

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Ashok Shankarrao Chavan & Mrs. Ameeta Ashokrao Chavan**

“Anand Nilayam”, M. H. No. 1-2-162, 1-2-163, 1-2-164, C.T.S No.4487, 4488 & 4489,  
The House Building Co.op. Society Ltd., Shivaji Nagar, Nanded, PIN – 431 602,  
State – Maharashtra, Country – India.




Latitude Longitude - 19°09'47.1"N 77°18'13.2"E

### Valuation Report Prepared For Private Clients



#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
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Chandivali Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**
-  TeleFax : +91 22 28371325/24
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## VALUATION OPINION REPORT

The property bearing "Anand Nilayam", M. H. No. 1-2-162, 1-2-163, 1-2-164, C.T.S No.4487, 4488 & 4489, The House Building Co.op. Society Ltd., Shivaji Nagar, Nanded, PIN – 431 602, State – Maharashtra, Country – India. is belongs to **Mr. Ashok Shankarrao Chavan & Mrs. Ameeta Ashokrao Chavan**

Boundaries of the property.

North	Phule Nagar
South	Road
East	House of Shri. Santosh Waghmare
West	House of Shri. Govind Yerawar

Considering various parameters recorded, 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 purpose is as under:

I. LAND	Mr. Ashok S. Chavan	Mrs. Ameeta Chavan
Inherited Land Acquired	₹ 47,68,977.00	₹ 21,74,240.00
Self - Acquired Land	₹ 41,67,124.00	₹ 19,59,864.00
II. BUILDING		
Total Building, Interior & Site Development Share Value	₹ 3,54,75,443.00	₹ 1,64,57,573.00
Total Land & Building Value	₹ 4,44,11,544.00	₹ 2,05,91,677.00
A. Total Value of Ashok S. Chavan Property Share		₹ 4,44,11,544.00
B. Total Value of Ameeta Chavan Property Share		₹ 2,05,91,677.00
Total Value of Property (A+ B)		₹ 6,50,03,221.00
Total Realizable value of the Property		₹ 5,85,02,899.00
Distress value of Property		₹ 5,20,02,577.00

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 report.

Hence certified

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



### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

**VALUATION REPORT IN RESPECT (LAND & BUILDING) PROPERTY**

GENERAL		
1	Date of Inspection	09.02.2024
2	Date on which the valuation is made	12.02.2024
	Date of Valuation Report	12.02.2024
	Purpose of valuation	As per request from Private Clients, to assess Fair Market Value of the property
4	List of Documents Handed Over to The Valuer By The Client	
	<ol style="list-style-type: none"> <li>1. Copy of Conveyance Deed No. 5930, dated 19.11.2005</li> <li>2. Copy of Conveyance Deed No. 4984, dated 30.06.2008</li> <li>3. Copy of Conveyance Deed No. 4333/2013, dated 13.06.2013</li> <li>4. Copy of Partition Deed No. 1512 dated. 05.03.2014</li> <li>5. Copy of P. R. Card C.T.S No. 4487, dated 20.02.2017, TILR, Nanded</li> <li>6. Copy of P. R. Card C.T.S No. 4488, dated 02.04.2013, TILR, Nanded</li> <li>7. Copy of P. R. Card C.T.S No. 4489, dated 02.04.2013, TILR, Nanded</li> <li>8. Copy of Letter of Society to Ashok S. Chavan dated 29.07.2003</li> <li>9. Copy of Letter of Society to Ashokrao Chavan dated 09.09.2012</li> <li>10. Copy of Letter by Society to Sow. Amita Ashokrao Chavan issued by Society dated. 15.11.2012</li> <li>11. Copy of Ownership certificate issued by Society dated. 09.09.2012</li> <li>12. Copy of Ownership Certificate issued by Society dated. 14.01.2014</li> <li>13. Copy of No Objection Certificate issued by Society dated. 15.11.2012</li> <li>14. Copy of Construction permission letter No. dated. 31.12.2012, issued by NWCMC, Nanded.</li> <li>15. Copy of Construction permission letter No. NWCMC/TP/1069/13, dated. 10.01.2014, issued by NWCMC, Nanded.</li> <li>16. Copy of construction permission plan.</li> <li>17. Copy of Tax Receipt No. R/PT/0818/154, dated 07.08.2018</li> <li>18. Copy of Insurance policy (Standard Fire &amp; special Perils Policy), The New India Assurance Co. Ltd. Policy No. 16090011170100000030, dated. 10.04.2017 from 10.04.2017 to 09.04.2018</li> <li>19. Copy of Search Report Adv. Pradeep A. Atharkar, dated. 09.04.2014.</li> <li>20. Copy of Previous Valuation Report Dated. 15.03.2019 issued by Vastukala Consultant Pvt. Ltd.</li> </ol>	
5	Details of enquiries made/ visited to government offices for arriving fair market value.	Market analysis and as per sub-registrar value.
6	Factors for determining its market value.	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	No
8	Present/Expected Income from the property	
	<b>Property Details</b>	
9	Name(s) of the Owner and Postal address of the property under consideration.	<b>Mrs. Ameeta Ashok Chavan and Mr. Ashok Shankarrao Chavan</b> "Anand Nilayam", M. H. No. 1-2-162, 1-2-163, 1-2-164, C.T.S No.4487, 4488 & 4489, The House Building Co.op. Society Ltd., Shivaji Nagar, Nanded, PIN – 431 602, State – Maharashtra, Country – India.
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	Joint Ownership Mr. Ashok S. Chavan      Mrs. Ameeta Ashok Chavan

	Inherited Land Acquired in Sqm	375.51	171.20
	Self-Acquired Land in Sqm	173.80	Nil
	Land Acquired from NWCMC in sqm	154.32	154.32
	Total area of Plot in Sqm.   1029.15	703.63	325.52
	Inherited Land Share	36.49%	16.63%
	Self-Acquired Land Share	31.88%	15.00%
	Total Share Holding	68.31%	31.69%
11	Brief description of the property.	G + 4 Storeyed Residential Bungalow, Plot Area CTS No. 4487   171.20 Sqm CTS No. 4488   173.80 Sqm CTS No. 4489   375.51 Sqm Acquired from NWCMC Conveyance Deed   308.64 Sqm Total Plot area as per Acquisition   1029.15 Sqm Total Area as per NWCMC Sanction Plan   1027.29 Sqm Built up Area (As per Sanctioned Plan) Ground Floor   233.47 Sqm First Floor   269.57 Sqm Second Floor   256.88 Sqm Third & Fourth Floor   248.49 Sqm Total Built up Area   1008.41 Sqm FSI Allowed   1.10 FSI Consumed   0.94	
	<b>If under construction, extent of completion</b>	100% Completed	
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	"Anand Nilayam", M. H. No. 1-2-162, 1-2-163, 1-2-164, C.T.S No.4487, 4488 & 4489, The House Building Co.op. Society Ltd., Shivaji Nagar, Nanded, PIN – 431 602, State – Maharashtra, Country – India	
13	<b>Boundaries</b>	<b>As on site</b>	<b>As per documents</b>
	North	Phule Nagar	Phule Nagar
	South	Road	Road
	East	House of Shri. Santosh Waghmare	House of Shri. Santosh Waghmare
	West	House of Shri. Govind Yerawar	House of Shri. Govind Yerawar
14	Matching of Boundaries	Yes.	
15	Route map	Enclosed	
16	Any specific identification marks	Shivaji Nagar, Nanded	
17	Whether covered under Corporation/ Panchayat/ Municipality.	Municipal Corporation	
18	Whether covered under any land ceiling of State/ Central Government.	No	
19	Is the land freehold/ leasehold.	Free Hold	
20	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.		
21	Type of the property	Residential	
22	Year of acquisition/ purchase.	Ancestral Property. 19.11.2005 (CTS No. 4488) 30.06.2008 (CTS No. 4487)	



		13.06.2013 from NWCMC										
23	Purchase value as per document	<table border="1"> <tr> <td>Ancestral Property</td> <td>Nil</td> </tr> <tr> <td>Self-Acquired</td> <td>₹ 6,65,000.00</td> </tr> <tr> <td>From NWCMC</td> <td>₹ 22,34,320.00</td> </tr> <tr> <td>Mr. Ashok Chavan</td> <td>₹ 17,82,160.00</td> </tr> <tr> <td>Mrs. Ameeta Chavan</td> <td>₹ 11,17,160.00</td> </tr> </table>	Ancestral Property	Nil	Self-Acquired	₹ 6,65,000.00	From NWCMC	₹ 22,34,320.00	Mr. Ashok Chavan	₹ 17,82,160.00	Mrs. Ameeta Chavan	₹ 11,17,160.00
Ancestral Property	Nil											
Self-Acquired	₹ 6,65,000.00											
From NWCMC	₹ 22,34,320.00											
Mr. Ashok Chavan	₹ 17,82,160.00											
Mrs. Ameeta Chavan	₹ 11,17,160.00											
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	Owner occupied										
25	Classification of the site											
	a. Population group	Urban										
	b. High/ Middle/ Poor class	High Class										
	c. Residential/ Non-residential	Residential										
	d. Development of surrounding area	Developed										
	e. Possibility of any threat to the property (Floods, calamities etc.).	No										
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	All Available Near by										
27	Level of the land (Plain, rock etc.)	Plain										
28	Terrain of the Land.	Levelled										
29	Shape of the land (Square/ rectangle etc.).	Regular										
30	Type of use to which it can be put (for construction of house, factory etc.).	Residential										
31	Whether the plot is under town planning approved layout?	Yes										
32	Whether the building is intermittent or corner?	Intermittent										
33	Whether any road facility is available?	Yes										
34	Type of road available (B.T/Cement Road etc.).	C.C. Road										
35	Front Width of the Road?											
36	Source of water & water potentiality.	Bore well & Municipal Water Supply										
37	Type of Sewerage System.	Connected to Municipal Sewer line										
38	Availability of power supply.	Yes										
39	Advantages of the site.	Prime Developed Area										
40	Disadvantages of the site.	No										
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	As per Sub-Registrar Nanded										
<b>Valuation of the property:</b>												
42	Total area of the Plot	1027.29 sqm.										
43	Prevailing market rate.	We have considered land rate as per guideline rate of ₹ 12,700.00 per Sqm.										
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	₹ 12,700.00 per Sqm										
	Assessed/ Adopted rate of valuation.	₹ 12,700.00 per Sqm										
	<b>Mr. Ashok Shankarrao Chavan</b>											
	Inherited Land Acquired in Sqm	₹ 47,68,977.00										
	Self-Acquired Land in Sqm.											

	Land Acquired from NWCMC in Sqm	₹ 41,67,124.00
	<b>Total Land Share Value Mr. Ashok Chavan</b>	₹ 89,36,101.00
	<b>Mrs. Ameeta Ashok Chavan</b>	
	Inherited Land Acquired in Sqm	₹ 21,74,240.00
	Self-Acquired Land in Sqm.	₹ 19,59,864.00
	Land Acquired from NWCMC in Sqm	
	<b>Total Land Share Value Mrs. Ameeta Chavan</b>	₹ 41,34,104.00
48	Guideline / Market Land Value	₹ 1,30,70,205.00
49	The realizable value of the Land	₹ 1,17,63,185.00
50	Distress value of the Land	₹ 1,04,56,164.00
	<b>Technical details of the building:</b>	
52	Type of building (Residential/ Commercial/ Industrial).	Residential Building <sup>®</sup>
53	Year of construction.	2014 - 2015 approx.
54	Future life of the property.	51 years Subject to proper, preventive periodic maintenance and structural repair
55	No. of floors and height of each floor including basement.	N. A
	<b>Type of construction</b>	
56	(Load bearing/ R.C.C./ Steel framed)	R.C.C. Framed Structure
	<b>Condition of the building.</b>	
57	External (excellent/ good/ normal/ poor)	Excellent
58	Internal (excellent/ good/ normal/ poor).	Excellent
59	Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	Yes
60	Remark	Mr. Ashok Chavan Share Holding: 68.31% Mrs. Ameeta Chavan Share Holding: 31.69%
	Valuation of construction/ additions / renovation if any:	
61	<b>Building</b>	
	G.F, F.F, S.F, T.F & Fourth Floor	
	Total Built up area	1008.41 Sqm.
	Rate of Construction per Sqm.	₹ 25,000/-
	Cost of Construction	₹ 2,52,10,250.00
	Depreciated Percentage	14%
	Amount of Depreciation	₹ 34,03,384.00
	Depreciated Cost of Construction	₹ 2,18,06,866.00
62	Interior Cost: A.C, Lift Furniture & Interiors etc.	₹ 1,51,26,150.00
63	Other Amenities: Compound Wall, Borewell, Railing, M.S. Gate.	₹ 1,50,00,000.00
	Total (61 + 62 + 63)	₹ 5,19,33,016.00
A	Total Building Share Value of Mr. Ashok Chavan (5,19,33,016.00 @ 68.31%)	₹ 3,54,75,443.00
B	Total Building Share Value of Mrs. Ameeta Ashok Chavan	₹ 1,64,57,573.00

	(5,19,33,016.00 @ 31.69%)		
63	Summary of Valuation		
	<b>I. LAND</b>	Mr. Ashok S. Chavan	Mrs. Ameeta Chavan
	Inherited Land Acquired	₹ 47,68,977.00	₹ 21,74,240.00
	Self-Acquired Land	₹ 41,67,124.00	₹ 19,59,864.00
	<b>II. BUILDING</b>		
	Total Building, Interior & Site Development Share Value	₹ 3,54,75,443.00	₹ 1,64,57,573.00
	Total Land & Building Value		₹ 6,50,03,221.00
	<b>GUIDELINE / MARKET VALUE of the property</b>		<b>₹ 6,50,03,221.00</b>
	<b>The Realizable value of the property</b>		<b>₹ 5,85,02,899.00</b>
	<b>Distress value of the land of the property</b>		<b>₹ 5,20,02,577.00</b>

I certify that,

I/ my authorized representative, has inspected the subject property on 09.02.2024. Mr. Rakesh (owner's employee) has shown the property.

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

There is no direct/ indirect interest in the property valued.

The fair value of the property as on 12.02.2024 is: ₹ 6,50,03,221.00 (Rupees Six Crore Fifty Lakh Three Thousand Two Hundred Twenty – One Only).

Mr. Ashok S. Chavan: ₹ 4,44,11,544.00 (Rupees Four Cores Forty – Four Thousand Three Hundred Eighty Only).

Mrs. Ameeta Chavan: ₹ 2,05,91,677.00 (Rupees Two Cores Five Lakhs Ninety – One Thousand Six Hundred Seventy – Seven Only).

Date: 12.02.2024

Place: Mumbai

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



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

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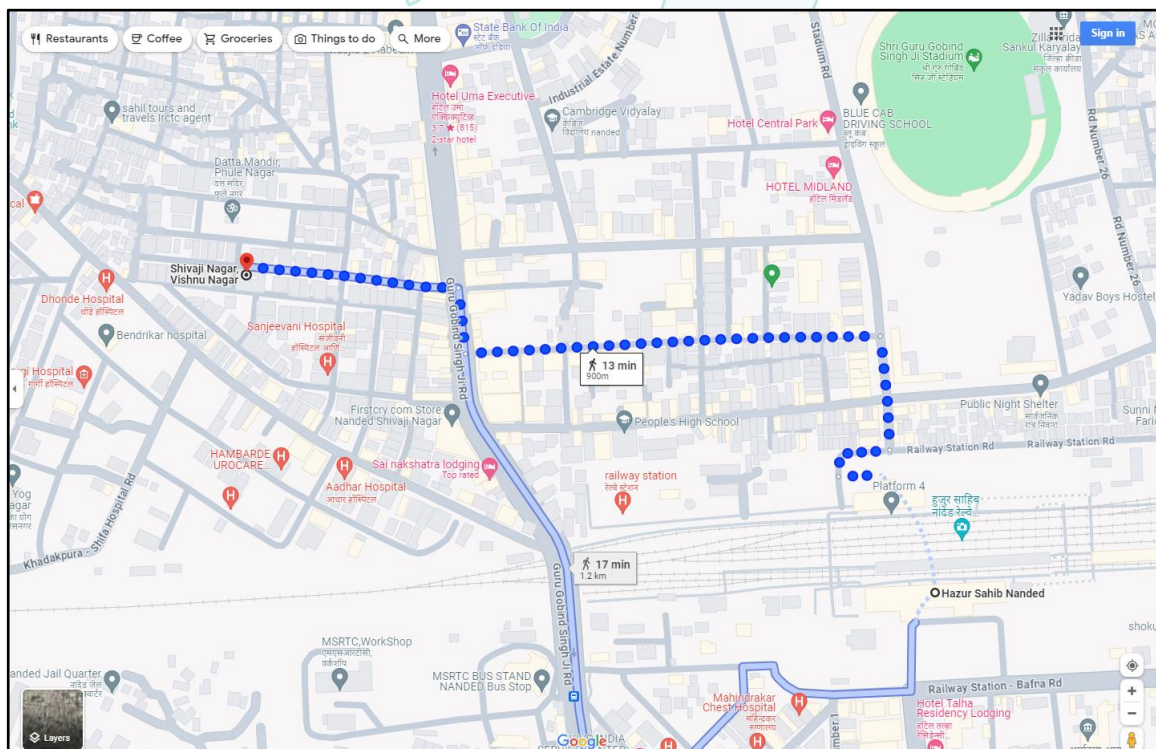
## Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude - 19°09'47.1"N 77°18'13.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nanded - 900 M)

**DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference for **Fair Market Value** purpose as on dated **12<sup>th</sup> 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:

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 facto`

**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 Visa Application Purpose as on day for The fair value of the property as on 12.02.2024 is: ₹ 6,50,03,221.00 (Rupees Six Crore Fifty Lakh Three Thousand Two Hundred Twenty – One Only).

Mr. Ashok S. Chavan: ₹ 4,44,11,544.00 (Rupees Four Cores Forty – Four Thousand Three Hundred Eighty Only).

Mrs. Ameeta Chavan: ₹ 2,05,91,677.00 (Rupees Two Cores Five Lakhs Ninety – One Thousand Six Hundred Seventy – Seven Only).

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

**Sharadkumar B. Chalikwar**

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