

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Balaji Ganpatrao Kanthewad

Residential Land Plot No. 01 (part) (West portion of Plot No. 01), S. No. 55, Gat No. 173 (part), "Nalanda Magasvargiya Co-Op. Hsg. Soc. Ltd.", Sana School Airport Road, Village – Sangvi Budruk, Taluka & District – Nanded - 431605, State – Maharashtra, Country – India.

Longitude Latitude: 19°11'05.3"N 77°18'48.2"E

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Valuation Done for:

BANK OF BARODA

Regional Office, Amravati




**Yadav Apartment, Radha Nagar, Panchvati Chowk, Amravati – 444 603
State – Maharashtra, Country – India**



Nanded : 28, S.G.G.S. Stadium Complex, Nanded - 431 602, (M.S.), INDIA • E-mail : nanded@vastukala.org
Tel. : +91 2462 244288 +91 9422171100

Our Pan India Presence at :

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 TeleFax : +91 22 28371325/24
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VALUER'S OPINION REPORT

This is to certify that the property bearing Residential Land Plot No. 01 (part) (West portion of Plot No. 01), S. No. 55, Gat No. 173 (part), "Nalanda Magasvargiya Co-Op. Hsg. Soc. Ltd.", Sana School Airport Road, Village – Sangvi Budruk, Taluka & District – Nanded - 431605, State – Maharashtra, Country – India belongs to **Mr. Balaji Ganpatrao Kanthewad**.

Boundaries of the property.

North	:	Part of Plot No. 01
South	:	Road from Sangvi to Workshop Old RTO Office
East	:	Plot of Khanderao Haibatrao Hasnalkar
West	:	Taroda Budruk Shiv Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as under.

Guideline value of the property	Rs. 32,92,341.00
Fair Market value of the property	Rs. 1,13,52,900.00
Realizable Value of the property.	Rs. 1,02,17,610.00
Distress / Forced Sale Value of the property.	Rs. 90,82,320.00

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified.

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For, **Vastukala Consultants (I) Pvt. Ltd.**



Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS

Chairman & Managing Director

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09




IBBI Reg.No. IBBI/RV/07/2019/11744



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VALUATION REPORT (IN RESPECT OF LAND)

I. General			
1.	Purpose for which the valuation is made.	To Assess Fair Market Value of the Property.	
2.	a)	Date of inspection	06.09.2023
	b)	Date on which the valuation is made	11.09.2023
	c)	Date of Valuation Report	11.09.2023
3.	List of documents produced for perusal		
	1	Copy of Sale Deed dated 20.10.2020 between Mr. Balaji Ganpatrao Kanthewad (Purchaser) and Khanderao Haibatrao Hasnalkar (Seller)	
	2	Copy Grampanchayat 8A Extract	
	3	Copy of 7/12 Extract	
	4	Copy of Certificate for Regularization of Development of gunthawise plot issued by Nanded Waghala City Municipal Corporation.	
	5	Copy of DP Location Plan vide No. 7181 dated 23.05.2023 issued by Nanded Waghala City Municipal Corporation.	
6	Copy of Title Report dated 06.09.2023 issued by Madhusudan Laxminarayan Sharma.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mr. Balaji Ganpatrao Kantewad	
		Address: Residential Land Plot No. 01 (part) (West portion of Plot No. 01), S. No. 55, Gat No. 173 (part), "Nalanda Magasvargiya Co-Op. Hsg. Soc. Ltd.", Sana School Airport Road, Village – Sangvi Budruk, Taluka & District – Nanded - 431605, State – Maharashtra, Country – India	
		Contact Person: Mr. Azar Qazi (Owner's representative) Mobile No.: 98690 17769	
5.	Brief description of the property (Including Leasehold / freehold etc.)		
	The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Freehold Residential land. The plot under valuation is undeveloped, covered with small bushes and trees. It was without demarcation and compound wall. It is a road touch plot. It is located at about 4.3 km. travelling distance from Nanded Railway Station. As per Agreement total plot area of Plot No. 01 (part) (West portion of Plot No. 01), is 378.43 Sq. M., which is considered for valuation.		
6.	Location of property		
	a)	Plot No. / Survey No.	Plot No. 01 (part) (West portion of Plot No. 01), S. No. 55, Gat No. 173 (part)
	b)	Door No.	Not applicable
	c)	T.S. No. / Village	Village – Sangvi Budruk
	d)	Taluka	Taluka – Nanded

	e) Mandal / District	District – Nanded.	
7.	Postal address of the property	Residential Land Plot No. 01 (part) (West portion of Plot No. 01), S. No. 55, Gat No. 173 (part), “ Nalanda Magasvargiya Co-Op. Hsg. Soc. Ltd. ”, Sana School Airport Road, Village – Sangvi Budruk, Taluka & District – Nanded - 431605, State – Maharashtra, Country – India	
8.	City / Town	Wadi (Bk.).	
	Residential area	Yes.	
	Commercial area	No.	
	Industrial area	No.	
9.	Classification of the area		
	i) High / Middle / Poor	Middle Class	
	ii) Urban / Semi Urban / Rural	Rural.	
10.	Coming under Corporation limit / Village Panchayat / Municipality	Village – Sangvi Budruk Nanded Waghala City Municipal Corporation	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	Not applicable	
13.	Boundaries of the property	As Per Documents	As Per Actual
	North	Part of Plot No. 01	Part of Plot No. 01
	South	Road from Sangvi to Workshop Old RTO Office	Road from Sangvi to Workshop Old RTO Office
	East	Plot of Khanderao Haibatrao Hasnalkar	Plot of Khanderao Haibatrao Hasnalkar
	West	Taroda Budruk Shiv Road	Taroda Budruk Shiv Road
14.	Dimensions of the site in meter	As per Sale Deed	As per Gunthewari Regularization Plan
	North	12.19 m.	12.19 m.
	South	15.24 m.	15.24 m.
	East	29.26 m.	29.26 m.
	West	25.90 m.	25.90 m.
14.1	Extent of the site in Sqm.	378.43 Sqm.	378.43 Sqm.
14.2	Latitude, Longitude & Co-ordinates	19°11'05.3"N 77°18'48.2"E	
15.	Extent of the site considered for Valuation (least of 14.1 A & 14.1 B)	378.43 Sqm.	
16.	Whether occupied by the owner / tenant? If Occupied by tenant since how long? Rent Received per month.	Open land.	
II	CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Middle class.	
2.	Development of surrounding areas	Residential.	
3.	Possibility of frequent flooding/ sub-merging	No.	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	All available near by	

5.	Level of land with topographical conditions	Plain												
6.	Shape of land	Leveled												
7.	Type of use to which it can be put	Residential purpose.												
8.	Any usage restriction	Residential zone.												
9.	Is plot in town planning approved layout?	No. But Property is Regularized under Gunthewari Act Rule 4 (1) by Gunthewari Department Collector office, Nanded.												
10.	Corner plot or intermittent plot?	Corner												
11.	Road facilities.	Yes.												
12.	Type of road available at present.	Pucca Road.												
13.	Width of road – is it below 20 ft. or more than 20 ft.	West 10 M. Wide road												
14.	Is it a Land – Locked land?	No.												
15.	Water potentiality.	No												
16.	Underground sewerage system.	Septic Tank.												
17.	Is Power supply is available in the site.	Yes, available.												
18.	Advantages of the site.	No.												
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	No.												
Part – A (Valuation of land)														
1	Size of plot.	<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2" style="text-align: center;">As per Sale Deed</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">12.19 m.</td> <td></td> </tr> <tr> <td style="text-align: center;">15.24 m.</td> <td></td> </tr> <tr> <td style="text-align: center;">29.26 m.</td> <td></td> </tr> <tr> <td style="text-align: center;">25.90 m.</td> <td></td> </tr> <tr> <td style="text-align: center;">378.43 Sqm.</td> <td></td> </tr> </tbody> </table>	As per Sale Deed		12.19 m.		15.24 m.		29.26 m.		25.90 m.		378.43 Sqm.	
As per Sale Deed														
12.19 m.														
15.24 m.														
29.26 m.														
25.90 m.														
378.43 Sqm.														
2	Total extent of the plot.	378.43 Sqm.												
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	Rs. 28,000.00 to 35,000.00 per Sqm according to location, approach road, size of plot and infrastructure facilities available.												
4	Guideline rate obtained from the Registrar's Office	Rs. 8,700.00 per Sqm.												
5	Assessed / adopted rate of valuation	Rs. 30,000.00 per Sqm.												
6	Estimated value of land	Rs. 1,13,52,900.00												
Part – B (Valuation of Building)														
1	Technical details of the building													
	a) Type of Building (Residential / Commercial / Industrial)	Not applicable being valuation of plot only												
	b) Type of construction (Load bearing / RCC / Steel Framed)	Not applicable being valuation of plot only												
	c) Year of construction.	Not applicable being valuation of plot only												
		Age of the Building	-											
		Future Life of the Building	-											
	d) Number of floors and height of each floor	Not applicable being valuation of plot only												

	including basement, if any.			
e)	Plinth area floor-wise			
	Sr. No.	Particulars	As per Gunthewari Regularization Plan	As per Actual
	1.	-	-	-
	• Built up Area Considered for Valuation : Not applicable being valuation of plot only			
f)	Condition of the building			
	i. Exterior : Excellent, Good, Normal, Poor		Not applicable being valuation of plot only	
	ii. Interior : Excellent, Good, Normal, Poor		Not applicable being valuation of plot only	
g)	Date of issue and validity of layout of approved map.		Copy of DP Location Plan vide No. 7181 dated 23.05.2023 issued by Nanded Waghala City Municipal Corporation.	
h)	Approved map / plan issuing authority			
i)	Whether genuineness or authenticity of approved map / plan is verified`		Yes	
j)	Any other comments by our empanelled valuers on authentic of approved plan		No.	

Specifications of construction in respect of

Sr. No.	Description	Ground Floor		
1.	Foundation	Not applicable being valuation of plot only		
2.	Basement	Not applicable being valuation of plot only		
3.	Superstructure	Not applicable being valuation of plot only		
4.	Joinery / Doors & Windows	Not applicable being valuation of plot only		
5.	RCC Works	Not applicable being valuation of plot only		
6.	Plastering	Not applicable being valuation of plot only		
7.	Flooring, Skirting, dado	Not applicable being valuation of plot only		
8.	Special finish as marble, granite, wooden paneling, grills etc.	Not applicable being valuation of plot only		
9.	Roofing including weather proof course	Not applicable being valuation of plot only		
10.	Drainage	Not applicable being valuation of plot only		
2.	Compound Wall	Compound wall not found		
		Side	Length	Height
		North	-	-
		South	-	-
		West	-	-
3.	Electrical installation			
	Type of wiring	Not applicable being valuation of plot only		
	Class of fittings (superior / ordinary / poor)	Not applicable being valuation of plot only		
	Number of light points	Not applicable being valuation of plot only		
	Fan points	Not applicable being valuation of plot only		
	Spare plug points	Not applicable being valuation of plot only		
	Power point	Not applicable being valuation of plot only		
4.	Plumbing installation			
	a) No. of water closets and their type	Not applicable being valuation of plot only		
	b) No. of wash basins	Not applicable being valuation of plot only		
	c) No. of urinals	Not applicable being valuation of plot only		
	d) No. of bath tubs	Not applicable being valuation of plot only		

	e) Water meters, taps etc.	Not applicable being valuation of plot only
	f) Any other fixtures	Not applicable being valuation of plot only
Part – C (Extra Items)		Amount in Rs.
1.	Porch	Not applicable being valuation of plot only
2.	Ornamental front door	-
3.	Sit out / Verandah / Parking with steel grills	-
4.	Overhead Water tank	-
5.	Staircase Head Room	-
	Total	
Part – D (Amenities)		Amount in Rs.
1.	Wardrobes	Not applicable being valuation of plot only
2.	Glazed tiles	-
3.	Extra sinks and bath tub	-
4.	Marble / ceramic tiles flooring	-
5.	Interior decorations	-
6.	Architectural elevation works	-
7.	Paneling works	-
8.	Aluminum works	-
9.	Aluminum hand rails (S.S. Railing)	-
10.	False ceiling	-
11.	Granite Kitchen Platform including Kitchen sink, sink taps, ceramic tiles, Commercial ply wood shutters with laminates facia etc.	Not applicable being valuation of plot only
12.	Solar Power System.	Not applicable being valuation of plot only
	Total	NIL
Part – E (Miscellaneous)		Amount in Rs.
1.	Separate toilet room	Not applicable being valuation of plot only
2.	Separate lumber room	-
3.	Separate water tank / sump	-
4.	Trees, gardening	-
	Total	
Part – F (Services)		Amount in Rs.
1.	Water supply arrangements (Bore well)	Not applicable being valuation of plot only
2.	Drainage arrangements	-
3.	Compound wall & M.S. Gate.	-
4.	C.B. deposits, fittings etc.	-
5.	Site Development (Pavement)	-
	Total	-

Total abstract of the entire property

Part – A	Land	Rs. 1,13,52,900.00
Part – B	Building	-
Part – C	Extra Items	Rs. Nil
Part - D	Amenities	Rs. Nil
Part – E	Miscellaneous	Rs. Nil

Part – F	Services	-
	Total	-
Particulars		Value in Rs.
Fair Market Value of the Property		Rs. 1,13,52,900.00
Realizable Value of the Property		Rs. 1,02,17,610.00
Distress / Force Sale Value		Rs. 90,82,320.00
Guideline Value As per Ready Reckoner		Rs. 32,92,341.00
Remark:		
The plot under valuation is undeveloped, covered with small bushes and trees. It was without demarcation and compound wall. It is a road touch plot.		

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.

This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, and government buildings.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Industrial Building and properties mentioned above.

As the property is only plot of land, we have adopted Sale Comparison Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of Rs.28,000.00 to Rs.35,000.00 per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, upswing in real estate prices, sustained demand for Plot, all round development of commercial and residential application in the locality etc. We estimate **Rs. 30,000.00 per Sq. M.** for Land

The salability of the property is : Normal

Rental Income : Nil.

Any likely income it may generate: Rental Income.

For, **Vastukala Consultants (I) Pvt. Ltd.** Think.Innovate.Create

Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS

Chairman & Managing Director

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

IBBI Reg. No. IBBI/RV/07/2019/11744

Date : 11.09.2023

For Branch/SMS Use

The undersigned has inspected the property detailed in the valuation report dt. 11.09.2023, we are satisfied that the **Fair and reasonable value** of the property is **Rs. 1,13,52,900.00 (Rupees One Crore Thirteen Lakh Fifty Two Thousand Nine Hundred Only)**.

Name of the inspecting officer:

Signature of the inspecting officer:

Designation of the inspecting officer:

Employee code:

Branch:

Seen and Noted

Name of the branch head/unit head:

Signature of the Branch head/Unit head:

Designation:

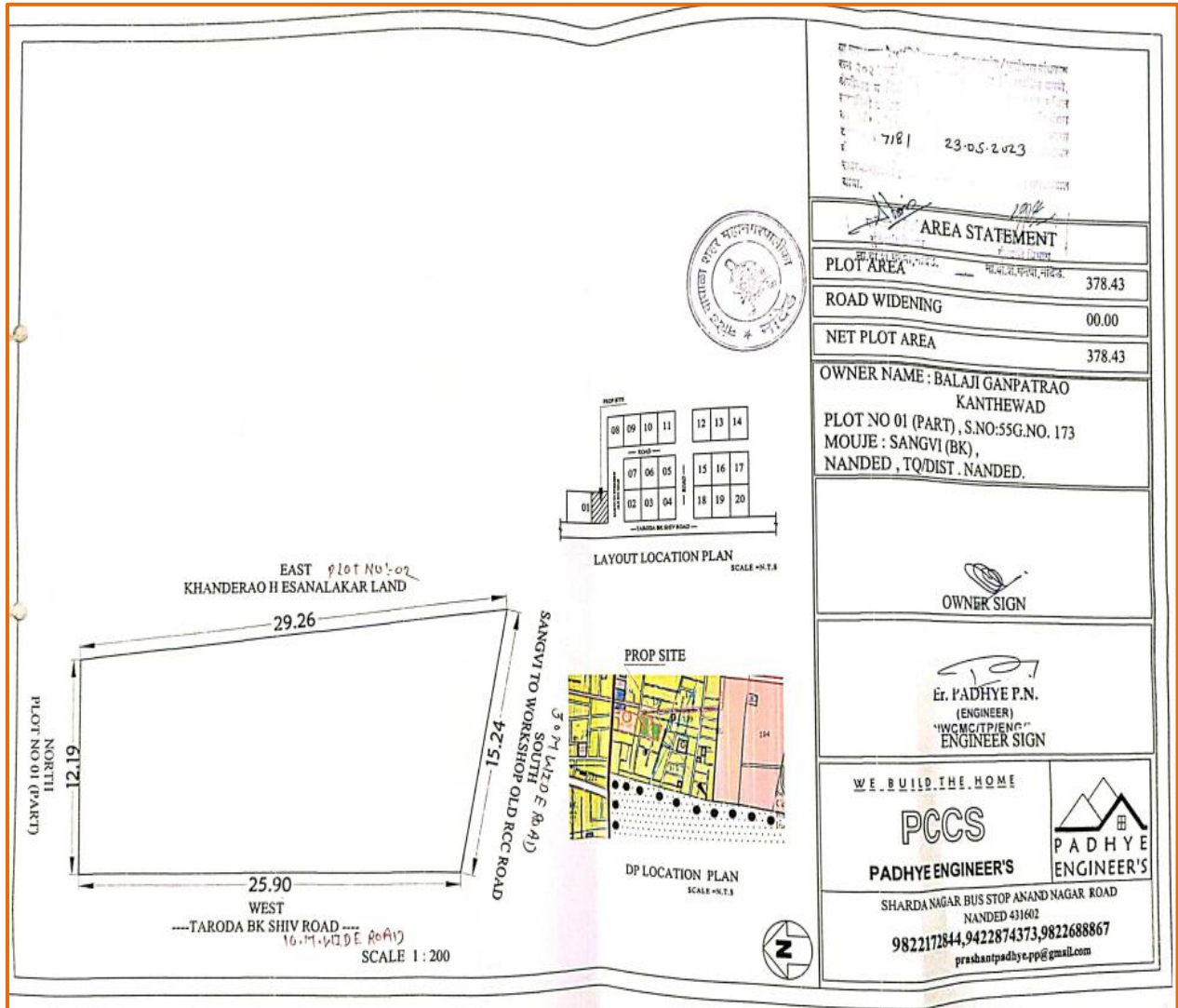
Employee code:

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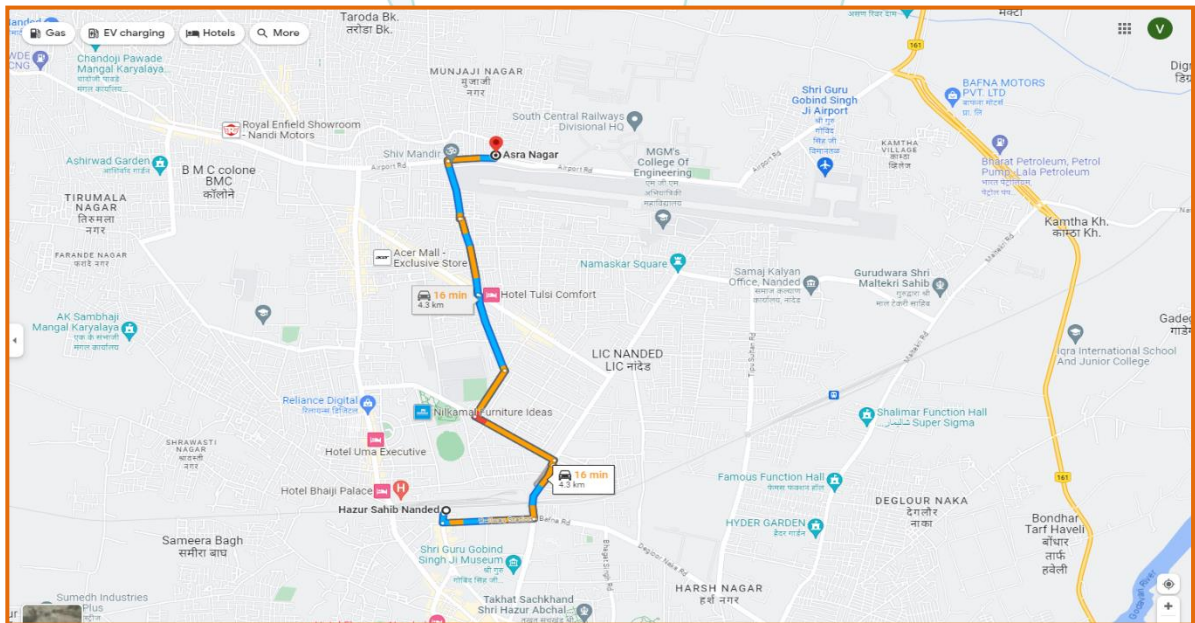
Actual site photographs



Actual DP Location Plan



Route Map of the property



Longitude Latitude: 19°11'05.3"N 77°18'48.2"E

Note:

- Red Pointer shows Approx. Property Location
- Blue line shows Route from Nanded Railway Station & 5.0 Km.

Ready Reckoner Rate

Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

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

Home Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Nanded

Select Taluka: Nanded

Select Village: Mauje : Sangavi (Nanded Waghala Sh)

Search By: Survey No. Location

Enter Survey No: 173 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
4.118 - विभागातुन जाणारा नविन पुर्णा रस्ता (पुर्व - पश्चिम	8700	28000	32200	38000	0	चौ. मीटर	गट नंबर

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Annexure A

नांदेड वाघाळा शहर महानगरपालिका, नांदेड जा.क्र. 6975

गुंठेवारी विकास नियमितीकरण प्रमाणपत्र दिनांक 23-05-2023


N^o 007181

महाराष्ट्र गुंठेवारी विकास (नियमाधिन करणे, श्रेणीवाद व नियंत्रण) (सुधारणा) अधिनियम, 2021, अन्वये प्रमाणित करण्यात येते की,
 श्री/श्रीमती... खात्याजी पि. गणपतराव केठेवाड
 यांनी श्री/श्रीमती... पि. एम. पादये
 आर्किटेक्ट / इंजिनियर / सुपरवायझर यांच्याद्वारे महाराष्ट्र गुंठेवारी विकास (नियमाधिन करणे, श्रेणीवाद व नियंत्रण) (सुधारणा)
 अधिनियम 2021, नांदेड वाघाळा शहर म.न.पा. सर्वसाधारण सभा ठराव क्र. 151 दि. 12.03.2021 व ठराव क्र. 104 दि. 30/06/2021 मधील
 मान्य तरतूदी नुसार नांदेड वाघाळा शहर म.न.पा. हद्दीतील मौजे नांगवी पु गट नं. / सर्व्हे
 नं. 173 सि.स.नं. प्लॉट नं. 1 वा भाग
 सोसायटी/कॉलनी.....मधील अनधिकृत मोकळा भुखंड/भुखंडासह
 बांधकाम नियमान्वित करण्यासाठी नांदेड वाघाळा शहर म.न.पा. कडे अ. क्र. 7680 दि. 08-02-2022 नुसार अर्ज व
 विकासनाचे नकाशे दाखल करून, अनधिकृत मोकळा भुखंड/भुखंडासह बांधकाम नियमित करण्याची विनंती केली आहे.
 महाराष्ट्र गुंठेवारी विकास अधिनियमातील कलम 04 चे पोट-कलम (1) अन्वये प्राप्त प्रस्तावासोबत सादर केलेली कागदपत्रे कलम
 4 चे पोट-कलम (2) मध्ये नमुद कागदपत्रांची पूर्तता करत असल्याबाबत छाननी करण्यात आल्यानुसार खालील अटी/शर्ती च्या अधिन
 राहून कलम 4 चे पोट-कलम (3) अन्वये अनधिकृत मोकळा भुखंड/भुखंडासह बांधकाम नियमित करण्यात येत असून नियमितीकरण
 प्रमाणपत्र देण्यात येत आहे. सादर नियमितीकरण प्रमाणपत्र हे मंजूर नकाशांमध्येरंगाने दर्शविलेल्या सुधारणांच्या अधिन
 असेल. मंजूर नकाशापेक्षा वेगळ्या स्वरूपाचे बांधकाम कोणत्याही क्षणी आढळून आल्यास सादर प्रमाणपत्र रद्द समजण्यात येईल.
 मान्यतेचे तपशील
 अ) मंजूर नकाशांमधील नियमित करण्यात आलेले भुखंडाचे क्षेत्र 378.43 चौ.मी.
 ब) मंजूर नकाशांमधील नियमित करण्यात आलेले बांधकाम क्षेत्र..... चौ.मी.
 अक्षरी क्षेत्र तिमशे अडेठाल्तर दशांश चाट निग चौ.मी

अटी व शर्ती : 0523/TR-0000166202/दि. 11.05.2023 गुयाट क्र. 220815/-

- जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधिन राहून सादरचा दाखला देण्यात आला आहे.
- नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेल्या अर्जासोबतची कागदपत्रे व माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा. ची दिशाभूल करून हमीपत्रातील अटीचे उल्लंघन करून परवानगी घेतलेले सिट्ट झाल्यास, सादरचा नियमितकरणाचा दाखला आपोआप रद्द ठरविण्यात येईल व सादरचा भुखंड/भुखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करण्यात येईल.
- मान्य करण्यात आलेला नकाशा सादरच्या दाखल्याचा एक भाग समजण्यात यावा.
- रापुडील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.
- भविष्यात विकास योजना रस्त्याने मिळकत बाधीत झाल्यास विना अट व विना मोबदला बाधीत मिळकत मनपा ताब्यात घेईल.

इतर अटी व शर्ती मागील पानावर पहा.



गुंठेवारी विभाग, नां.वा.श.म.न.पा. नांदेड

अतिरिक्त आयुक्त
नां.वा.श.म.न.पा. नांदेड

Sales Instances

9/8/23, 11:41 AM

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8874187 08-09-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. नांदेड 1 दस्त क्रमांक : 8874/2023 नोदणी : Regn:63m
गावाचे नाव : सांगवी बुद्रुक		
(1)विलेखाचा प्रकार	विक्रीपत्र	
(2)मोबदला	1275000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1272636	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नांदेड-वाघाळा म.न.पा.इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे सांगवी बु ता जि नांदेड येथील नांदेड वाघाळा महानगरपालिका हद्दीती येथील शेत गट नं 173 सर्वे नं 55 पैकी मोहल्ले असरानगर मधील एक प्लॉट नं 57 चा दक्षिणेकडील भाग आहे ज्याची एकूण लांबी पुर्वपश्चिम 13.71 मी आहे व रुंदी दक्षिणउत्तर 10.67 मी आहे ज्याचे एकूण क्षेत्र 146.28 चौ मी आहे((GAT NUMBER : 173 ;))	
(5) क्षेत्रफळ	0.0146 हेक्टर . आर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मोती बेगम मोहम्मद युनुस च्या तर्फे दस्तावेज प्रवेशासाठी कु. सु. मोती बेगम मोहम्मद युनुस - वय:-46; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सन्मित्र कॉलनी जंगमवाडी रोड नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.- 2): नाव:-मोहम्मद उनेस ऐवान मोहम्मद युनुस च्या तर्फे दस्तावेज प्रवेशासाठी कु. सु. मोती बेगम मोहम्मद युनुस - वय:-46; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सन्मित्र कॉलनी जंगमवाडी रोड नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.- 3): नाव:-मोहम्मद ओवेस अख्यान मोहम्मद युनुस च्या तर्फे दस्तावेज प्रवेशासाठी कु. सु. मोती बेगम मोहम्मद युनुस - वय:-46; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सन्मित्र कॉलनी जंगमवाडी रोड नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.- 4): नाव:-अनुशा हुदा मोहम्मद युनुस च्या तर्फे दस्तावेज प्रवेशासाठी कु. सु. मोती बेगम मोहम्मद युनुस - वय:-46; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सन्मित्र कॉलनी जंगमवाडी रोड नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.-	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद उबेदुल हक मोहम्मद अब्दुल हक - वय:-52; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: असरा नगर सांगवी बु नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.- 2): नाव:-नाजेमा बेगम मोहम्मद अब्दुल हकीम सिद्दीकी भ्र मोहम्मद उबेदुल हक - वय:-57; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: असरा नगर सांगवी बु नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.- 3): नाव:-महेरवश मरयम मोहम्मद उबेदुल हक भ्र मोहम्मद सुफियान मुकर्रम खान - वय:-27; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: इनामदार गल्ली किल्लारोड नांदेड ता जि नांदेड, /महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.-	
(9) दस्तावेज करून दिल्याचा दिनांक	01/09/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	01/09/2023	

https://freesearchignservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx

1/2

Sales Instances

गावाचे नाव : सांगवी बुद्रुक	
497556 08-09-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : सह दु.नि. नांदेड3 दस्त क्रमांक : 497/2023 नोदणी : Regn:63m
गावाचे नाव : सांगवी बुद्रुक	
(1)विलेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	692000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	692000
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:नांदेड-वाघाळा म.न.पा.इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे सांगवी बु ता जि नांदेड येथील शेत सर्वे नं 55 पैकी शेत गट नं 173 पैकी एक प्लॉट ज्याचा प्लॉट नं 55 चा दक्षिणेकडील भाग आहे ज्याचा म न पा मालमत्ता क्रं 1-23 पिन क्रं 4020118440 असा आहे ज्याचे एकूण क्षेत्र 79.46 चौ मी आहे((Survey Number : 173 ; Plot Number : 55 चा दक्षिणेकडील भाग ;))
(5) क्षेत्रफळ	79.46 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पठाण काफीयाबी खाजा मियाँ -- वय:-75 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: असरा नगर सांगवी बु ता जि नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.- 2): नाव:-पठाण खाजा मियाँ सय्यद अली (संमतीदार) -- वय:-75 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: असरा नगर सांगवी बु ता जि नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.- 3): नाव:-नुरजहाँ बेगम सय्यद अहेमद (संमतीदार) -- वय:-47 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: हिंगोली नाका नांदेड ता जि नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.- 4): नाव:-शेख रहिमाबेगम शेख मगदुन (संमतीदार) -- वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: असरा नगर सांगवी बु ता जि नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.- 5): नाव:-पठाण सुल्तान खाजामियाँ (संमतीदार) -- वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: असरा नगर सांगवी बु ता जि नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.- 6): नाव:-रुखसाना बेगम मोहम्मद मतीन (संमतीदार) -- वय:-33 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: दर्गा मोहल्ला बसमत ता वसमत जि हिंगोली, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.- 7): नाव:-पठाण सलमान खाजामियाँ (संमतीदार) -- वय:-28 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: असरा नगर सांगवी बु ता जि नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सय्यद अब्दुलरुद्दीन सय्यद शब्बीर -- वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: पिरबुद्दुहाण नगर नांदेड ता जि नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.-
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2023

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RERA: N/A

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1500 Sq.ft. Residential Plot for Sale in Taroda Khurd, Nanded

Taroda Khurd, Nanded by [R.K.24 Properties](#) - View Map

₹ 42 Lac @ ₹2,800/Sq.ft.

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Location
Taroda Khurd, Nanded

Plot/Land Area
1500 Sq.ft.

Ownership
Individual

Sale Type
New

Type
Residential Plots

About Property

We have a residential property for home and investment purpose , NA Lay out and title clear property , Road . Compound wall , gate , plants are ready

Sale Type : New **Ownership :** Individual

Land Mark :

Hospitals
2 kms

Airport
6 kms

ATM
1 kms

Railway Station
6 kms

School
2 kms

Shopping Mall
1 kms

Contact Seller

R K 24 Properties
Agent / +91-70206xxxx

Name

Email Address

+91 Mobile Number

I am interested in this property.

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No Property Images Available

Request Photos

21000 Sq.ft. Residential Plot for Sale in Taroda Khurd, Nanded

Taroda Khurd, Nanded by [Zeeshan](#) - View Map

₹ 7.35 Cr. @ ₹3,500/Sq.ft.

GET PHONE NO.
ENQUIRY NOW

Share Property Feedback | Share this Property

Posted On : 13/05/2023

Location
Taroda Khurd, Nanded

Plot/Land Area
21000 Sq.ft.

Ownership
Others

Sale Type
New

Type
Residential Plots

About Property

21 thousand sq ft developed area available with all over newly roads and open space in taroda khurd gat no 58 vedant nagar

Booking Amount : 1.50 Cr. **Project & Society :** Vedant nagar site **Sale Type :** New **Ownership :** Others

Land Mark :

Contact Seller

Zeeshan
Owner / +91-95119xxxx

Name

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 11.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 06.09.2023 The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- r. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.

y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer Comment	
1.	background information of the asset being valued;	The subject property under valuation is Residential Land Plot No. 01 (part) (West portion of Plot No. 01), S. No. 55, Gat No. 173 (part), "Nalanda Magasvargiya Co-Op. Hsg. Soc. Ltd.", Sana School Airport Road, Village – Sangvi Budruk, Taluka & District – Nanded - 431605, State – Maharashtra, Country – India.	
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Taroda Br., Nanded to assess fair market value of the property.	
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar	Regd. Valuer
		Manoj B. Chalikwar	Regd. Valuer
		Umang Patel	Regd. Valuer
		Mr. Akash Pardeshi	Engineer
		Mr. Md. Shareq Salim Md.Jilani Pasha	Technical Assistant
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant	
5.	date of appointment, valuation date and date of report;	Date of Appointment	06.09.2023
		Valuation Date	06.09.2023
		Date of Report	11.09.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 06.09.2023	
7.	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us	
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method	
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.	
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Plot size, location, upswing in real estate prices, sustained demand for Residential Plots, all round development of commercial and residential application in the locality etc.	
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached.	

(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and

interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For, **Vastukala Consultants (I) Pvt. Ltd.**

Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS

Chairman & Managing Director

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

IBBI Reg. No. IBBI/RV/07/2019/11744

Date : 11.09.2023

Place: Nanded