

Valuation Report of the Immovable Property



Details of the property under Consideration:

Name of Owner: Mr. Ashok Shankarrao Chavan.

C.T.S. No. 4801, M. H. No. 3455 of Village – Paithan, Taluka – Paithan, District – Aurangabad,
State – Maharashtra, Country – India

Longitude Latitude: 19°28'06.1"N 75°23'02.2"E


Think.**Valuation Done for:** Create
Mr. Ashok Shankarrao Chavan.



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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 **Regd. Office** : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUER'S OPINION REPORT

This is to certify that the property situated on C.T.S. No. 4801, M. H. No. 3455 of Village – Paithan, Taluka – Paithan, District - Aurangabad is belongs to **Mr. Ashok Shankarrao Chavan**.

Boundaries of the property are as under:

North	:	Govt. Road and their after house of Shri. Karwa
South	:	Govt. Road
East	:	Govt. Road
West	:	5'0" Land & their after house of Shri. Tekale & House of Shri. Kawasankar

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. 6,09,500.00
Fair Market value of the property	Rs. 6,09,500.00
Realizable Value of the property.	Rs. 5,48,550.00
Distress / Forced Sale Value of the property.	Rs. 4,87,600.00

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.

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

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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
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Reg. No. (N) CCIT/1-14/52/2008-09
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VALUATION REPORT
(IN RESPECT OF LAND / SITE & BUILDING)

I. General		
1.	Purpose for which the valuation is made.	To Assess Fair Market Value of the Property.
2.	a) Date of inspection	09.02.2024
	b) Date on which the valuation is made	12.02.2024
	c) Date of Valuation Report	12.02.2024
3.	List of documents produced for perusal	
	1.	Copy of Valuation Certificate dated 19.03.2014 prepared by valuer Shri Alhad Deshpande
	2.	Copy of Sammati Patrak addressed to Chief officer, Municipal Council, Paithan dated 07.09.1995
	3.	Copy of CTS No. 4801
	4.	Copy Of Paithan Municipal Council Property Tax Receipt No.134 dated 13.03.2019 for Rs.7,374.00
	5.	MSEB consumer No. 493010361831 bill No. 000000352048543 for Mar-2019
	6.	Paithan Municipal Council No Dues Certificate No.528/2019 of M.H.No.3455 dated 13.03.2019
	7.	Copy of Previous Valuation Report dated 09.03.2019
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. Ashok Shankarrao Chavan Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	The Subject Property under valuation is Open Plot. Old House property dismantled.
6.	Location of property	
	a) Plot No. / Survey No.	-
	b) Door No.	-
	c) C.T.S. No. / Village	C.T.S. No. 4801, M. H. No. 3455 of Village – Paithan
	d) Ward / Taluka	Taluka - Paithan.
	e) Mandal / District	District – Aurangabad.
7.	Postal address of the property	C.T.S. No. 4801, M. H. No. 3455 of Village – Paithan, Taluka – Paithan, District - Aurangabad
8.	Type of property	Residential.
9.	Classification of the area	
	i) High / Middle / Poor	Middle Class
	ii) Urban / Semi Urban / Rural	Sem - Urban.
10.	Coming under Corporation limit / Village Panchayat / Municipality	Paithan Municipal Council
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.	Boundaries of the property	
	North	Govt. Road and their after house of Shri. Karwa
	South	Govt. Road
	East	Govt. Road
	West	5'0" Land & their after house of Shri. Tekale & House of Shri. Kawasankar
13.	Whether occupied by the owner / tenant? If Occupied by tenant since how long? Rent Received per month.	Owner Occupied

II CHARACTERISTICS OF THE SITE		
1.	Classification of locality.	Middle class.
2.	Development of surrounding areas.	Developed Old Gaonthan
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.	Levelled
7.	Type of use to which it can be put.	Residential purpose.
8.	Is plot in town planning approved layout?	Gaonthan
9.	Corner plot or intermittent plot?	Corner
10.	Road facilities.	Yes.
11.	Type of road available at present	B.T. Road
12.	Width of road – is it below 20 ft. or more than 20 ft.	-
13.	Is it a Land – Locked land?	No.
14.	Water potentiality.	No.
15.	Underground sewerage system.	No.
16.	Is Power supply is available in the site.	Yes, available.
17.	Advantages of the site.	Property is being owned by Hon. Late Shankaraoji Chavan
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated.)	No.
Part – A (Valuation of land)		
1	Total extent of the plot	243.80 Sq. M.
2	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	Rs. 2,000.00 to 2,500.00 per Sq. M. according to location, approach road and infra structure facilities available.
3	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	Rs. 2,500.00 per Sq. M.
4	Assessed / adopted rate of valuation	Rs. 2,500.00 per Sq. M.
5	Estimated value of land	Rs. 6,09,500.00
Part – B (Valuation of Building)		
1	Technical details of the building	
a)	Type of Building (Residential / Commercial / Industrial)	Open Plot.
b)	Type of construction (Load bearing / RCC / Steel Framed)	N.A.
c)	Year of construction.	N.A.
d)	Number of floors and height of each floor including basement, if any	N.A.
e)	Plinth area floor-wise	N.A. Only Land Cost is Considered for Valuation.
f)	Condition of the building	
	i. Exterior : Excellent, Good, Normal, Poor	N.A.

	ii. Interior : Excellent, Good, Normal, Poor	N.A.
Remark	Old house being dismantled. For valuation only land cost is considered.	

Specifications of construction in respect of

Sr. No.	Description	
1.	Foundation	N.A.
2.	Basement	N.A.
3.	Superstructure	N.A.
4.	Joinery / Doors & Windows	N.A.
5.	RCC Works	N.A.
6.	Plastering	N.A.
7.	Flooring, Skirting, dado	N.A.
8.	Special finish as marble, granite, wooden paneling, grills etc.	N.A.
9.	Roofing including weather proof course	N.A.
10.	Drainage	N.A.
2.	Compound Wall	N.A.
3.	Electrical installation	
	Type of wiring	N.A.
	Class of fittings (superior / ordinary / poor)	N.A.
	Number of light points	N.A.
	Fan points	N.A.
	Spare plug points	N.A.
	Power point	N.A.
4.	Plumbing installation	
	a) No. of water closets and their type	N.A.
	b) No. of wash basins	N.A.
	c) No. of urinals	N.A.
	d) No. of bath tubs	N.A.
	e) Water meters, taps etc.	N.A.
	f) Any other fixtures	N.A.

Valuation of proposed construction/additions/renovation if any : Amount in Rs.

SUMMARY OF VALUATION :		
1.	Part I Land	Rs. 6,09,500.00
2.	Part II Building	Nil.
3.	Part III Other amenities /Miscellaneous	Nil.
4.	Part IV Proposed construction	Nil.
5.	Guideline rate of the property	Rs. 6,09,500.00
6.	TOTAL VALUE OF THE PROPERTY	Rs. 6,09,500.00
7.	The realizable value of the property	Rs. 5,48,550.00
8.	Distress value of the property	Rs. 4,87,600.00

I/ my authorized representative has personally inspected the property on 09.02.2024.

The rates for valuation of the property are accordance with the govt approved rates and prevailing market rates.

There is no direct / indirect interest in the property value

The undersigned has inspected the property detailed in the valuation report dt. 12.02.2024, we are satisfied that the **Fair and reasonable value** of the property is **Rs. 6,09,500.00 (Rupees Six Lakh Nine Thousand Five Hundred Only)**.

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

Sharadkumar B. Chalikwar

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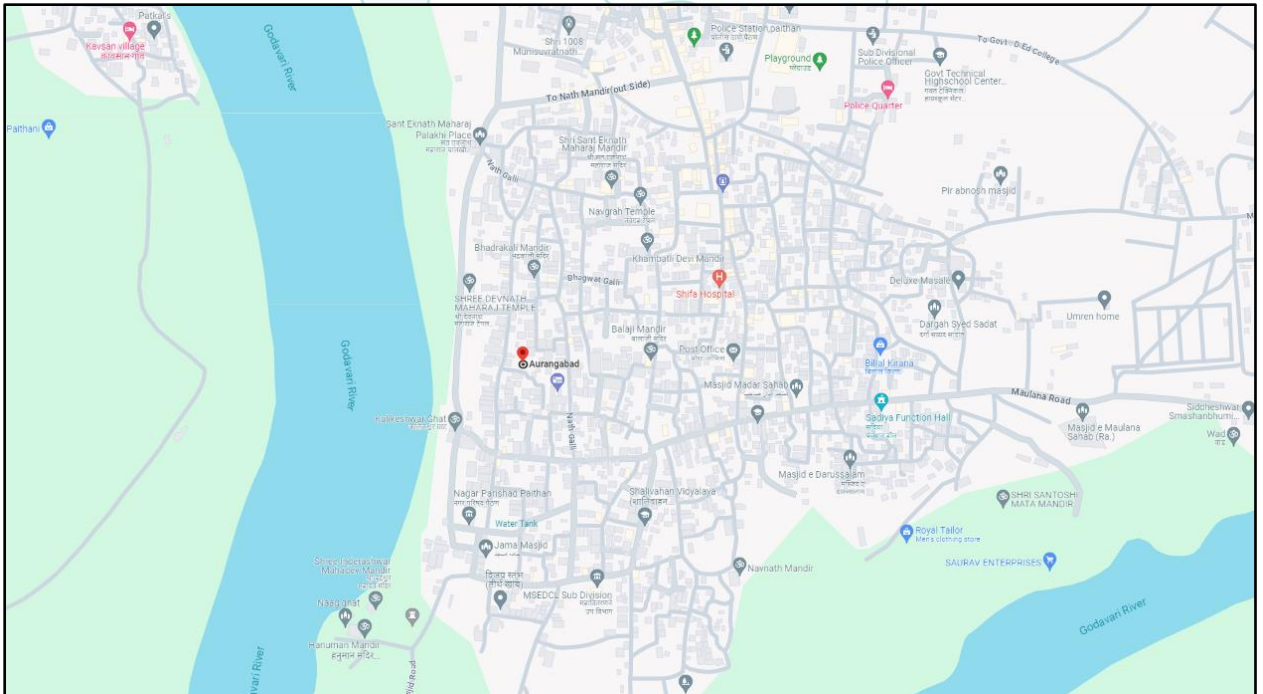
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Actual site photographs



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Route Map of the property




Longitude Latitude: 19°28'06.1"N 75°23'02.2"E

Note:


- Red Pointer shows Approx. Property Location

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)

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Year

Language

Selected District

Select Taluka

Select Village

Search By Survey No. Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.19-1.14 ते 1.18 मधील मिळकती वगळता उर्वरित सर्व मिळकती जैनपुरा, परदेशीपुरा, नाथगल्ली, दुर्गावाडी, बाजार इ. भागातील श्रंतर्गत मिळकती	2500	17280	1987031000	0	चौ. मीटर	सि.टी.एस. नंबर

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on dated **12th February, 2024**.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

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DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **Rs. 6,09,500.00 (Rupees Six Lakh Nine Thousand Five Hundred Only).**

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

Sharadkumar B. Chalikwar

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