

Valuation Report of the Immovable Property



Details of the property under Consideration:

Name of Owner: Mrs. Ameeta Ashok Chavan

Land & Structure at Gut No. 67/2, Village - Katpur, Taluka - Paithan, District - Aurangabad,
PIN – 431 148, State - Maharashtra, India

Longitude Latitude: 19°30'37.3"N 75°23'30.8"E

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Valuation Done for:
Private Valuation



Aurangabad : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA ✉E-mail : aurangabad@vastukala.org
Tel. : +91 240 2485151 +91 9167204062 / 9860863601

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 Land & Structure at Gut No. 67/2, Village - Katpur, Taluka - Paithan, District - Aurangabad, PIN – 431 148, State - Maharashtra, India is belongs to **Mrs. Ameeta Ashok Chavan**.

Boundaries of the property are as under:

North	:	Other Agricultural Land
South	:	Other Agricultural Land / Road
East	:	Other Agricultural Land
West	:	Internal Kachha 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 / Fair Market value of the property	₹ 69,21,782.00
Realizable Value of the property.	₹ 62,29,604.00
Distress / Forced Sale Value of the property.	₹ 55,37,426.00

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

Chartered Engineer (India)

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

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

Encl: Valuation report.



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VALUATION REPORT
(IN RESPECT OF LAND / SITE & STRUCTURE)

I. General		
1.	Purpose for which the valuation is made.	To assess Fair Market value of the property for Private Purpose.
2.	a) Date of inspection	09.02.2024
	b) Date on which the valuation is made	09.02.2024
	c) Date of Valuation Report	12.02.2024
3.	List of documents produced for perusal	
	1	Copy of Previous Valuation Report dated 15.03.2019
	2	Copy of 7/12 Revenue Extract
	3	Copy of Labh Kshetra Vikas Pradhikaran Jaiykwadi Prakulp, Aurangabad Certificate No. 23289 dated 13.03.2019
	4	Copy of Gift Deed dated 20.07.2021 between Mr. Ashok Shankarrao Chavan (Doner) and Mrs. Ameeta Ashok Chavan (Donee)
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)	Mrs. Ameeta Ashok Chavan. Address: Land & Structure at Gut No. 67/2, Village - Katpur, Taluka - Paithan, District - Aurangabad, PIN – 431 148, State - Maharashtra, India. Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	The immovable property comprises of Agricultural Land and Farm House and Servant Quarter thereof. The property is located in an undeveloped area having basic infrastructure, well connected by road and train. It is located at about 4.5 km. travelling distance from Paithan Bus Stop, Railway Station.
6.	Location of property	
	a) Plot No. / Survey No.	Gut No. 67/2
	b) Door No.	-
	c) T.S. No. / Village	Village - Katpur
	d) Ward / Taluka	Taluka - Paithan
	e) Mandal / District	District - Aurangabad
7.	Postal address of the property	Land & Structure at Gut No. 67/2, Village - Katpur, Taluka - Paithan, District - Aurangabad, PIN – 431 148, State - Maharashtra, India.
8.	Type of property	Agricultural Land with Farm House and Servant Quarter
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	Coming under Grampanchayat limits

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	As Per Documents	As Per Actual
	North	Details not available	Other Agricultural Land
	South	Details not available	Other Agricultural Land / Road
	East	Details not available	Other Agricultural Land
	West	Details not available	Internal Kachha Road
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.	Undeveloped Agricultural land	
3.	Possibility of frequent flooding/ sub-merging.	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	Not available	
5.	Level of land with topographical conditions.	Plain	
6.	Shape of land.	Irregular	
7.	Type of use to which it can be put.	Agriculture	
8.	Is plot in town planning approved layout?	No	
9.	Corner plot or intermittent plot?	Intermittent	
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.	6.00 m Wide Road	
13.	Is it a Land – Locked land?	No	
14.	Water potentiality.	Borewell, Well lift irrigation	
15.	Underground sewerage system.	Septic tank	
16.	Is Power supply is available in the site.	Available	
17.	Advantages of the site.	None	
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	4.14 Hectare	
2	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	₹ 12,00,000.00 to ₹ 13,00,000.00 per Hectare. 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)	₹ 12,61,300.00 per Hectare	
4	Assessed / adopted rate of valuation	₹ 12,61,300.00 per Hectare	
5	Estimated value of land	₹ 52,21,782.00	
Part – B (Valuation of Building)			

1	Technical details of the building	
a)	Type of Building (Residential / Commercial / Industrial)	Farm House and Servant Quarter
b)	Type of construction (Load bearing / RCC / Steel Framed)	RCC Structure.
c)	Year of construction.	Information not available
d)	Number of floors and height of each floor including basement, if any	Ground floor structure only
e)	Plinth area floor-wise	Information not available
f)	Condition of the building	
	i. Exterior: Excellent, Good, Normal, Poor	Normal
	ii. Interior: Excellent, Good, Normal, Poor	Normal

Specifications of construction in respect of

Sr. No.	Description	Ground Floor
1.	Foundation	RCC
2.	Basement	No
3.	Superstructure	R.C.C. frame work with 9" thick B. B. Masonry for external walls. 6" Thick. B.B. Masonry for internal walls
4.	Joinery / Doors & Windows	MS Grill Windows, MS Collapsible grill to main entrance
5.	RCC Works	Footings, Columns, Beams, Slab
6.	Plastering	Cement plastering
7.	Flooring, Skirting, dado	External visit only
8.	Special finish as marble, granite, wooden paneling, grills etc.	Normal
9.	Roofing including weather proof course	R.C.C. Slab
10.	Drainage	Connected to Grampanchayat Sewerage System
2.	Compound Wall	No
3.	Electrical installation	
	Type of wiring	External visit only
	Class of fittings (superior / ordinary / poor)	External visit only
	Number of light points	External visit only
	Fan points	External visit only
	Spare plug points	External visit only
	Power point	External visit only
4.	Plumbing installation	
a)	No. of water closets and their type	External visit only
b)	No. of wash basins	External visit only
c)	No. of urinals	External visit only
d)	No. of bath tubs	External visit only
e)	Water meters, taps etc.	External visit only
f)	Any other fixtures	External visit only
Valuation of proposed construction/additions/renovation if any:		Amount in Rs.
SUMMARY OF VALUATION:		

1.	Part I Land	₹ 52,21,782.00
2.	Part II Building (Farm House)	₹ 10,00,000.00
3.	Servant Quarter	₹ 3,00,000.00
4.	Part III Other amenities /Miscellaneous (Well, Bore Well, Lift Irrigation)	₹ 4,00,000.00
5.	Part IV Proposed construction	Nil
6.	TOTAL VALUE OF THE PROPERTY	₹ 69,21,782.00
7.	The realizable value of the property	₹ 62,29,604.00
8.	Distress value of the property	₹ 55,37,426.00

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 dated 12.02.2024, we are satisfied that the **Fair and reasonable value** of the property is **₹ 69,21,782.00 (Rupees Sixty-Nine Lakh Twenty-One Thousand Seven Hundred Eight Two Only)**.

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

Sharadkumar B. Chalikwar

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Actual site photographs

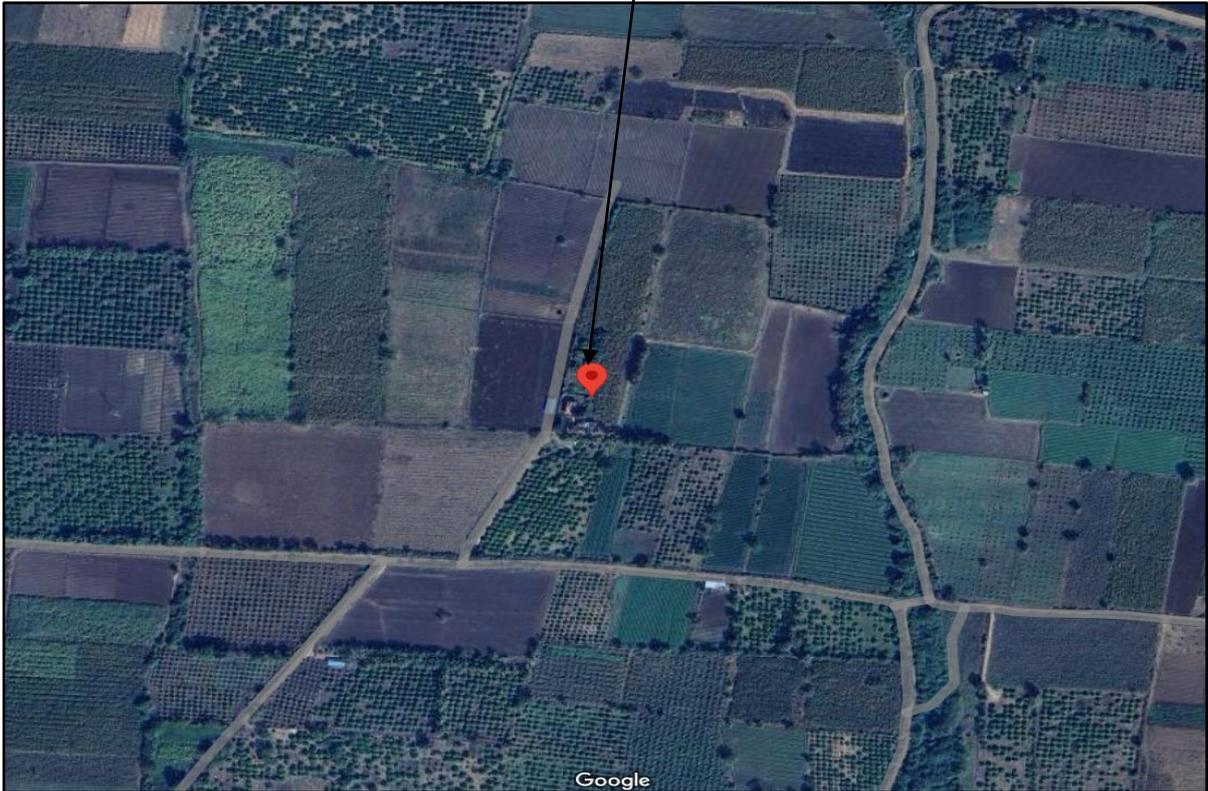


Actual site photographs



Route Map of the property

Site u/r



Longitude Latitude: 19°30'37.3"N 75°23'30.8"E

Note: The Blue line shows the route to site from nearest Bus Stio(Paithan - 4.5 M)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

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Annual Statement of Rates

Year
20232024 ▼

Selected District: श्रीरंगाबाद ▼

Select Taluka: पैठण ▼

Select Village: मौजे : कातपूर ▼

Search By: Survey No Location

Select Location: जिरायत जमिनी ▼

Language
English ▼

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	6/6.1	हायवेलगतच्या जिरायत जमिनी प्र.चौ.मी.	790	चौ. मीटर
SurveyNo	6/6.2	हायवेलगतच्या जिरायत जमिनी प्र.हे.	1366400	हेक्टर
SurveyNo	6/6.3	उर्वरित जिरायत जमिनी प्र.हे.	1261300	हेक्टर
SurveyNo	6/0	-	0	NA

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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 knowledgeably and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are: R

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 ₹ 69,21,782.00 (Rupees Sixty-Nine Lakh Twenty-One Thousand Seven Hundred Eight Two Only).

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

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