

Valuation Report of the Immovable Property



Details of the property under Consideration:

Name of Owner: Mr. Ashok Shankarrao Chavan.

The property Sai Shankar, M.H.No. 5-6-31, Ward No.A/410/19, CTS No 2624, Kotwalpura, Khadkeshwar, Aurangabad, PIN Code – 431 001, State – Maharashtra, Country – India.

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Longitude Latitude: 19°53'04.4"N 75°19'08.4"E

Valuation Done for:

Private Client



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 The property Sai Shankar, M.H.No. 5-6-31, Ward No.A/410/19, CTS No 2624, Kotwalpura, Khadkeshwar, Aurangabad, PIN Code – 431 001, State – Maharashtra, Country – India belongs to **Mr. Ashok Shankarrao Chavan.**

Boundaries of the property are as under:

North	: Open plot of owner CTS No. 2624
South	: Mill corner to Anjali Talkies 24 m wide Road
East	: House of Shri Saoji
West	: 9.00 m wide 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.

Market value of the property / Guideline Value	₹ 2,81,35,016.00
Realizable Value of the property.	₹ 2,53,21,514.00
Distress / Forced Sale Value of the property.	₹ 2,25,08,013.00

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 & 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	Photo Copy of Valuation Certificate dated 14.03.2019 prepared by valuer Vastukala Consultants (I) Pvt. Ltd.		
	2	Photo Copy of Valuation Certificate dated 19.03.2014 prepared by valuer Shri. Alhad Deshpande		
	3	Photo Copy of Copy of Occupancy Certificate No 1638, (File No.1002/17/94 B.P. No.241/94 Dated 8.09.1994), Aurangabad Municipal Corporation c/c 225/17/96 Dated 9.01.1996.		
	4	Copy of CTS No. 2624/1,2		
	5	Copy Of Aurangabad Municipal Corporation Property Tax receipt No.AS/A2923 DATED 14.03.2019 FOR Rs.20,113.00		
	6	Copy of Aurangabad Municipal-Corporation No Dues Certificate No. 16855 of M.H.No.5-6-31, A/410/19 of dated 14.03.2019.		
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.	
5.	Brief description of the property (Including Leasehold / freehold etc.)		Basement + GF + FF + SF Storeyed Residential cum Commercial Building	
6.	Location of property			
	a)	Plot No. / Survey No.	CTS No. 2624/1,2	
	b)	Door No.	Sai Shankar, M.H.No. 5-6-31	
	c)	T.S. No. / Village	Mouje - Khandakeshwar	
	d)	Ward / Taluka	Taluka – Aurangabad	
	e)	Mandal / District	District – Aurangabad	
7.	Postal address of the property		Sai Shankar, M.H.No. 5-6-31, Ward No.A/410/19, CTS No 2624, Kotwalpura, Khadkeshwar, Aurangabad, PIN Code – 431 001, State – Maharashtra, Country – India.	
8.	Type of property		Residential.	
9.	Classification of the area			
	i) High / Middle / Poor		Middle Class	
	ii) Urban / Semi Urban / Rural		Urban.	
10.	Coming under Corporation limit / Village Panchayat / Municipality		Aurangabad 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.	Boundaries of the property		As Per Documents	As Per Actual
	North		Details not available	Open plot of owner CTS No. 2624
	South		Details not available	Mill corner to Anjali Talkies 24 m wide Road
	East		Details not available	House of Shri Saoji
	West		Details not available	9.00 m wide Road

13	Whether occupied by the owner / tenant? If Occupied by tenant since how long? Rent Received per month.	Partly occupied by State Bank of India and DCC Bank
II CHARACTERISTICS OF THE SITE		
1.	Classification of locality.	Higher class.
2.	Development of surrounding areas.	Developed.
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 cum Commercial Purposed
8.	Is plot in town planning approved layout?	Information not available
9.	Corner plot or intermittent plot?	Corner
10.	Road facilities.	Yes.
11.	Type of road available at present	BT
12.	Width of road – is it below 20 ft. or more than 20 ft.	24.00 m wide road
13.	Is it a Land – Locked land?	Yes
14.	Water potentiality.	Bore Well Municipal Water Supply
15.	Underground sewerage system.	Municipal Drainage
16.	Is Power supply is available in the site.	Yes
17.	Advantages of the site.	Property is situated on mill corner to Anjali Talkies 24 m wide road, Khadakeshwar i.e., in the heart of Aurangabad business center.
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.
Valuation of the property:		
1	Total area of the Land	609.00 Sqm.
2	Prevailing market rate	₹ 32,200.00 per Sqm.
3	Land Value	₹ 1,96,09,800.00 per Sqm.
Building		
1	F.S.I. Consumed	0.952
2	Total Built up Area	579.76 Sqm.
3	Rate per Sqm	₹ 20,000.00 per Sqm.
4	Cost of Construction	₹ 1,15,95,200 per Sqm.
5	Age of Building	28 Years
6	Total life of Building Considered	60 Years
7	Depreciation Factor	42.00
8	Depreciation	₹ 48,69,984.00
9	Depreciated cost of construction	₹ 67,25,216.00
10	Other amenities: Lift, Interiors, Compound wall ect. L.S.	₹ 18,00,000.00
	The Fair Value of the property	₹ 2,81,35,016.00

	The Realizable value of the property	₹ 2,53,21,514.00
	The Distress Value of the property	₹ 2,25,08,013.00
Part – B (Valuation of Building)		
1	Technical details of the building	
a)	Type of Building (Residential / Commercial / Industrial)	Residential cum Commercial Building
b)	Type of construction (Load bearing / RCC / Steel Framed)	RCC Framed structure
c)	Year of construction.	1996
d)	Number of floors and height of each floor including basement, if any	Basement + Ground + First + Second Floor
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	Good
	ii. Interior : Excellent, Good, Normal, Poor	Good

Specifications of construction in respect of

Sr. No.	Description	Ground Floor
1.	Foundation	RCC Raft/Footing
2.	Basement	RCC
3.	Superstructure	II BBM
4.	Joinery / Doors & Windows	CCTW / Aluminium Sliding windows / Rolling Shutter
5.	RCC Works	RCC, Column, Beam, Slab etc
6.	Plastering	Cement mortar
7.	Flooring, Skirting, dado	Vitrified/Ceramic/kota etc
8.	Pantry Platform	Granite
9.	Whether any proof course is provided?	Yes
	Drainage	Connected to Municipal sewer
11	Compound Wall	Compound wall MS gate
12	Electric Installation (Type of wire, Class of Superior construction)	Superior
13	Plumbing Installation	Provided as per rule
14	Bore Well	Yes
15	Wardrobes, if any	Yes
16	Development of open area	CC with pavers.

Valuation of proposed construction/additions/renovation if any :

Amount in ₹

	SUMMARY OF VALUATION:	
1.	Part I Land	₹ 1,96,09,800.00
2.	Part II Building	₹ 67,25,216.00
3.	Part III Other amenities /Miscellaneous	₹ 18,00,000.00
4.	Part IV Proposed construction	Nil.
5.	VALUE OF THE PROPERTY / GUIDELINE VALUE	₹ 2,81,35,016.00
6.	The realizable value of the property	₹ 2,53,21,514.00
7.	Distress value of the property	₹ 2,25,08,013.00

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 **₹ 2,81,35,016.00 (Rupees Two Crore Eighty One Lakh Thirty Five Thousand Sixteen Only).**

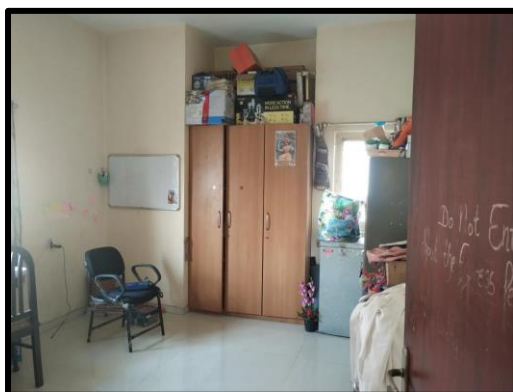
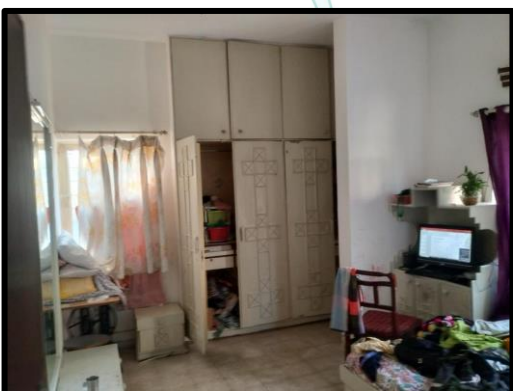
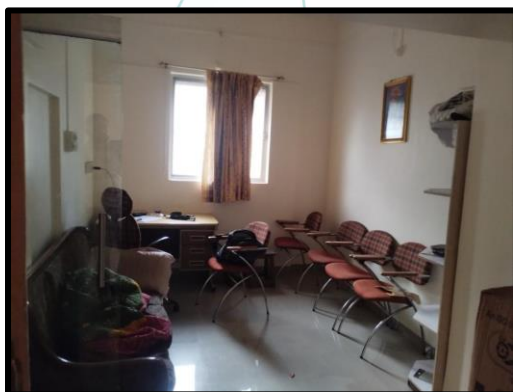
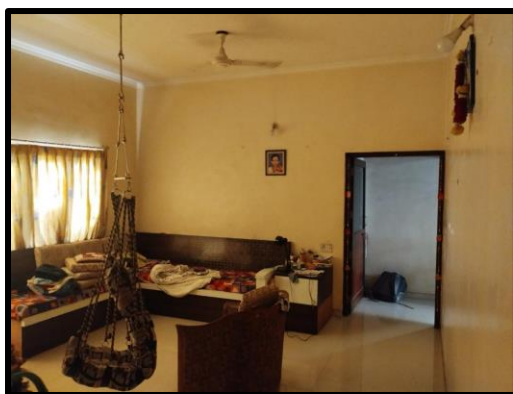
For, **Vastukala Consultants (I) Pvt. Ltd.**

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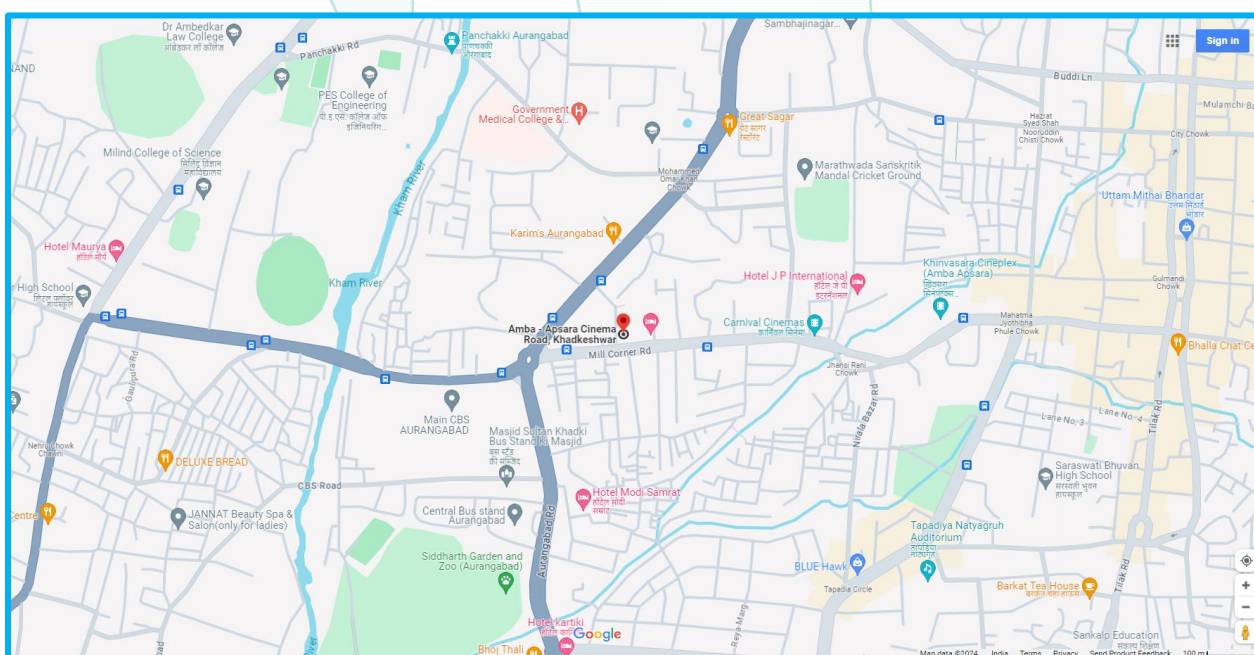
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Actual site photographs



Actual site photographs






Note:

- Red Pointer shows Approx. Property Location

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

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महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Year
 2023/2024

Annual Statement of Rates

Language
 English

Selected District: औरंगाबाद
 Select Taluka: औरंगाबाद
 Select Village: मौजे : औरंगाबाद - 5
 Search By: ☐ Survey No ☒ Location

Select	उपविभाग	खुची जमीन	निवासी सचविष	औडीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.327-अंजली टाईज जवळील नावा ते मिल कॉनर कडे जाणारा रस्ता	47200	59000	67850	86500	0	चौ. मीटर
SurveyNo	1.328-नागेश्वरवाडी बाईकेश्वर व परिसरातील सर्व मिळकती	32200	44000	50600	84000	0	चौ. मीटर
SurveyNo	1.329-नागेश्वरवाडी येथील लॉज पर्यंतचा रस्ता	38400	60000	69000	85500	0	चौ. मीटर
SurveyNo	1.330 - निराळा बाजार चौक ते अंजली टाईजकडे जाणारा रस्ता (नाव्यापासून)	43100	62000	71300	91500	0	चौ. मीटर
SurveyNo	1.331-स्वतंत्र सैनिक कॉलनी, नागेश्वरवाडी व परिसरातील उर्वरीत सर्व मिळकती	25300	39000	44850	69000	0	चौ. मीटर

... 21 22 23 24 25 26 27 28 29 30 ...

Survey Number
 2618 , 2619 , 2620 , 2621 , 2622 , 2623 , **2624** , 2625 , 2626 , 2627 , 2628 , 2629 , 2633 , 2634 , 2647 ,
 2648 , 2649 , 2652 , 2653 , 2654 , 2655 , 2656 , 2657 , 2658 , 2660 , 2662 , 2666 , 2667 , 2668 , 2669 ,
 2670 , 2671 , 2672 , 2673 , 2674 , 2675 , 2676 , 2677 , 2680 , 2681 , 2682 , 2683 , 2684 , 2685 , 2686 ,
 2688 , 2689 , 2690 , 2691 , 2692 , 2693 , 2694 , 2695 , 2696 , 2697 , 2698 , 2699 , 2700 , 2701 , 2702 ,
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 2720 , 2721 , 2722 , 2723 , 2724 , 2726 , 2727 , 2728 , 2729 , 2730 , 2731 , 2732 , 2734 , 2735 , 2736 ,
 2737 , 2738 , 2739 , 2740 , 2741 , 2742 , 2743 , 2744 , 2745 , 2746 , 2747 , 2748 , 2750 , 2751 , 2752

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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 **₹ 2,81,35,016.00 (Rupees Two Crore Eighty One Lakh Thirty Five Thousand Sixteen Only).**

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

Sharadkumar B. Chalikwar

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