsIndia, a private firm dealing in land prices, the IIMA-SFarmsIndia Agri Land Price Index (ISALPI) is claimed to help and signal potential conversion of agriculture land into real estate.

"Unlike financial assets, developing an index for land parcels is a complex task because of the visible price difference in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of this Index addresses these disparities and ensures accuracy. Regression-based hedonic pricing method has been used to come up with this Index," said Prashant Das, project lead and associate professor of Real Estate Finance at IIMA.

The Index will be useful for policy makers, local governments, environmentalists, investors, real estate developers and financiers, Das and SFarmsIndia's Kamesh Mupparaju said. SFarmsIndia is into data warehousing and mining aimed at agri-domain specific AI capabilities to the market connecting prospective buyers and sellers.

Asked if the focus is more on investors and real estate sectors rather than farmers' -- especially the small land holding farmers -- who potentially need to benefit from the Index, Das said: "The farmers can partner with agriculture entrepreneurs. AgTech is a rising sector. With this endeavour, we are trying to show that agriculture is a promising field."

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Mupparaju added: "With facilitating this index, we are not selling or buying. If someone wants to buy or sell a piece of land, we are only providing a fair option."

Explaining the reasons for coming up with such an Index, Das told mediapersons at the launch event of the ISALPI here: "Almost 80 per cent of agri-households are self employed and 70 per cent of them are in crop production. The return from the agricultural land when cultivated is often too less (may be 0.5 - 2 per cent) but the capital appreciation is far more (30 per cent). For multiple reasons, more and more agricultural land is being sold and we just wanted to set up a system to bring in more transparency."

Currently, the data available is only from six states -- Uttar Pradesh, Maharashtra, Andhra Pradesh, Karnataka, Telangana and Tamil Nadu - and with data from more states in the pipeline, Das said: "We should be able to bring in more accuracy and a more granular index at regional level."

The ISALPI would be hosted as part of the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) website.



<b>Publication</b>	New on News
<b>Edition</b>	Online
<b>Date</b>	02.06.2022

**newonnews.**

## In a first, IIM-Ahmedabad brings out agriculture land price index



Agriculture land in Karnataka is the most expensive followed by Telangana, according to a new Agri Land Price Index (ALPI) launched for six states, including the two launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

The index, a prelude to a nationwide gauge to monitor farm land prices, was developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, benchmarking land prices for rural and semi-urban areas.

The index is aimed at removing uncertainty in the agricultural land valuation.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would record and monitor the data of prices of agricultural land in India. The index would act as a reliable source in terms of benchmarking land prices and help in potential conversion of agricultural land into real estate or for industrial use.

According to Prasant Das of IIM-A, the index would help the government in adopting more scientific measures for providing compensation for land acquisition besides helping financial institutions in underwriting of loan and insurance contracts. It would also ensure visibility in movement of agricultural land prices across the country.



As per the index, 34 districts in the six states are considered 'most expensive' while land prices in 32 districts are referred to as 'median' and prices in the rest of the 41 districts are 'least expensive'.

According to the samples collected for developing ALPI, average agricultural land prices in Karnataka, Telangana and Andhra Pradesh, are reported at Rs 0.93 crore, Rs 0.81 crore and Rs 0.77 crore per acre, respectively, while prices in Uttar Pradesh, Maharashtra and Tamil Nadu are Rs 0.58 crore, Rs 0.49 crore and Rs 0.47 crore, respectively.

APLI based on samples from at least 18 states will be developed in the next one year. This agricultural index is expected to offer better representation of the national context as well as offer a more granular index at regional levels.

"There is a surge in entrepreneurial interest in agricultural land and allied professions, this index will help in project planning," Das said. He also said that investors could use information in the index to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions.

Some of the factors identified for determining the agricultural land price include irrigation facilities, distance to nearest town or airport and proximity to international airport.

The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official website.

The country has around 200 million hectares of agricultural land and land acquisition for industrial use has become quite contentious because of lack of information of land prices in rural areas.

Publication	Times Bull
Edition	Online
Date	03.06.2022

**Timesbull**

बिज़नेस

**किसानों को मिली खुशखबरी, नहीं होंगे धोखाधड़ी के शिकार, किसान अब जान पाएंगे जमीन की कीमत**



by Rohit Pal

June 3, 2022 - 10:47 am



**नई दिल्ली:** Agri-Land Price Index: किसानों के लिए अच्छी खबर है। दरअसल ऐसे कई कारण होते हैं जिनकी वजह से न तो किसानों को अपनी खेती योग्य जमीन की सही कीमत का पता चल पाता है और न ही सही कीमत मिल पाती है। अब इस समस्या का हल आ गया है। दरअसल IIM अहमदाबाद ने भारत का पहला कृषि भूमि मूल्य सूचकांक लॉन्च किया जो इस तरह के काम के लिए मदद मिलेगी।

मिली जानकारी के अनुसार, भारतीय कृषि भूमि मूल्य सूचकांक (ISLPI) भारतीय प्रबंध संस्थान (IIM) अहमदाबाद के मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी ने बनाया है। इसकी मदद से किसानों को उनकी जमीन की सही कीमत पता चलेगी। भारतीय कृषि भूमि मूल्य सूचकांक को गुरुवार को लॉन्च किया गया।

जानकारी के मुताबिक, ये सूचकांक ग्रामीण और अर्ध-शहरी क्षेत्रों में जमीन की कीमतों का न्यूनतम मानदंड बताएगा। इस सूचकांक के लिए जो डेटा इकट्ठा किया जाएगा उसके लिए जमीन की कीमतों को लेकर काम करने वाली प्राइवेट फर्म एसफार्मस इंडिया करेगी।

**ऐसे काम करेगा ये सूचकांक:**

किसानों की जमीन की कीमत बताने के लिए सूचकांक में अभी चार मुख्य फैक्टर्स शामिल किए गए हैं, जैसे- नजदीकी कस्बे से दूरी, नजदीकी एयरपोर्ट से दूरी, इंटरनेशनल एयरपोर्ट की संभावना आदि को शामिल किया गया है। अगर जमीन के पास सिंचाई की सुविधा है तो इसकी कीमत में 15 फीसदी की बढ़त होगी, वहीं अगर जमीन के पास इंटरनेशनल एयरपोर्ट होने की संभावना दिखती है तो कीमत में 20 फीसदी की बढ़त होगी। इसी तरह कस्बे से दूर होने पर दूरी के हिसाब से प्रति किलोमीटर 0.5 फीसदी का असर पड़ेगा।

**किसानों को नहीं मिलती सही कीमत:**

प्रोजेक्ट लीड और IIM में रियल एस्टेट फाइनेंस के एसोसिएट प्रोफेसर प्रशांत दास ने इस बारे में कहा कि अभी तक किसानों को खेती की जमीन के बदले जो प्रतिफल या लाभ मिलता है वो बहुत कम है। किसानों को खेती से होने वाली उपज के मुकाबले 0.5 से 2 फीसदी का लाभ मिल पा रहा है। ऐसे में इस सूचकांक की वजह से किसानों की खेती योग्य जमीन को बेचने के लिए काफी मिलेगी।

Publication	Street and Row
Edition	Online
Date	02.06.2022

## STREET AND ROW

### IIM-Ahmedabad Launches Agri Land Price Index



By Theelkwoodcorporation — Last updated Jun 2, 2022

ECONOMY



Share



0

Agriculture land in Karnataka is the most expensive followed by Telangana, according to a new Agri Land Price Index (ALPI) launched for six states, including the two launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

The index, a prelude to a nationwide gauge to monitor farm land prices, was developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, benchmarking land prices for rural and semi-urban areas.

The index is aimed at removing uncertainty in the agricultural land valuation.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would record and monitor the data of prices of agricultural land in India. The index would act as a reliable source in terms of benchmarking land prices and help in potential conversion of agricultural land into real estate or for industrial use.

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Some of the factors identified for determining the agricultural land price include irrigation facilities, distance to nearest town or airport and proximity to international airport.

The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official website.

The country has around 200 million hectares of agricultural land and land acquisition for industrial use has become quite contentious because of lack of information of land prices in rural areas.

Publication	News Track Live
Edition	Online
Date	03.06.2022



## किसानों के लिए सरकार का तौफा !! आईआईएम अहमदाबाद बनाएगा कृषि भूमि मूल्य सूचकांक

News Track Jun 03 2022 09:31 AM

आज़ार



IIM अहमदाबाद और SFarmsIndia, ने गुरुवार को एक कृषि भूमि मूल्य सूचकांक का अनावरण किया जो देश भर में कृषि भूमि की कीमतों के 'गुणवत्ता नियंत्रित' डेटा रिकॉर्ड करेगा। IIMA-SFarmsIndia कृषि भूमि मूल्य सूचकांक (ISALPI) के अनुसार, भूमि सूची डेटा वर्तमान में केवल छह राज्यों: आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश के लिए उपलब्ध है।

इंडेक्स को आईआईएम-ए में मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी के तहत लॉन्च किया जा रहा है। "यह एक परीक्षण अवधि है। वर्तमान में, डेटा छह राज्यों से आता है। सितंबर तक, हमारे पास पूरी तरह से योजना होगी" आईआईएम-ए में रियल एस्टेट फाइनेंस के एक सहयोगी प्रोफेसर प्रशांत दास ने लॉन्च के बाद बात की। उन्होंने कहा कि वित्तीय संपत्तियों के विपरीत, भूमि पार्सल के लिए एक सूचकांक विकसित करना, बाजार-व्यापी आपूर्ति-मांग विचारों सहित कई कारकों द्वारा संचालित विभिन्न लिस्टिंग में देखने योग्य मूल्य विसंगतियों के कारण एक कठिन उपक्रम है।

ISALPI की तैयारी के लिए अपनाई गई कार्यप्रणाली इन असमानताओं को दूर करती है और सटीकता सुनिश्चित करती है, उन्होंने कहा कि सूचकांक नीति निर्माताओं, स्थानीय सरकारों, पर्यावरणविदों, निवेशकों, रियल एस्टेट डेवलपर्स और फाइनेंसर्स जैसे हितधारकों को लाभान्वित करेगा।

<b>Publication</b>	Financekin
<b>Edition</b>	Online
<b>Date</b>	02.06.2022

## FINANCEKIN

**BUSINESS**

# IIM-Ahmedabad launches agri land value index



Published 1 day ago on June 2, 2022  
By **Barney Mann**



Agriculture land in Karnataka is the costliest adopted by Telangana, based on a brand new Agri Land Value Index (ALPI) launched for six states, together with the 2 launched by the Indian Institute of Administration, Ahmedabad (IIM-A) on Thursday.

The index, a prelude to a nationwide gauge to observe farm land costs, was developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, benchmarking land costs for rural and semi-urban areas.

The index is geared toward eradicating uncertainty within the agricultural land valuation.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would document and monitor the information of costs of agricultural land in India. The index would act as a dependable supply by way of benchmarking land costs and assist in potential conversion of agricultural land into actual property or for industrial use.

Based on Prasant Das of IIM-A, the index would assist the federal government in adopting extra scientific measures for offering compensation for land acquisition apart from serving to monetary establishments in underwriting of mortgage and insurance coverage contracts. It will additionally guarantee visibility in motion of agricultural land costs throughout the nation.



As per the index, 34 districts within the six states are thought-about 'costliest' whereas land costs in 32 districts are known as 'median' and costs in the remainder of the 41 districts are 'least costly'.

Based on the samples collected for growing ALPI, common agricultural land costs in Karnataka, Telangana and Andhra Pradesh, are reported at Rs 0.93 crore, Rs 0.81 crore and Rs 0.77 crore per acre, respectively, whereas costs in Uttar Pradesh, Maharashtra and Tamil Nadu are Rs 0.58 crore, Rs 0.49 crore and Rs 0.47 crore, respectively.

APLI primarily based on samples from at the least 18 states might be developed within the subsequent one yr. This agricultural index is anticipated to supply higher illustration of the nationwide context in addition to provide a extra granular index at regional ranges.

"There's a surge in entrepreneurial curiosity in agricultural land and allied professions, this index will assist in venture planning," Das mentioned. He additionally mentioned that traders might use info within the index to evaluate the historic danger and return prior to now and predict these metrics for the longer term to resolve on their funding positions.

A number of the elements recognized for figuring out the agricultural land value embrace irrigation services, distance to nearest city or airport and proximity to worldwide airport.

The Misra Centre for Monetary Markets and Financial system at IIM-A will host the index on its official web site.

The nation has round 200 million hectares of agricultural land and land acquisition for industrial use has develop into fairly contentious due to lack of knowledge of land costs in rural areas.

Publication	News Everything
Edition	Online
Date	02.06.2022



## IIM-Ahmedabad launches agri land price index – NewsEverything | Business

by **news** — June 2, 2022 in Business, Economy, IIM Ahmedabad, news/business

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Agriculture land in Karnataka is the most expensive followed by Telangana, according to a new Agri Land Price Index (ALPI) launched for six states, including the two launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

The index, a prelude to a nationwide gauge to monitor farm land prices, was developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, benchmarking land prices for rural and semi-urban areas.

The index is aimed at removing uncertainty in the agricultural land valuation.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would record and monitor the data of prices of agricultural land in India. The index would act as a reliable source in terms of benchmarking land prices and help in potential conversion of agricultural land into real estate or for industrial use.

According to Prasant Das of IIM-A, the index would help the government in adopting more scientific measures for providing compensation for land acquisition besides helping financial institutions in underwriting of loan and insurance contracts. It would also ensure visibility in movement of agricultural land prices across the country.

As per the index, 34 districts in the six states are considered 'most expensive' while land prices in 32 districts are referred to as 'median' and prices in the rest of the 41 districts are 'least expensive'.

According to the samples collected for developing ALPI, average agricultural land prices in Karnataka, Telangana and Andhra Pradesh, are reported at Rs 0.93 crore, Rs 0.81 crore and Rs 0.77 crore per acre, respectively, while prices in Uttar Pradesh, Maharashtra and Tamil Nadu are Rs 0.58 crore, Rs 0.49 crore and Rs 0.47 crore, respectively.

ALPI based on samples from at least 18 states will be developed in the next one year. This agricultural index is expected to offer better representation of the national context as well as offer a more granular index at regional levels.

"There is a surge in entrepreneurial interest in agricultural land and allied professions, this index will help in project planning," Das said. He also said that investors could use information in the index to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions.

Some of the factors identified for determining the agricultural land price include irrigation facilities, distance to nearest town or airport and proximity to international airport.

The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official website.

The country has around 200 million hectares of agricultural land and land acquisition for industrial use has become quite contentious because of lack of information of land prices in rural areas.

<b>Publication</b>	Talati Book
<b>Edition</b>	Online
<b>Date</b>	02.06.2022



## IIM-Ahmedabad launches agri land price index

By talatibook • June 2, 2022 • [Write a Comment](#)



Landbouwgrond in Karnataka is het duurst, gevolgd door Telangana, volgens een nieuwe Agri Land Price Index (ALPI) die is gelanceerd voor zes staten, waaronder de twee die donderdag zijn gelanceerd door het Indian Institute of Management, Ahmedabad (IIM-A).

De index, een opmaat voor een landelijke meter om de prijzen van landbouwgrond te monitoren, werd ontwikkeld voor 107 districten van Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu en Uttar Pradesh, en vergelijkt de grondprijzen voor landelijke en semi-stedelijke gebieden.

De index is gericht op het wegnemen van onzekerheid in de waardering van landbouwgrond.

IIM-A zou in samenwerking met digitale landbouwgrondmarktplaats SFarmsIndia de gegevens van de prijzen van landbouwgrond in India vastleggen en monitoren. De index zou fungeren als een betrouwbare bron in termen van benchmarking van grondprijzen en zou helpen bij de mogelijke omzetting van landbouwgrond in onroerend goed of voor industrieel gebruik.



Volgens Prasant Das van IIM-A zou de index de regering helpen bij het nemen van meer wetenschappelijke maatregelen voor het verstrekken van compensatie voor grondverwerving, naast het helpen van financiële instellingen bij het afsluiten van leningen en verzekeringscontracten. Het zou ook zorgen voor zichtbaarheid van de beweging van landbouwgrondprijzen in het hele land.

Volgens de index worden 34 districten in de zes staten als 'meest duur' beschouwd, terwijl de grondprijzen in 32 districten als 'mediaan' worden aangeduid en de prijzen in de rest van de 41 districten als 'minst duur'.

Volgens de monsters die zijn verzameld voor de ontwikkeling van ALPI, worden de gemiddelde landbouwgrondprijzen in Karnataka, Telangana en Andhra Pradesh gerapporteerd op respectievelijk Rs 0,93 crore, Rs 0,81 crore en Rs 0,77 crore per acre, terwijl de prijzen in Uttar Pradesh, Maharashtra en Tamil Nadu zijn respectievelijk Rs 0,58 crore, Rs 0,49 crore en Rs 0,47 crore.

APLI op basis van monsters uit ten minste 18 staten zal in het komende jaar worden ontwikkeld. Deze landbouwindex zal naar verwachting een betere weergave van de nationale context bieden en een meer gedetailleerde index bieden op regionaal niveau.

"De belangstelling van ondernemers voor landbouwgrond en aanverwante beroepen neemt sterk toe, deze index zal helpen bij de projectplanning," zei Das. Hij zei ook dat beleggers informatie in de index kunnen gebruiken om het historische risico en rendement in het verleden te beoordelen en deze statistieken voor de toekomst te voorspellen om hun beleggingsposities te bepalen.

Enkele van de geïdentificeerde factoren voor het bepalen van de prijs van landbouwgrond zijn irrigatiefaciliteiten, de afstand tot de dichtstbijzijnde stad of luchthaven en de nabijheid van de internationale luchthaven.

Het Misra Centre for Financial Markets and Economy bij IIM-A zal de index hosten op zijn officiële website.

Het land heeft ongeveer 200 miljoen hectare landbouwgrond en grondverwerving voor industrieel gebruik is nogal controversieel geworden vanwege een gebrek aan informatie over grondprijzen in landelijke gebieden.

Publication	GSTV
Edition	Online
Date	02.06.2022



## ખુશખબર! હવે જમીનની અસલી કિંમત જાણી શકશે ખેડૂતો, નહીં બને છેતરપિંડીનો શિકાર



હવે ખેડૂતોને મળશે જમીનના યોગ્ય ભાવ



Agri-Land Price Index: ભારતને કૃષિપ્રધાન દેશ કહેવાય છે. અહીંની લગભગ 70 ટકા વસ્તી ખેતી પર નિર્ભર છે. આ પછી પણ દેશના ખેડૂતો પાસે ખેતીવાયક જમીનની કિંમત જાણવાનો કોઈ રસ્તો નથી. ઘણી વખત ખેડૂતોની જમીન જમીન સંપાદનના કાયદાકીય વિવાદમાં ફસાઈ જાય છે અને કેટલીકવાર તેઓ જમીનના યોગ્ય ભાવ મેળવી શકતા નથી. પરંતુ હવે ખેડૂતોને આ સમસ્યામાંથી મુક્તિ મળી છે. IIM અમદાવાદે ભારતનો પ્રથમ કૃષિ-જમીન પ્રાઇસ ઇન્ડેક્સ લોન્ચ કર્યો છે.



### ખેડૂતોની જમીન યોગ્ય ભાવ જણાવશે

મળતી માહિતી મુજબ, દેશમાં પ્રથમ વખત ઇન્ડિયન ઇન્સ્ટિટ્યૂટ ઓફ મેનેજમેન્ટ (IIM) અમદાવાદના મિશ્રા સેન્ટર ફોર ફાયનાન્સિયલ માર્કેટ્સ એન્ડ ઇકોનોમીએ ભારતીય કૃષિ જમીન કિંમત સૂચકાંક (ISLPI) તૈયાર કર્યો છે. આ ઇન્ડેક્સ ખેડૂતોને તેમની જમીનની વાસ્તવિક કિંમત જણાવશે. આ ઇન્ડેક્સ ગુરુવારે લોન્ચ કરવામાં આવ્યો હતો.

### IIM અને Sforms India એ તૈયાર કર્યો ઇન્ડેક્સ

આ ઇન્ડેક્સ વિશ્વસનીય સ્ત્રોત તરીકે કામ કરશે અને ગ્રામીણ અને અર્ધ-શહેરી વિસ્તારોમાં જમીનના ભાવને માપદંડ આપશે. આ ઇન્ડેક્સમાં ડેટા-આધારિત સપોર્ટ જમીનની કિંમતોમાં કામ કરતી ખાનગી પેઢી, એસ્કાર્મસ ઇન્ડિયા દ્વારા પ્રદાન કરવામાં આવે છે. આ ખેતીની જમીનનું રિયલ એસ્ટેટમાં સંભવિત રૂપાંતર સૂચવે છે.



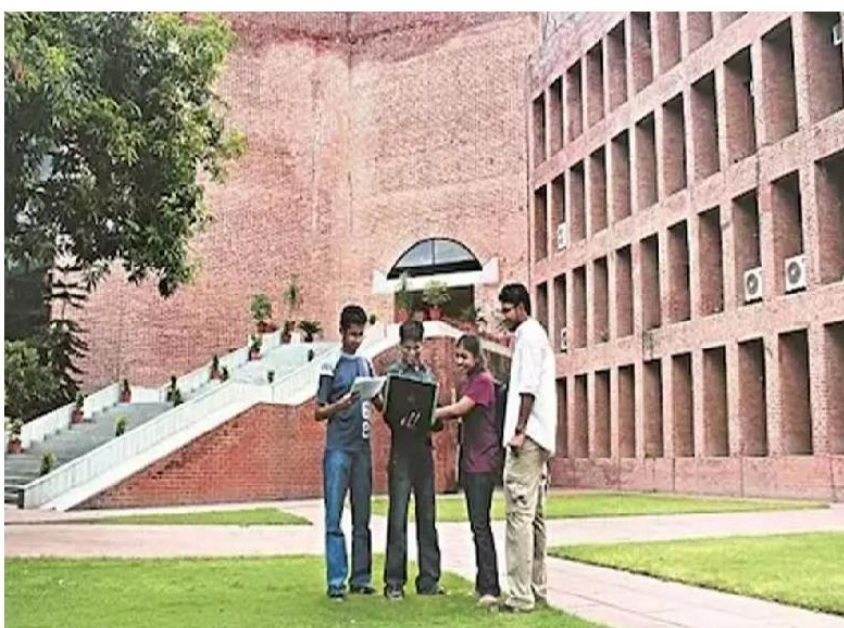
<b>Publication</b>	Bizz Buzz
<b>Edition</b>	Online
<b>Date</b>	03.06.2022



## IIM-A, SFarmsIndia launches agri land price index

*The index will record and present 'quality controlled' data of prices of agricultural land across India*

By Kumud Das | 3 June 2022 1:52 AM IST



**Mumbai:** The Indian Institute of Management Ahmedabad (IIMA), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website. The Centre is committed to creating and disseminating new knowledge and insights about various facets of the Indian financial markets and economy.

Speaking of the relevance of the index in the current scenario, Professor Errol D'Souza, Director IIMA said: "With just over 200 million hectares, India houses just 2 per cent of the world's cropped land; but feeds over 15 per cent of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities." Currently ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer superior representation of the national context. Second, it will offer a more granular index at regional levels.

In addition, this index can greatly benefit stakeholders across the spectrum including policy makers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, Dr Prashant Das, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (the Central bank) may use it to modulate their policies."

Kamesh Mupparaju, the CEO of SFarmsIndia said: "SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard."

The Misra Centre for Financial Markets and Economy at IIMA is a Centre of Excellence, conducting research on the Financial Markets and Economy in India. This Centre is expected to provide impetus for focused research and teaching related to financial markets within the overall economic framework.



Publication	Media Bulletins
Edition	Online
Date	02.06.2022



Education

## IIM Ahmedabad launches India's first ever Agri Land Price Index in collaboration with SFarmsIndia

🕒 June 2, 2022



Dr Prashant Das, Associate Professor, IIMA and Mr. Kamesh Mupparaju, the CEO of SFarmsIndia at the press briefing the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI)

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June 02, 2022: The Indian Institute of Management Ahmedabad (IIMA), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal the potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market-wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website. The Centre is committed to creating and disseminating new knowledge and insights about various facets of the Indian financial markets and economy. This index will be hosted as a part of the Centre's website: <https://www.iima.ac.in/web/areas-and-centres/research-centres/misra-centre-for-financial-markets-and-economy/isalpi>



Speaking of the relevance of the index in the current scenario, Professor Errol D'Souza, Director IIMA said: "With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to make informed decisions at national as well as regional levels and support the agribusiness activities."

Currently, ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer a superior representation of the national context. Second, it will offer a more granular index at regional levels.

In addition, this index can greatly benefit stakeholders across the spectrum including policymakers, local governments, environmentalists, investors, real estate developers, and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, Dr. Prashant Das, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policymakers (e.g. the Central bank) may use it to modulate their policies."

Mr. Kamesh Mupparaju, the CEO of SFarmsIndia said: "SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain-specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard."

The Misra Centre for Financial Markets and Economy at IIMA is a Centre of Excellence, conducting research on the Financial Markets and Economy in India. This Centre is expected to provide impetus for focused research and teaching related to financial markets within the overall economic framework.

Publication	Telugu Stop
Edition	Online
Date	03.06.2022



## First Of Its Kind Agri-land Price Index Launched



News Desk: News Desk Last Updated Time: 2022-06-03 01:01:23 IST

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New **Delhi**, June 2 : A first of its kind agri-land price **Index** that will serve as a reliable source and benchmarking land prices in rural and semi-urban areas was **Launched** here on Thursday.



Developed by the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, **Ahmedabad** (IIM-A) along with SFarmsIndia, a private firm dealing in land prices, the IIMA-SFarmsIndia Agri Land Price **Index** (ISALPI) is claimed to help and signal potential conversion of agriculture land into real estate.

“Unlike financial assets, developing an **Index** for land parcels is a complex task because of the visible price difference in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of this **Index** addresses these disparities and ensures accuracy.

Regression-based hedonic pricing method has been used to come up with this **Index**,” said Prashant Das, project lead and associate professor of Real Estate Finance at IIMA.

The **Index** will be useful for policy makers, local governments, environmentalists, investors, real estate developers and financiers, Das and SFarmsIndia’s Kamesh Mupparaju said.

SFarmsIndia is into data warehousing and mining aimed at agri-domain specific AI capabilities to the market connecting prospective buyers and sellers.

Asked if the focus is more on investors and real estate sectors rather than farmers' — especially the small land holding farmers — who potentially need to benefit from the **Index**, Das said: "The farmers can partner with agriculture entrepreneurs. AgTech is a rising sector. With this endeavour, we are trying to show that agriculture is a promising field."

When asked how the **Index** will be able to deal with the difference between the actual rates of transactions and the circle rates, Das questioned the very need of circle rates but added: "An area will potentially have a larger impact with this Index. We are not saying that Circle rates don't help but it is an evolving process and markets will decide in the long term."

Mupparaju added: "With facilitating this **Index**, we are not selling or buying. If someone wants to buy or sell a piece of land, we are only providing a fair option."

Explaining the reasons for coming up with such an **Index**, Das told mediapersons at the launch event of the ISALPI here: "Almost 80 per cent of agri-households are self employed and 70 per cent of them are in crop production. The return from the agricultural land when cultivated is often too less (may be 0.5 – 2 per cent) but the capital appreciation is far more (30 per cent). For multiple reasons, more and more agricultural land is being sold and we just wanted to set up a system to bring in more transparency."

Currently, the data available is only from six states — **Uttar Pradesh, Maharashtra, Andhra Pradesh, Karnataka, Telangana** and **Tamil Nadu** — and with data from more states in the pipeline, Das said: "We should be able to bring in more accuracy and a more granular **Index** at regional level."

The ISALPI would be hosted as part of the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, **Ahmedabad** (IIM-A) website.



<b>Publication</b>	Ummaid
<b>Edition</b>	Online
<b>Date</b>	02.06.2022



## 'ISALPI': First of its kind agri-land price index launched

A first of its kind agri-land price index that will serve as a reliable source and benchmarking land prices in rural and semi-urban areas was launched Thursday

Thursday June 2, 2022 10:01 PM, IANS

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**New Delhi:** A first of its kind agri-land price index that will serve as a reliable source and benchmarking land prices in rural and semi-urban areas was launched here on Thursday.

Developed by the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) along with SFarmsIndia, a private firm dealing in land prices, the IIMA-SFarmsIndia Agri Land Price Index (ISALPI) is claimed to help and signal potential conversion of agriculture land into real estate.

"Unlike financial assets, developing an index for land parcels is a complex task because of the visible price difference in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of this Index addresses these disparities and ensures accuracy. Regression-based hedonic pricing method has been used to come up with this Index," said Prashant Das, project lead and associate professor of Real Estate Finance at IIMA.

### Useful for these people

The Index will be useful for policy makers, local governments, environmentalists, investors, real estate developers and financiers, Das and SFarmsIndia's Kamesh Mupparaju said. SFarmsIndia is into data warehousing and mining aimed at agri-domain specific AI capabilities to the market connecting prospective buyers and sellers.

Asked if the focus is more on investors and real estate sectors rather than farmers' -- especially the small land holding farmers -- who potentially need to benefit from the Index, Das said:

"The farmers can partner with agriculture entrepreneurs. AgTech is a rising sector. With this endeavour, we are trying to show that agriculture is a promising field."

When asked how the Index will be able to deal with the difference between the actual rates of transactions and the circle rates, Das questioned the very need of circle rates but added:

"An area will potentially have a larger impact with this Index. We are not saying that Circle rates don't help but it is an evolving process and markets will decide in the long term."

Mupparaju added:

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"We should be able to bring in more accuracy and a more granular index at regional level."

The ISALPI would be hosted as part of the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) website.

<b>Publication</b>	MSN
<b>Edition</b>	Online
<b>Date</b>	02.06.2022



The Indian Institute of Management Ahmedabad (IIMA) in collaboration with Indian agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country.



Currently, ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. "With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer a superior representation of the national context. Second, it will offer a more granular index at regional levels," said IIMA in a statement.

In addition, this index can greatly benefit stakeholders across the spectrum including policymakers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be

used by local governments to compensate the people who lose land for highway expansion, it said.

"Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policymakers (e.g. the Central bank) may use it to modulate their policies," Dr Prashant Das, project lead and associate professor of Real Estate Finance at IIMA said.

This index, IIMA said, is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal the potential conversion of agricultural land into real estate.

"With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities," Professor Errol D'Souza, Director IIMA said.

IIMA said that, unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market-wide supply-demand factors.

"SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain-specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard," Kamesh Mupparaju, the CEO of SFarmsIndia said.



<b>Publication</b>	True Scoop
<b>Edition</b>	Online
<b>Date</b>	03.06.2022



## First of its kind agri-land price index launched

A first of its kind agri-land price index that will serve as a reliable source and benchmarking land prices in rural and semi-urban areas was launched here on Thursday.

Author : IANS



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Developed by the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) along with SFarmsIndia, a private firm dealing in land prices, the IIMA-SFarmsIndia Agri Land Price Index (ISALPI) is claimed to help and signal potential conversion of agriculture land into real estate.

"Unlike financial assets, developing an index for land parcels is a complex task because of the visible price difference in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of this Index addresses these disparities and ensures accuracy. Regression-based hedonic pricing method has been used to come up with this Index," said Prashant Das, project lead and associate professor of Real Estate Finance at IIMA.

The Index will be useful for policy makers, local governments, environmentalists, investors, real estate developers and financiers, Das and SFarmsIndia's Kamesh Mupparaju said. SFarmsIndia is into data warehousing and mining aimed at agri-domain specific AI capabilities to the market connecting prospective buyers and sellers.

Asked if the focus is more on investors and real estate sectors rather than farmers' - especially the small land holding farmers -- who potentially need to benefit from the Index, Das said: "The farmers can partner with agriculture entrepreneurs. AgTech is a rising sector. With this endeavour, we are trying to show that agriculture is a promising field."

When asked how the Index will be able to deal with the difference between the actual rates of transactions and the circle rates, Das questioned the very need of circle rates but added: "An area will potentially have a larger impact with this Index. We are not saying that Circle rates don't help but it is an evolving process and markets will decide in the long term."

Mupparaju added: "With facilitating this index, we are not selling or buying. If someone wants to buy or sell a piece of land, we are only providing a fair option."

Explaining the reasons for coming up with such an Index, Das told mediapersons at the launch event of the ISALPI here: "Almost 80 per cent of agri-households are self employed and 70 per cent of them are in crop production. The return from the agricultural land when cultivated is often too less (may be 0.5 - 2 per cent) but the capital appreciation is far more (30 per cent). For multiple reasons, more and more agricultural land is being sold and we just wanted to set up a system to bring in more transparency."

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The ISALPI would be hosted as part of the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) website.

<b>Publication</b>	Inside Headline
<b>Edition</b>	Online
<b>Date</b>	03.06.2022



## IIMA: Indian Institute Of Management Ahmedabad Launches Agri Land Price Index

By Mark Steven — On Jun 3, 2022 — 15 — 0

ECONOMY



The Indian Institute of Management Ahmedabad (IIMA), in collaboration with agri-land marketplace SFarmsIndia has launched IIMA-SFarmsIndia Agri Land Price Index (ISALPI), which will record and present 'quality controlled' data of prices of agricultural land across the country.

This index is important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.

"With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions," said Errol D'Souza, Director IIMA.

"We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities," said D'Souza.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website.

"Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance," said Prashant Das, project lead and associate professor of Real Estate Finance at IIMA.

"Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class," Das added.

Currently ISALPI is based on land listing data from six states – Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other states of India, the index could be more valuable in two ways.

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"SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard," said Kamesh Mupparaju, CEO of SFarmsIndia.



<b>Publication</b>	Social News XYZ
<b>Edition</b>	Online
<b>Date</b>	02.06.2022

## SOCIALNEWS.XYZ

### First of its kind agri-land price index launched



**New Delhi, June 2 (SocialNews.XYZ)** A first of its kind agri-land price index that will serve as a reliable source and benchmarking land prices in rural and semi-urban areas was launched here on Thursday.

Developed by the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) along with SFarmsIndia, a private firm dealing in land prices, the IIMA-SFarmsIndia Agri Land Price Index (ISALPI) is claimed to help and signal potential conversion of agriculture land into real estate.

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The Index will be useful for policy makers, local governments, environmentalists, investors, real estate developers and financiers, Das and SFarmsIndia's Kamesh Mupparaju said. SFarmsIndia is into data warehousing and mining aimed at agri-domain specific AI capabilities to the market connecting prospective buyers and sellers.

Asked if the focus is more on investors and real estate sectors rather than farmers' -- especially the small land holding farmers -- who potentially need to benefit from the Index, Das said: "The farmers can partner with agriculture entrepreneurs. AgTech is a rising sector. With this endeavour, we are trying to show that agriculture is a promising field."

When asked how the Index will be able to deal with the difference between the actual rates of transactions and the circle rates, Das questioned the very need of circle rates but added: "An area will potentially have a larger impact with this Index. We are not saying that Circle rates don't help but it is an evolving process and markets will decide in the long term."

Mupparaju added: "With facilitating this index, we are not selling or buying. If someone wants to buy or sell a piece of land, we are only providing a fair option."

Explaining the reasons for coming up with such an Index, Das told mediapersons at the launch event of the ISALPI here: "Almost 80 per cent of agri-households are self employed and 70 per cent of them are in crop production. The return from the agricultural land when cultivated is often too less (may be 0.5 - 2 per cent) but the capital appreciation is far more (30 per cent). For multiple reasons, more and more agricultural land is being sold and we just wanted to set up a system to bring in more transparency."

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The ISALPI would be hosted as part of the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) website.

Source: IANS

<b>Publication</b>	Web India 123
<b>Edition</b>	Online
<b>Date</b>	03.06.2022



## First of its kind agri-land price index launched

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COMMENT

New Delhi | Friday, 2022 3:15:11 AM IST

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The ISALPI would be hosted as part of the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) website.

Publication	Jio News
Edition	Online
Date	03.06.2022



## IIM-Ahmedabad launches agri land price index

*Karnataka land most expensive in index for 6 states*

Written by [Sandip Das](#)

June 3, 2022 2:45:00 am



The index is aimed at removing uncertainty in the agricultural land valuation.

Agriculture land in Karnataka is the most expensive followed by Telangana, according to a new Agri Land Price Index (ALPI) launched for six states, including the two launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

The index, a prelude to a nationwide gauge to monitor farm land prices, was developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, benchmarking land prices for rural and semi-urban areas.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would record and monitor the data of prices of agricultural land in India. The index would act as a reliable source in terms of benchmarking land prices and help in potential conversion of agricultural land into real estate or for industrial use.



According to Prasant Das of IIM-A, the index would help the government in adopting more scientific measures for providing compensation for land acquisition besides helping financial institutions in underwriting of loan and insurance contracts. It would also ensure visibility in movement of agricultural land prices across the country.

As per the index, 34 districts in the six states are considered 'most expensive' while land prices in 32 districts are referred to as 'median' and prices in the rest of the 41 districts are 'least expensive'.

According to the samples collected for developing ALPI, average agricultural land prices in Karnataka, Telangana and Andhra Pradesh, are reported at Rs 0.93 crore, Rs 0.81 crore and Rs 0.77 crore per acre, respectively, while prices in Uttar Pradesh, Maharashtra and Tamil Nadu are Rs 0.58 crore, Rs 0.49 crore. APLI based on samples from at least 18 states will be developed in the next one year. This agricultural index is expected to offer better representation of the national context as well as offer a more granular index at regional levels.

"There is a surge in entrepreneurial interest in agricultural land and allied professions, this index will help in project planning," Das said. He also said that investors could use information in the index to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions.

Some of the factors identified for determining the agricultural land price include irrigation facilities, distance to nearest town or airport and proximity to international airport.

The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official website.

The country has around 200 million hectares of agricultural land and land acquisition for industrial use has become quite contentious because of lack of information of land prices in rural areas.

<b>Publication</b>	Andhra Vilas
<b>Edition</b>	Online
<b>Date</b>	02.06.2022



## First of its kind agri-land price index launched

New Delhi, June 2 - A first of its kind agri-land price index that will serve as a reliable source and benchmarking land prices in rural and semi-urban areas was launched here on Thursday.

Developed by the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) along with SFarmsIndia, a private firm dealing in land prices, the IIMA-SFarmsIndia Agri Land Price Index (ISALPI) is claimed to help and signal potential conversion of agriculture land into real estate.

"Unlike financial assets, developing an index for land parcels is a complex task because of the visible price difference in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of this Index addresses these disparities and ensures accuracy. Regression-based hedonic pricing method has been used to come up with this Index," said Prashant Das, project lead and associate professor of Real Estate Finance at IIMA.

The Index will be useful for policy makers, local governments, environmentalists, investors, real estate developers and financiers, Das and SFarmsIndia's Kamesh Mupparaju said. SFarmsIndia is into data warehousing and mining aimed at agri-domain specific AI capabilities to the market connecting prospective buyers and sellers.

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Mupparaju added: "With facilitating this index, we are not selling or buying. If someone wants to buy or sell a piece of land, we are only providing a fair option."

Explaining the reasons for coming up with such an Index, Das told mediapersons at the launch event of the ISALPI here: "Almost 80 per cent of agri-households are self employed and 70 per cent of them are in crop production. The return from the agricultural land when cultivated is often too less (may be 0.5 - 2 per cent) but the capital appreciation is far more (30 per cent). For multiple reasons, more and more agricultural land is being sold and we just wanted to set up a system to bring in more transparency."

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The ISALPI would be hosted as part of the Mishra Centre for Financial Markets and Economy at the Indian Institute of Management, Ahmedabad (IIM-A) website.



<b>Publication</b>	Bestinau
<b>Edition</b>	Online
<b>Date</b>	03.06.2022



# IIM Ahmedabad launches country's first Agri Land Price Index

June 3, 2022 by [Bestinau](#)

The Indian Institute of Management Ahmedabad (IIMA) in collaboration with Indian agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country.

Currently, ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. "With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer a superior representation of the national context. Second, it will offer a more granular index at regional levels," said IIMA in a statement.

In addition, this index can greatly benefit stakeholders across the spectrum including policymakers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion, it said.

"Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class.

Policymakers (e.g. the Central bank) may use it to modulate their policies," Dr Prashant Das, project lead and associate professor of Real Estate Finance at IIMA said.

This index, IIMA said, is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal the potential conversion of agricultural land into real estate.

“With just over 200 million hectares, India houses just 2% of the world’s cropped land; but feeds over 15% of the world’s population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities,” Professor Errol D’Souza, Director IIMA said.

IIMA said that, unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market-wide supply-demand factors.

“SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain-specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard,” Kamesh Mupparaju, the CEO of SFarmsIndia said.

<b>Publication</b>	Quick Telecast
<b>Edition</b>	Online
<b>Date</b>	03.06.2022

## Quick Telecast

### In a first, IIM-Ahmedabad brings out agriculture land price index



By Jason Feinberg on June 3, 2022

In a unique initiative, IIM-Ahmedabad (IIM-A) has joined hands with an e-marketplace for agricultural land, SFarms India, to develop a farm land price index based on the sales and purchases done on the platform.

The index has been designed to record and present the “quality-controlled” data on prices of agricultural land in the country.

The Misra Centre for Financial Markets and Economy at IIM-A, under which this index is being launched, will host this on its official website and it will be called IIM-Ahmedabad SFarmsIndia Land Price Index (ISALPI).

“The index will track the price movements in the marketplace (SfarmsIndia) and come up with a composite pricing mechanism on a monthly basis, which will be updated twice a year,” Prashant Das, project lead of ISALPI and associate professor of real estate finance at IIM-A, told *Business Standard*.

The index will not have any correlation with circle rates but will use the prices quoted in the online market place as their base value for research.

SFarms India is an agricultural-land discovery platform, having more than 25,000 registered buyers and sellers. The platform has over 7,000 land listings, which are growing at around 15 per cent a month, according to its website.



"SFarms India is just like No-broker.com but only for agricultural land, and we will use the prices quoted there to construct the index," said a source.

According to IIM-A, the index will be a reliable source in benchmarking land prices in rural and semi-urban areas and help in signalling converting agricultural land into real estate.

Given the complexity of developing an index for land parcels due to price differences, the index has been prepared to address the disparities and ensure accuracy. While ISALPI has started on a pilot basis in Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh, more data from other states of India is awaited.

With more data, the index is expected to offer a superior representation of the national context and a more granular index at regional levels. In addition, the index will benefit stakeholders across the spectrum including policymakers, local governments, environmentalists, investors, real estate developers, and financiers.

"The index can be used by local governments to compensate people who lose land for highway expansion," the IIM-A stated.

Vinayak Chatterjee, chairman of the Confederation of Indian Industry Mission on Infrastructure, Trade and Investment, told Business Standard: "This looks like a promising concept because the starting point of any discussion on infrastructure projects is land prices and if someone can tell me with reasonable accuracy what could be the price of land in the area where someone is planning to put up a project as compared to other places, it will be great help."

IIM-A Director Errol D'Souza said: "This is the right time to launch such an index in India. With ISALPI, we hope to build better data sources for all stakeholders." Das said investors could use the information in the index to assess the risks and returns in the past and use these metrics to decide their investment positions.

Publication	Daily Hindustan
Edition	Online
Date	02.06.2022



## IIM-Ahmedabad launches agri land price index

By Daily Hindustan News June 2, 2022

7 0



Agriculture land in Karnataka is the most expensive followed by Telangana, according to a new Agri Land Price Index (ALPI) launched for six states, including the two launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

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The index is aimed at removing uncertainty in the agricultural land valuation.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would record and monitor the data of prices of agricultural land in India. The index would act as a reliable source in terms of benchmarking land prices and help in potential conversion of agricultural land into real estate or for industrial use.

According to Prasant Das of IIM-A, the index would help the government in adopting more scientific measures for providing compensation for land acquisition besides helping financial institutions in underwriting of loan and insurance contracts. It would also ensure visibility in movement of agricultural land prices across the country.

As per the index, 34 districts in the six states are considered 'most expensive' while land prices in 32 districts are referred to as 'median' and prices in the rest of the 41 districts are 'least expensive'.

According to the samples collected for developing ALPI, average agricultural land prices in Karnataka, Telangana and Andhra Pradesh, are reported at Rs 0.93 crore, Rs 0.81 crore and Rs 0.77 crore per acre, respectively, while prices in Uttar Pradesh, Maharashtra and Tamil Nadu are Rs 0.58 crore, Rs 0.49 crore and Rs 0.47 crore, respectively.

APLI based on samples from at least 18 states will be developed in the next one year. This agricultural index is expected to offer better representation of the national context as well as offer a more granular index at regional levels.

"There is a surge in entrepreneurial interest in agricultural land and allied professions, this index will help in project planning," Das said. He also said that investors could use information in the index to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions.

Some of the factors identified for determining the agricultural land price include irrigation facilities, distance to nearest town or airport and proximity to international airport.

The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official website.

The country has around 200 million hectares of agricultural land and land acquisition for industrial use has become quite contentious because of lack of information of land prices in rural areas.



Publication	FM Live
Edition	Online
Date	02.06.2022



## IIM Ahmedabad launches India's first ever Agri Land Price Index in collaboration with SFarmsIndia

By Fact Maker

BLOG



**~ Agri Land Price Index will be hosted by the Misra Centre for Financial Markets and Economy at IIMA ~**

The Indian Institute of Management Ahmedabad (IIMA), a premier global management institute, in collaboration with India's first agri-land marketplace SFarmsIndia has announced the launch of IIMA-SFarmsIndia Agri Land Price Index (ISALPI), a first-of-its-kind land price index that will record and present 'quality controlled' data of prices of agricultural land across the country. This index is particularly important in terms of benchmarking land prices in rural and semi-urban areas. In such a case, the index will serve as a reliable source that will signal potential conversion of agricultural land into real estate.

Unlike financial assets, developing an index for land parcels is a complex task because of visible price differences in different listings caused by a slew of factors including the market wide supply-demand factors. The method adopted for the preparation of ISALPI addresses these disparities and ensures accuracy. ISALPI has been put together using the regression-based hedonic pricing methods.

The Misra Centre for Financial Markets and Economy at IIMA, under which this index is being launched, will be hosting this index on its official website. The Centre is committed to creating and disseminating new knowledge and insights about various facets of the Indian financial markets and economy.

Speaking of the relevance of the index in the current scenario, Professor Errol D'Souza, Director IIMA said: "With just over 200 million hectares, India houses just 2% of the world's cropped land; but feeds over 15% of the world's population. Recently, we have witnessed a surge in entrepreneurial interest in Agri land and allied professions: From agricultural engineering to precision farming, from food technology to supply chain management and green energy. We believe it is the right time to launch such an index for India. With ISALPI, we hope to build better data sources for all stakeholders to be able to take informed decisions at national as well as regional levels and support the agribusiness activities."

Currently ISALPI is based on land listing data from six states: Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh. With the arrival of more data from other states of India, the index could be more valuable in two ways. First, it will offer superior representation of the national context. Second, it will offer a more granular index at regional levels.

In addition, this index can greatly benefit stakeholders across the spectrum including policy makers, local governments, environmentalists, investors, real estate developers and financiers. For instance, the index can be used by local governments to compensate the people who lose land for highway expansion.

Further elaborating on the utility of the index, project lead and associate professor of Real Estate Finance at IIMA, Dr Prashant Das, said, "Investors could use this information to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions. Fund managers and producers could use this information to broadly benchmark their own performance. Financiers and insurers could use this information to assess the risk in the company related to the asset class reflected in the index. Researchers could use this information to study how economic events and factors are associated with price movements in a specific asset class. Policy makers (e.g. the Central bank) may use it to modulate their policies."

**Mr. Kamesh Mupparaju, the CEO of SFarmsIndia said:** "SFarmsIndia has a strong focus on data warehousing and mining aimed at bringing cutting-edge agri-realty domain specific AI capabilities to the market. The collaboration with IIMA to develop an Agri-land price index (ISALPI) is an important step in this regard."

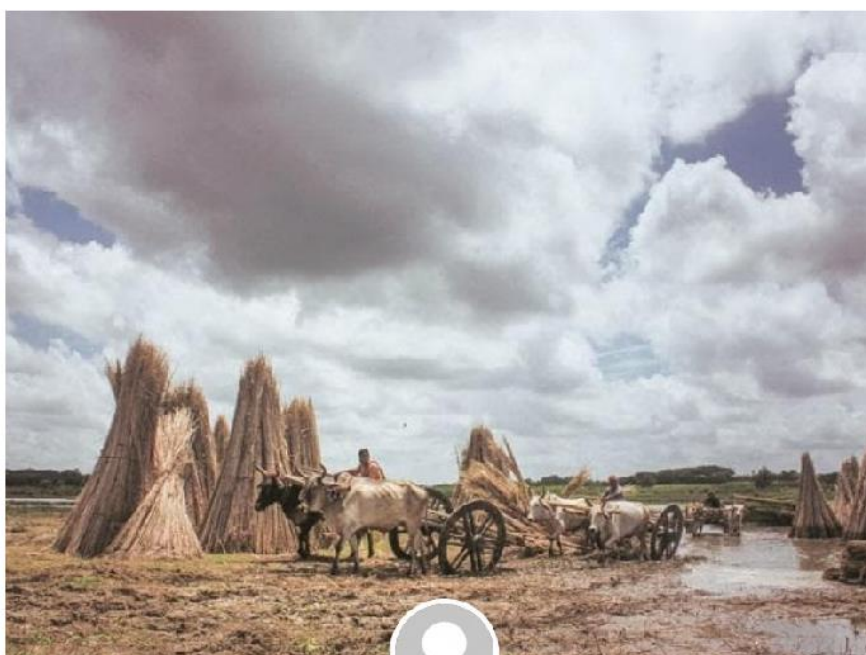
The Misra Centre for Financial Markets and Economy at IIMA is a Centre of Excellence, conducting research on the Financial Markets and Economy in India. This Centre is expected to provide impetus for focused research and teaching related to financial markets within the overall economic framework.

<b>Publication</b>	Status Markets
<b>Edition</b>	Online
<b>Date</b>	03.06.2022



## In a first, IIM-Ahmedabad brings out agriculture land price index-Statusmarkets

1 day ago • Add Comment • by bobby



Written by **bobby**

In a unique initiative, IIM-Ahmedabad (IIM-A) has joined hands with an e-marketplace for agricultural land, SFarms India, to develop a farm land price index based on the sales and purchases done on the platform.

The index has been designed to record and present the “quality-controlled” data on prices of agricultural land in the country.

The Misra Centre for Financial Markets and Economy at IIM-A, under which this index is being launched, will host this on its official website and it will be called IIM-Ahmedabad SFarmsIndia Land Price Index (ISALPI).

“The index will track the price movements in the marketplace (SfarmsIndia) and come up with a composite pricing mechanism on a monthly basis, which will be updated twice a year,” Prashant Das, project lead of ISALPI and associate professor of real estate finance at IIM-A, told *Business Standard*.



The index will not have any correlation with circle rates but will use the prices quoted in the online market place as their base value for research.

SFarms India is an agricultural-land discovery platform, having more than 25,000 registered buyers and sellers. The platform has over 7,000 land listings, which are growing at around 15 per cent a month, according to its website.

“SFarms India is just like No-broker.com but only for agricultural land, and we will use the prices quoted there to construct the index,” said a source.

According to IIM-A, the index will be a reliable source in benchmarking land prices in rural and semi-urban areas and help in signalling converting agricultural land into real estate.

Given the complexity of developing an index for land parcels due to price differences, the index has been prepared to address the disparities and ensure accuracy. While ISALPI has started on a pilot basis in Andhra Pradesh, Karnataka, Maharashtra, Tamil Nadu, Telangana, and Uttar Pradesh, more data from other states of India is awaited.

With more data, the index is expected to offer a superior representation of the national context and a more granular index at regional levels. In addition, the index will benefit stakeholders across the spectrum including policymakers, local governments,

“The index can be used by local governments to compensate people who lose land for highway expansion,” the IIM-A stated.

Vinayak Chatterjee, chairman of the Confederation of Indian Industry Mission on Infrastructure, Trade and Investment, told Business Standard: “This looks like a promising concept because the starting point of any discussion on infrastructure projects is land prices and if someone can tell me with reasonable accuracy what could be the price of land in the area where someone is planning to put up a project as compared to other places, it will be great help.”

IIM-A Director Errol D’Souza said: “This is the right time to launch such an index in India. With ISALPI, we hope to build better data sources for all stakeholders.” Das said investors could use the information in the index to assess the risks and returns in the past and use these metrics to decide their investment positions.

<b>Publication</b>	Aaj ki Taaza News
<b>Edition</b>	Online
<b>Date</b>	03.06.2022

## AAJ KI TAAZA NEWS

GET LATEST NEWS

### IIM-Ahmedabad launches agri land worth index

🕒 1 day ago Team AKTN



Agriculture land in Karnataka is the costliest adopted by Telangana, in line with a brand new Agri Land Price Index (ALPI) launched for six states, together with the 2 launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

The index, a prelude to a nationwide gauge to watch farm land costs, was developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, benchmarking land costs for rural and semi-urban areas.

The index is aimed toward eradicating uncertainty within the agricultural land valuation.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would document and monitor the information of costs of agricultural land in India. The index would act as a dependable supply by way of benchmarking land costs and assist in potential conversion of agricultural land into actual property or for industrial use.

According to Prasant Das of IIM-A, the index would assist the federal government in adopting extra scientific measures for offering compensation for land acquisition in addition to serving to monetary establishments in underwriting of mortgage and insurance coverage contracts. It would additionally guarantee visibility in motion of agricultural land costs throughout the nation.

As per the index, 34 districts within the six states are thought-about 'most expensive' whereas land costs in 32 districts are known as 'median' and costs in the remainder of the 41 districts are 'least expensive'.

According to the samples collected for creating ALPI, common agricultural land costs in Karnataka, Telangana and Andhra Pradesh, are reported at Rs 0.93 crore, Rs 0.81 crore and Rs 0.77 crore per acre, respectively, whereas costs in Uttar Pradesh, Maharashtra and Tamil Nadu are Rs 0.58 crore, Rs 0.49 crore and Rs 0.47 crore, respectively.

APLI based mostly on samples from not less than 18 states will probably be developed within the subsequent one yr. This agricultural index is predicted to supply higher illustration of the nationwide context in addition to supply a extra granular index at regional ranges.

"There is a surge in entrepreneurial interest in agricultural land and allied professions, this index will help in project planning," Das mentioned. He additionally mentioned that buyers may use data within the index to evaluate the historic threat and return prior to now and predict these metrics for the longer term to resolve on their funding positions.

Some of the elements recognized for figuring out the agricultural land worth embrace irrigation amenities, distance to nearest city or airport and proximity to worldwide airport.

The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official web site.

The nation has round 200 million hectares of agricultural land and land acquisition for industrial use has change into fairly contentious due to ignorance of land costs in rural areas.

<b>Publication</b>	Paper Dabba
<b>Edition</b>	Online
<b>Date</b>	02.06.2022

paperdabba.



## Karnataka land most expensive in index for 6 states

Agriculture land in Karnataka is the most expensive followed by Telangana, according to a new Agri Land Price Index (ALPI) launched for six states, including the two launched by the Indian Institute of Management, Ahmedabad (IIM-A) on Thursday.

The index, a prelude to a nationwide gauge to monitor farm land prices, was developed for 107 districts of Andhra Pradesh, Telangana, Karnataka, Maharashtra, Tamil Nadu and Uttar Pradesh, benchmarking land prices for rural and semi-urban areas.

The index is aimed at removing uncertainty in the agricultural land valuation.

IIM-A, in collaboration with digital agri-land market place SFarmsIndia, would record and monitor the data of prices of agricultural land in India. The index would act as a reliable source in terms of benchmarking land prices and help in potential conversion of agricultural land into real estate or for industrial use.



According to Prasant Das of IIM-A, the index would help the government in adopting more scientific measures for providing compensation for land acquisition besides helping financial institutions in underwriting of loan and insurance contracts. It would also ensure visibility in movement of agricultural land prices across the country.

As per the index, 34 districts in the six states are considered 'most expensive' while land prices in 32 districts are referred to as 'median' and prices in the rest of the 41 districts are 'least expensive'.

According to the samples collected for developing ALPI, average agricultural land prices in Karnataka, Telangana and Andhra Pradesh, are reported at Rs 0.93 crore, Rs 0.81 crore and Rs 0.77 crore per acre, respectively, while prices in Uttar Pradesh, Maharashtra and Tamil Nadu are Rs 0.58 crore, Rs 0.49 crore and Rs 0.47 crore, respectively.

ALPI based on samples from at least 18 states will be developed in the next one year. This agricultural index is expected to offer better representation of the national context as well as offer a more granular index at regional levels.

"There is a surge in entrepreneurial interest in agricultural land and allied professions, this index will help in project planning," Das said. He also said that investors could use information in the index to assess the historical risk and return in the past and predict these metrics for the future to decide on their investment positions.

Some of the factors identified for determining the agricultural land price include irrigation facilities, distance to nearest town or airport and proximity to international airport.

The Misra Centre for Financial Markets and Economy at IIM-A will host the index on its official website.

The country has around 200 million hectares of agricultural land and land acquisition for industrial use has become quite contentious because of lack of information of land prices in rural areas.

Publication	Business Standard Hindi
Edition	Online
Date	03.06.2022

## बिज़नेस स्टैंडर्ड

आईआईएम-अहमदाबाद, एसफार्मसइंडिया ने कृषि जमीन मूल्य सूचकांक शुरू किया

PTI / नयी दिल्ली June 03, 2022



दो जून (भाषा) भारतीय प्रबंधन संस्थान-अहमदाबाद (आईआईएम अहमदाबाद) ने कृषि-भूमि बाजार एस-फार्मसइंडिया के सहयोग से बृहस्पतिवार को एक कृषि भूमि मूल्य सूचकांक पेश किया है

### संबंधित खबरें

- एटी एंड सी के घाटे की भरपाई का लक्ष्य अवास्तविक : योजना आयोग
- बिक्री कर भरपाई के लिए मिल सकती है बजट सहायता
- विस्तार बनाम मंदी
- महिलाओं, बच्चों और अल्पसंख्यकों को लगाया गया तड़का इस बजट में
- साफ्टवेयर पार्क की कर छूट की समय-सीमा नहीं बढ़ने की संभावना
- खाद्य कीमतों के कारण मुद्रास्फीति अब भी खतरा-चिदंबरम

आईआईएम-एस फार्मसइंडिया एग्री लैंड प्राइस इंडेक्स

(आईएसएलपीआई) फिलहाल केवल छह राज्यों - आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश से भूमि सूचीबद्धता के आंकड़े प्रदान करता है।

इस इंडेक्स को आईआईएम-अहमदाबाद के मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी द्वारा 'होस्ट' किया जाएगा।

आईआईएम-अहमदाबाद के एसोसिएट प्रोफेसर (रियल एस्टेट फाइनेंस) प्रशांत दास ने इसकी पेशकश के बाद कहा, "यह एक प्रायोगिक चरण है। फिलहाल, छह राज्यों से आंकड़े हैं। सितंबर तक, हम एक व्यापक कवरेज

के साथ आएंगे।"

उन्होंने कहा कि वित्तीय परिसंपत्तियों के विपरीत भूमि के टुकड़ों के लिए सूचकांक विकसित करना एक जटिल कार्य है।

उन्होंने कहा कि आईएसएलपीआई को तैयार करने के लिए अपनाई गई विधि इन असमानताओं को दूर करती है और सटीकता को सुनिश्चित करती है।

एस फार्मसइंडिया के मुख्य कार्यपालक अधिकारी (सीईओ) कामेश मुप्पाराजू ने कहा कि सूचकांक से नीति निर्माताओं, स्थानीय सरकारों, पर्यावरणविदों, निवेशकों, रियल एस्टेट डेवलपर्स और फाइनेंसर्स जैसे अंशधारकों को लाभ होगा।

भाषा राजेश राजेश अजय

Publication	Punjab Kesari
Edition	Online
Date	02.06.2022

## पंजाब केसरी

### आईआईएम-अहमदाबाद, एसफार्मसइंडिया ने कृषि जमीन मूल्य सूचकांक शुरू किया

Edited By PTI News Agency, Updated: 02 Jun, 2022 07:13 PM

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# पंजाब केसरी

नयी दिल्ली, दो जून (भाषा) भारतीय प्रबंधन संस्थान-अहमदाबाद (आईआईएम अहमदाबाद) ने कृषि-भूमि बाजार एस-फार्मसइंडिया के सहयोग से बृहस्पतिवार को एक कृषि भूमि मूल्य सूचकांक पेश किया है, जो देशभर में खेती की जमीन की कीमतों के "गुणवत्ता नियंत्रित"...

नयी दिल्ली, दो जून (भाषा) भारतीय प्रबंधन संस्थान-अहमदाबाद (आईआईएम अहमदाबाद) ने कृषि-भूमि बाजार एस-फार्मसइंडिया के सहयोग से बृहस्पतिवार को एक कृषि भूमि मूल्य सूचकांक पेश किया है, जो देशभर में खेती की जमीन की कीमतों के 'गुणवत्ता नियंत्रित' आंकड़ों को दर्ज करेगा।

आईआईएमए-एस फार्मसइंडिया एग्री लैंड प्राइस इंडेक्स (आईएसएएलपीआई) फिलहाल केवल छह राज्यों - आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश से भूमि सूचीबद्धता के आंकड़े प्रदान करता है।

इस इंडेक्स को आईआईएम-अहमदाबाद के मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी द्वारा 'होस्ट' किया जाएगा।

आईआईएम-अहमदाबाद के एसोसिएट प्रोफेसर (रियल एस्टेट फाइनेंस) प्रशांत दास ने इसकी पेशकश के बाद कहा, "यह एक प्रायोगिक चरण है। फिलहाल, छह राज्यों से आंकड़े हैं। सितंबर तक, हम एक व्यापक कवरेज के साथ आएंगे।" उन्होंने कहा कि वित्तीय परिसंपत्तियों के विपरीत भूमि के टुकड़ों के लिए सूचकांक विकसित करना एक जटिल कार्य है।

उन्होंने कहा कि आईएसएएलपीआई को तैयार करने के लिए अपनाई गई विधि इन असमानताओं को दूर करती है और सटीकता को सुनिश्चित करती है।

एस फार्मसइंडिया के मुख्य कार्यपालक अधिकारी (सीईओ) कामेश मुप्पाराजू ने कहा कि सूचकांक से नीति निर्माताओं, स्थानीय सरकारों, पर्यावरणविदों, निवेशकों, रियल एस्टेट डेवलपर्स और फाइनेंसर्स जैसे अंशधारकों को लाभ होगा।



Publication	Samachar Nama
Edition	Online
Date	03.06.2022



## अपनी तरह का पहला Agri-Land Price सूचकांक लॉन्च किया गया !

By RamBabu Sharma | Fri, 3 Jun 2022



दिल्ली न्यूज डेस्क !!! अपनी तरह का पहला कृषि-भूमि मूल्य सूचकांक, जो एक विश्वसनीय स्रोत के रूप में काम करेगा और ग्रामीण और अर्ध-शहरी क्षेत्रों में जमीन की कीमतों को बेचमार्क करेगा, गुरुवार को यहां लॉन्च किया गया। भारतीय प्रबंधन संस्थान, अहमदाबाद (आईआईएम-ए) में मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी द्वारा विकसित, एसफार्मसइंडिया के साथ, जमीन की कीमतों में काम करने वाली एक निजी फर्म, आईआईएमए-एसफार्मसइंडिया कृषि भूमि मूल्य सूचकांक (आईएसएलपीआई) में मदद करने का दावा किया गया है। ये कृषि भूमि के रियल एस्टेट में संभावित रूपांतरण का संकेत देते हैं।

प्रोजेक्ट लीड और आईआईएमए में रियल एस्टेट फाइनेंस के एसोसिएट प्रोफेसर प्रशांत दास ने कहा, वित्तीय संपत्तियों के विपरीत, भूमि पार्सल के लिए एक सूचकांक विकसित करना एक जटिल कार्य है क्योंकि बाजार में व्यापक आपूर्ति-मांग कारकों सहित कई कारकों के कारण विभिन्न लिस्टिंग में दृश्यमान मूल्य अंतर है। इस सूचकांक की तैयारी के लिए अपनाई गई विधि इन्हें हल करती है, असमानता और सटीकता सुनिश्चित करती है।

Publication	Bihar Today
Edition	Online
Date	03.06.2022

## बिहार टुडे

नहीं होंगे फ्रॉड का शिकार, जान सकेंगे अपने जमीन की असली कीमत.

June 3, 2022



इस पोस्ट को शेयर करें :



**Land Price Index :** भारत में आज भी किसानों को उनकी जमीन की असली कीमत के बारे में नहीं पता चल पाता. इसके चलते कई बार किसानों को उनकी जमीन का असली रिटर्न नहीं मिल पाता है. IIM अहमदाबाद ने इसका सॉल्यूशन खोज निकाला है.

### किसानों की जमीन की बताएगा सही कीमत :

जानकारी के मुताबिक, देश में पहली बार भारतीय प्रबंध संस्थान (IIM) अहमदाबाद के मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी ने भारतीय कृषि भूमि मूल्य सूचकांक (ISLPI) को बनाया है. ये सूचकांक किसानों को उनकी जमीन की असली कीमत बताएगा. गुरुवार को ये सूचकांक लॉन्च किया गया.

## **IIM और एसफार्मस इंडिया ने किया है तैयार :**

ये सूचकांक विश्वसनीय स्रोत के रूप में काम करेगा और ग्रामीण और अर्ध-शहरी क्षेत्रों में जमीन की कीमतों को बेंचमार्क करेगा. इस सूचकांक में डेटा आधारित मदद जमीन की कीमतों में काम करने वाली एक निजी फर्म एसफार्मस इंडिया के जरिए की जा रही है. ये कृषि भूमि के रियल एस्टेट में संभावित रूपांतरण का संकेत देते हैं.

## **किसानों को नहीं मिल पाती सही कीमत :**

प्रोजेक्ट लीड और IIM में रियल एस्टेट फाइनेंस के एसोसिएट प्रोफेसर प्रशांत दास ने ISLPI को लेकर कहा है कि अभी किसानों को खेती की जमीन के बदले जो रिटर्न हासिल होता है वो काफी कम है. किसानों को खेती से होने वाली उपज के मुकाबले 0.5 से 2 फीसदी का रिटर्न हासिल हो पा रहा है. ऐसे में ये सूचकांक किसानों की खेती योग्य जमीन की बिक्री के लिए काफी मददगार साबित होगा.

## **सूचकांक ऐसे करेगा काम :**

किसानों की जमीन की कीमत बताने के लिए सूचकांक में अभी चार मुख्य फैक्टर्स माने गए हैं. इस फैक्टर्स में नजदीकी कस्बे से दूरी, नजदीकी एयरपोर्ट से दूरी, इंटरनेशनल एयरपोर्ट की संभावना को प्रमुखता से शामिल किया गया है. अगर जमीन के पास सिंचाई की सुविधा है तो इसकी कीमत में 15 फीसदी की बढ़त होगी, वहीं जमीन के पास इंटरनेशनल एयरपोर्ट की संभावना होने पर 20 फीसदी तक सुधार होगा. इसी तरह कस्बे से दूर होने पर दूरी के हिसाब से प्रति किलोमीटर 0.5 फीसदी का असर पड़ेगा.



Publication	Chopal TV
Edition	Online
Date	03.06.2022



## Agri-Land Price Index: खुशखबरी! अब जमीन की असली कीमत जान पाएंगे किसान, नहीं होंगे फ्रॉड का शिकार

Agri-Land Price Index: भारत में आज भी किसानों को उनकी जमीन की असली कीमत के बारे में नहीं पता चल पाता. इसके चलते कई बार किसानों को उनकी जमीन का असली रिटर्न नहीं मिल पाता है. IIM अहमदाबाद ने इसका सॉल्यूशन खोज निकाला है.

By Vikas Kumar Fri, 3 Jun 2022



Agri-Land Price Index: भारत को कृषि प्रधान देश कहा जाता है. यहां की करीब 70 फीसदी आबादी खेती पर निर्भर है. इसके बाद भी देश के किसानों के पास खेती योग्य जमीन की कीमत को जानने का कोई तरीका नहीं है. कई बार किसानों की जमीन भूमि अधिग्रहण के कानूनी विवाद में फंस जाती है तो कभी वो जमीन की सही कीमत हासिल नहीं कर पाता है. लेकिन अब किसानों को इस समस्या से निजात मिल गया है. IIM अहमदाबाद ने भारत का पहला कृषि-भूमि मूल्य सूचकांक लॉन्च किया है.

किसानों की जमीन की बताएगा सही कीमत

जानकारी के मुताबिक, देश में पहली बार भारतीय प्रबंध संस्थान (IIM) अहमदाबाद के मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी ने भारतीय कृषि भूमि मूल्य सूचकांक (ISLPI) को बनाया है. ये सूचकांक किसानों को उनकी जमीन की असली कीमत बताएगा. गुरुवार को ये सूचकांक लॉन्च किया गया.

IIM और एसफार्मस इंडिया ने किया है तैयार

ये सूचकांक विश्वसनीय स्रोत के रूप में काम करेगा और ग्रामीण और अर्ध-शहरी क्षेत्रों में जमीन की कीमतों को बेंचमार्क करेगा. इस सूचकांक में डेटा आधारित मदद जमीन की कीमतों में काम करने वाली एक निजी फर्म एसफार्मस इंडिया के जरिए की जा रही है. ये कृषि भूमि के रियल एस्टेट में संभावित रूपांतरण का संकेत देते हैं.

किसानों को नहीं मिल पाती सही कीमत

प्रोजेक्ट लीड और IIM में रियल एस्टेट फाइनेंस के एसोसिएट प्रोफेसर प्रशांत दास ने ISLPI को लेकर कहा है कि अभी किसानों को खेती की जमीन के बदले जो रिटर्न हासिल होता है वो काफी कम है. किसानों को खेती से होने वाली उपज के मुकाबले 0.5 से 2 फीसदी का रिटर्न हासिल हो पा रहा है. ऐसे में ये सूचकांक किसानों की खेती योग्य जमीन की बिक्री के लिए काफी मददगार साबित होगा.

सूचकांक ऐसे करेगा काम

किसानों की जमीन की कीमत बताने के लिए सूचकांक में अभी चार मुख्य फैक्टर्स माने गए हैं. इस फैक्टर्स में नजदीकी कस्बे से दूरी, नजदीकी एयरपोर्ट से दूरी, इंटरनेशनल एयरपोर्ट की संभावना को प्रमुखता से शामिल किया गया है. अगर जमीन के पास सिंचाई की सुविधा है तो इसकी कीमत में 15 फीसदी की बढ़त होगी, वहीं जमीन के पास इंटरनेशनल एयरपोर्ट की संभावना होने पर 20 फीसदी तक सुधार होगा. इसी तरह कस्बे से दूर होने पर दूरी के हिसाब से प्रति किलोमीटर 0.5 फीसदी का अंतर पड़ेगा.

Publication	HR Breaking News
Edition	Online
Date	03.06.2022



## ISLPI : किसान भाईयो! अपनी जमीन की असली कीमत यहां देखें

**Agri-Land Price Index :** अगर आपको आपकी जमीन के असली भाव का नहीं पता तो आज हम आपको बताएंगे कि ये किस तरह से पता लगा सकते हैं। आईए बताते हैं कि अपनी जमीन की असली कीमत कैसे चेक करें।

By pawan sunarian | Fri, 3 Jun 2022



**HR Breaking News : नई दिल्ली :** Agri-Land Price Index: भारत को कृषि प्रधान देश कहा जाता है. यहाँ की करीब 70 फीसदी आबादी खेती पर निर्भर है। इसके बाद भी देश के किसानों के पास खेती योग्य जमीन की कीमत को जानने का कोई तरीका नहीं है। कई बार किसानों की जमीन भूमि अधिग्रहण के कानूनी विवाद में फँस जाती है तो कभी वो जमीन की सही कीमत हासिल नहीं कर पाता है. लेकिन अब किसानों को इस समस्या से निजात मिल गया है. IIM अहमदाबाद ने भारत का पहला कृषि-भूमि मूल्य सूचकांक लॉन्च किया है।

**किसान भाईयों के लिए ये खबर भी जनना जरूरी :** प्याज के दामों में गिरावट के बाद किसान हुए परेशान, बोले- अब नहीं करेंगे खेती

**किसानों की जमीन की बताएगा सही कीमत**

जानकारी के मुताबिक, देश में पहली बार भारतीय प्रबंध संस्थान (IIM) अहमदाबाद के मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी ने भारतीय कृषि भूमि मूल्य सूचकांक (ISLPI) को बनाया है. ये सूचकांक किसानों को उनकी जमीन की असली कीमत बताएगा। गुरुवार को ये सूचकांक लॉन्च किया गया।

**IIM और एसफार्मस इंडिया ने किया है तैयार**

ये सूचकांक विश्वसनीय स्रोत के रूप में काम करेगा और ग्रामीण और अर्ध-शहरी क्षेत्रों में जमीन की कीमतों को बेचमार्क करेगा. इस सूचकांक में डेटा आधारित मदद जमीन की कीमतों में काम करने वाली एक निजी फर्म एसफार्मस इंडिया के जरिए की जा रही है. ये कृषि भूमि के रियल एस्टेट में संभावित रूपांतरण का संकेत देते हैं।

**किसानों को नहीं मिल पाती सही कीमत**

प्रोजेक्ट लीड और IIM में रियल एस्टेट फाइनेंस के एसोसिएट प्रोफेसर प्रशांत दास ने ISLPI को लेकर कहा है कि अभी किसानों को खेती की जमीन के बदले जो रिटर्न हासिल होता है वो काफी कम है. किसानों को खेती से होने वाली उपज के मुकाबले 0.5 से 2 फीसदी का रिटर्न हासिल हो पा रहा है. ऐसे में ये सूचकांक किसानों की खेती योग्य जमीन की बिक्री के लिए काफी मददगार साबित होगा।

**सूचकांक ऐसे करेगा काम**

किसानों की जमीन की कीमत बताने के लिए सूचकांक में अभी चार मुख्य फैक्टर्स माने गए हैं. इस फैक्टर्स में नजदीकी कस्बे से दूरी, नजदीकी एयरपोर्ट से दूरी, इंटरनेशनल एयरपोर्ट की संभावना को प्रमुखता से शामिल किया गया है. अगर जमीन के पास सिंचाई की सुविधा है तो इसकी कीमत में 15 फीसदी की बढ़त होगी, वहीं जमीन के पास इंटरनेशनल एयरपोर्ट की संभावना होने पर 20 फीसदी तक सुधार होगा. इसी तरह कस्बे से दूर होने पर दूरी के हिसाब से प्रति किलोमीटर 0.5 फीसदी का असर पड़ेगा।



Publication	Daily Chhattisgarh
Edition	Online
Date	03.06.2022

# छत्तीसगढ़

प्रदेश का खबरदार अखबार

## कृषि भूमि कीमत सूचकांक : कम उपज और कर्ज से जूझते किसानों के लिए बन सकता है सहारा

03-Jun-2022 8:52 AM



भारतीय कृषि भूमि मूल्य सूचकांक को लेकर प्रेस कॉन्फ्रेंस, फोटो : विवेक मिश्रा

पायलट योजना के तहत अभी छह राज्यों को इसमें शामिल किया गया है। इनमें आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश शामिल हैं। सितंबर, 2022 तक इसमें और राज्य शामिल किए जाएंगे।

Vivek Mishra

किसानों के पास ऐसा कोई जरिया नहीं है जिससे वह ठीक से यह जानें कि उनकी कृषि योग्य जमीन की उचित कीमत क्या है? कभी किसान कृषि भूमि के अधिग्रहण पर हर्जाने को लेकर कानूनी विवाद में फंस जाता है तो कभी किसान अपने जमीन की वास्तविक कीमत नहीं हासिल कर पाता। कृषि जमीन से जुड़ी ऐसी ही समस्याओं के हल के लिए एक सूचकांक का रास्ता खोजा जा रहा है।

देश में पहली बार भारतीय प्रबंध संस्थान (आईआईएम) अहमदाबाद के मिसरा सेंटर फॉर फाइनेंसियल मार्केट्स एंड इकोनॉमी सेंटर के जरिए ऐसा भारतीय कृषि भूमि मूल्य सूचकांक (आईएसएलपीआई) बनाने की कोशिश की गई है जो कृषि जमीनों की वास्तविक और उचित लाभकारी कीमत बताएगा। यह वेबसाइट सेंटर के जरिए ही होस्ट की जाएगी।

पायलट योजना के तहत अभी छह राज्यों को इसमें शामिल किया गया है। इनमें आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश शामिल हैं। सितंबर, 2022 तक इसमें और राज्य शामिल किए जाएंगे।

आईआईएम अहमदाबाद के रियल इस्टेट फाइनेंस के एसोसिएट प्रोफेसर प्रशांत दास ने आईएसएलपीआई को जरूरत को लेकर बताया कि ज्यादातर किसान अपनी कृषि भूमि से जो रिटर्न हासिल कर रहे हैं वह नाकाफी है। मसलन किसानों को खेती में उपज से महज 0.5 से 2 फीसदी का रिटर्न हासिल हो पा रहा है। ऐसे में कृषि भूमि की बिक्री के रास्ते उन्हें अच्छी कीमत हासिल करने में यह सूचकांक काफी मददगार साबित हो सकता है।

दास ने बताया कि देश में 80 फीसदी कृषि परिवार खुद के कामकाज पर निर्भर हैं जबकि 70 फीसदी फसलों का उत्पादन करते हैं। खेती की जमीनों के अच्छे सौदे का भी उनके पास कोई साधन और उम्मीद नहीं है। ऐसे में रियल इस्टेट की तर्ज पर कृषि भूमि की खरीद-फरोख्त लाभकारी रास्ते पर चल सकती है।

यह सूचकांक डिजिटल डिवाइड गैप को लघु और सीमांत किसानों की मदद किस तरह से कर पाएगा? इस सवाल को लेकर दास ने कहा कि यह उनके सामने एक चुनौती है जो आगे हल की जाएगी।

सूचकांक किस तरह से जमीन की कीमत निर्धारण करेगा। इसके लिए अभी चार प्रमुख फैक्टर्स लिए गए हैं। इनमें सिंचाई, नजदीकी कस्बे से दूरी, नजदीकी एयरपोर्ट से दूरी, इंटरनेशनल एयरपोर्ट की संभावना को प्रमुखता से शामिल किया गया है। सिंचाई की सुविधा के नजदीक होने पर कीमतों में 15 फीसदी और इंटरनेशनल एयरपोर्ट की संभावना होने पर 20 फीसदी कीमतों में सुधार होता है जबकि कस्बे से प्रति किलोमीटर दूर जाने पर 0.5 फीसदी और नजदीकी एयरपोर्ट से प्रति किलोमीटर दूर जाने पर एक फीसदी प्रति किलोमीटर कीमतों में फर्क पड़ता है। यानी कम होती है।

इस सूचकांक में डेटा आधारित मदद एसफार्मस इंडिया के जरिए की जा रही है। डाउन टू अर्थ के सवाल पर कि आखिर इस सूचकांक के लिए किस तरह के आंकड़े जुटाए गए? एस फार्मस इंडिया के मुख्य कार्यकारी अधिकारी मुष्पाराजू सिक्कामेश्वरा राव ने कहा कि इसके लिए पूरे देश में 30 हजार किसानों का आंकड़ा इकट्ठा किया गया था। इसमें से 7 हजार किसानों ने 0.25 से लेकर 50 एकड़ तक की जमीनें बेची हैं। उन्होंने बताया कि ज्यादा जमीनें बिक्री करने वाले बड़े रकबे वाले किसान हैं।

इन 30 हजार किसानों के आंकड़ों के आधार पर किए गए विश्लेषण से शुरू हुई पायलट योजना के तहत कृषि भूमि कीमत सूचकांक में दावा किया गया है कि वह छह राज्यों के कृषि जमीनों की उचित कीमत बताने में सक्षम होगा।

इस सूचकांक में कृषि योग्य भूमि की कीमत निर्धारण करने के लिए सर्कल रेट, रेवन्यू में दर्ज जमीन के प्रकार आदि विषयों का अभी समावेश नहीं किया गया है। दास ने कहा कि सूचकांक के लिए इन बिंदुओं को आगे शामिल किया जाएगा।

दास ने कहा कि हम चाहते हैं कि यह सूचकांक नीति-निर्माताओं को भी आकर्षित करे, ताकि वह किसी कृषि भूमि अधिग्रहण या अन्य कामकाज के लिए कृषि भूमि का उचित और वैज्ञानिक रूप से मुआवजा प्रदान कर सकें। यह सूचकांक बायर्स और सेलर्स के बीच प्राइस मूवमेंट से लेकर वित्तीय समावेश में लाभ पहुंचा सकता है। खासतौर से कृषि जमीन पर प्राप्त होने वाले लोन और बीमा भुगतान को बेहतर तरीके से निपटाने में यह मददगार होगा।

आईआईएमए के निदेशक प्रोफेसर एरॉल डिसूजा ने कहा भारत में दुनिया का सिर्फ 2 फीसदी फसली जमीन का हिस्सा है लेकिन यह दुनिया के 15 फीसदी लोगों का पेट भरती है। हाल ही में हमने कृषि भूमि और संबद्ध व्यवसायों में उद्यमशीलता की रुचि में वृद्धि देखी है। कृषि इंजीनियरिंग और अन्य तरह की उद्यमिता भी बढ़ी है। ऐसे में यह सही समय है कि एक ऐसा सूचकांक हो जो ऐसे लोगों को कृषि योग्य भूमि की कीमतों को लेकर गाइड कर सके।

([downtoearth.org.in/](http://downtoearth.org.in/))



Publication	IGR
Edition	Online
Date	02.06.2022



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## आईआईएम-अहमदाबाद, एसफार्मसइंडिया ने कृषि जमीन मूल्य सूचकांक शुरू किया

By India Ground Report ६ गुरुवार, 2 जून 2022, 19:31



नयी दिल्ली, दो जून (भाषा) भारतीय प्रबंधन संस्थान-अहमदाबाद (आईआईएम अहमदाबाद) ने कृषि-भूमि बाजार एस-फार्मसइंडिया के सहयोग से बृहस्पतिवार को एक कृषि भूमि मूल्य सूचकांक पेश किया है, जो देशभर में खेती की जमीन की कीमतों के 'गुणवत्ता नियंत्रित' आंकड़ों को दर्ज करेगा।

आईआईएम-एस फार्मसइंडिया एग्री लैंड प्राइस इंडेक्स (आईएसएलपीआई) फिलहाल केवल छह राज्यों – आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश से भूमि सूचीबद्धता के आंकड़े प्रदान करता है।

इस इंडेक्स को आईआईएम-अहमदाबाद के मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी द्वारा 'होस्ट' किया जाएगा।

आईआईएम-अहमदाबाद के एसोसिएट प्रोफेसर (रियल एस्टेट फाइनेंस) प्रशांत दास ने इसकी पेशकश के बाद कहा, "यह एक प्रायोगिक चरण है। फिलहाल, छह राज्यों से आंकड़े हैं। सितंबर तक, हम एक व्यापक कवरेज के साथ आएंगे।"

उन्होंने कहा कि वित्तीय परिसंपत्तियों के विपरीत भूमि के टुकड़ों के लिए सूचकांक विकसित करना एक जटिल कार्य है।

उन्होंने कहा कि आईएसएलपीआई को तैयार करने के लिए अपनाई गई विधि इन असमानताओं को दूर करती है और सटीकता को सुनिश्चित करती है।

एस फार्मसइंडिया के मुख्य कार्यपालक अधिकारी (सीईओ) कामेश मुप्पाराजू ने कहा कि सूचकांक से नीति निर्माताओं, स्थानीय सरकारों, पर्यावरणविदों, निवेशकों, रियल एस्टेट डेवलपर्स और फाइनेंसर्स जैसे अंशधारकों को लाभ होगा।

भाषा राजेश राजेश अजय

Publication	Latestly
Edition	Online
Date	02.06.2022



## जरूरी जानकारी | आईआईएम-अहमदाबाद, एसफार्मसइंडिया ने कृषि जमीन मूल्य सूचकांक शुरू किया

Get Latest हिन्दी समाचार, Breaking News on Information at LatestLY हिन्दी. भारतीय प्रबंधन संस्थान-अहमदाबाद (आईआईएम अहमदाबाद) ने कृषि-भूमि बाजार एस-फार्मसइंडिया के सहयोग से बृहस्पतिवार को एक कृषि भूमि मूल्य सूचकांक पेश किया है, जो देशभर में खेती की जमीन की कीमतों के 'गुणवत्ता नियंत्रित' आंकड़ों को दर्ज करेगा।



अहमदाबाद) ने कृषि-भूमि बाजार एस-फार्मसइंडिया के सहयोग से बृहस्पतिवार को एक कृषि भूमि मूल्य सूचकांक पेश किया है, जो देशभर में खेती की जमीन की कीमतों के 'गुणवत्ता नियंत्रित' आंकड़ों को दर्ज करेगा।

आईआईएमए-एस फार्मसइंडिया एग्री लैंड प्राइस इंडेक्स (आईएसएएलपीआई) फिलहाल केवल छह राज्यों - आंध्र प्रदेश, कर्नाटक, महाराष्ट्र, तमिलनाडु, तेलंगाना और उत्तर प्रदेश से भूमि सूचीबद्धता के आंकड़े प्रदान करता है।

इस इंडेक्स को आईआईएम-अहमदाबाद के मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी द्वारा 'होस्ट' किया जाएगा।

आईआईएम-अहमदाबाद के एसोसिएट प्रोफेसर (रियल एस्टेट फाइनेंस) प्रशांत दास ने इसकी पेशकश के बाद कहा, “यह एक प्रायोगिक चरण है। फिलहाल, छह राज्यों से आंकड़े हैं। सितंबर तक, हम एक व्यापक कवरेज के साथ आएंगे।”

उन्होंने कहा कि वित्तीय परिसंपत्तियों के विपरीत भूमि के टुकड़ों के लिए सूचकांक विकसित करना एक जटिल कार्य है।

उन्होंने कहा कि आईएसएएलपीआई को तैयार करने के लिए अपनाई गई विधि इन असमानताओं को दूर करती है और सटीकता को सुनिश्चित करती है।

एस फार्मसइंडिया के मुख्य कार्यपालक अधिकारी (सीईओ) कामेश मुप्पाराजू ने कहा कि सूचकांक से नीति निर्माताओं, स्थानीय सरकारों, पर्यावरणविदों, निवेशकों, रियल एस्टेट डेवलपर्स और फाइनेंसरों जैसे अंशधारकों को लाभ होगा।

<b>Publication</b>	Mentmeg
<b>Edition</b>	Online
<b>Date</b>	02.06.2022



## अपनी तरह का पहला कृषि-भूमि मूल्य सूचकांक लॉन्च किया गया

By admin • June 2, 2022



नई दिल्ली, 3 जून (आईएनएस)। अपनी तरह का पहला कृषि-भूमि मूल्य सूचकांक, जो एक विश्वसनीय स्रोत के रूप में काम करेगा और ग्रामीण और अर्ध-शहरी क्षेत्रों में जमीन की कीमतों को बेंचमार्क करेगा, गुरुवार को यहां लॉन्च किया गया।

भारतीय प्रबंधन संस्थान, अहमदाबाद (आईआईएम-ए) में मिश्रा सेंटर फॉर फाइनेंशियल मार्केट्स एंड इकोनॉमी द्वारा विकसित, एसफार्मसइंडिया के साथ, जमीन की कीमतों में काम करने वाली एक निजी फर्म, आईआईएमए-एसफार्मसइंडिया कृषि भूमि मूल्य सूचकांक (आईएसएलपीआई) में मदद करने का दावा किया गया है। ये कृषि भूमि के रियल एस्टेट में संभावित रूपांतरण का संकेत देते हैं।

प्रोजेक्ट लीड और आईआईएमए में रियल एस्टेट फाइनेंस के एसोसिएट प्रोफेसर प्रशांत दास ने कहा, वित्तीय संपत्तियों के विपरीत, भूमि पार्सल के लिए एक सूचकांक विकसित करना एक जटिल कार्य है क्योंकि बाजार में व्यापक आपूर्ति-मांग कारकों सहित कई कारकों के कारण विभिन्न लिस्टिंग में दृश्यमान मूल्य अंतर है। इस सूचकांक की तैयारी के लिए अपनाई गई विधि इन्हें हल करती है, असमानता और सटीकता सुनिश्चित करती है।