

Valuation Report of the Immovable Property



Details of the property under Consideration:

Name of Owner: Mr. Ashok Shankarrao Chavan

Open Plot bearing C.T.S. No. 2624, M.H. No. A0028723 Ward A-1, Adjoining to Sai Shankar,
Kotwalpura, Khadakeswar, Aurangabad, PIN – 431 001,
State – Maharashtra, Country – India.

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

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Valuation Prepared 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,
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Valuation Report Prepared For: Private Valuation / Mr. Ashok Shankarrao Chavan (006925/ 2304934) Page 2 of 11

Vastu/ Aurangabad /02/2024/006925/ 2304934
12/23-156-PRBSPY
Date: 12.02.2024

VALUER'S OPINION REPORT

This is to certify that the property Open Plot bearing C.T.S. No. 2624, M.H. No. A0028723 Ward A-1, Adjoining to Sai Shankar, Kotwalpura, Khadakeshwar, Aurangabad, Pin Code – 431 001, State – Maharashtra, Country – India is belonging to Mr. Ashok Shankarrao Chavan.

Boundaries of the property are as under:

North	:	C.T.S No. 2623
South	:	House of Shri. A.S. Chavan (CTS No. 2624/1)
East	:	Hospital C.T.S No. 2626
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 / Guideline Value of the property	Rs. 91,33,720.00
Realizable Value of the property.	Rs. 82,20,348.00
Distress / Forced Sale Value of the property.	Rs. 73,06,976.00

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



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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 Sale Deed No. 2418 / 9 / 97, Dated 08.07.1997.	
	2	Copy of Valuation Certificate dated 19.03.2014 prepared by Valuer Shri. Alhad Deshpande.	
	3	Copy of C.T.S No. 2624	
	4	Copy of Aurangabad Municipal Corporation Property Tax Paid Receipt No. As / 82924 dated 14.03.2019.	
	5	Copy of Previous valuation Report dated 15.03.2019 in the name of Mr. Ashokrao Shankarrao Chavan issued by Vastukala Consultants Pvt. Ltd.	
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. Ashokrao Shankarrao Chavan.
5.	Brief description of the property (Including Leasehold / freehold etc.)		The Subject Property under valuation is freehold Open Plot bearing C.T.S. No. 2624, M.H. No. A0028723 Ward A-1, Adjoining to Sai Shankar, Kotwalpura, Khadakeshwar, Aurangabad, PIN – 431 001, State – Maharashtra, Country – India.
6.	Location of property		
	a)	Plot No. / Survey No.	-
	b)	Door No.	-
	c)	C.T.S. No. / Village	Mouje - Aurangabad
	d)	Ward / Taluka	Taluka - Aurangabad.
	e)	Mandal / District	District – Aurangabad
7.	Postal address of the property		Open Plot bearing C.T.S. No. 2624, M.H. No. A0028723 Ward A-1, Adjoining to Sai Shankar, Kotwalpura, Khadakeshwar, Aurangabad, PIN – 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		Corporation limit
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
	North		Details not available
	South		Details not available
	East		Details not available
	West		Details not available
			As Per Actual
			C.T.S No. 2623
			House of Shri. A.S. Chavan (CTS No. 2624/1)
			Hospital C.T.S No. 2626
			9.00 M. Wide Road

13	Whether occupied by the owner / tenant? If Occupied by tenant since how long? Rent Received per month.	Vacant Land under owner possession
II CHARACTERISTICS OF THE SITE		
1.	Classification of locality.	Middle Class
2.	Development of surrounding areas.	Developing
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?	Information not available
9.	Corner plot or intermittent plot?	Intermittent
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.	9.00 M. wide road
13.	Is it a Land – Locked land?	No.
14.	Water potentiality.	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 adjoining to owners building 'Sai Shankar' having commercial potential
18.	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	Total extent of the plot	252.60 Sqm.
2	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	We have considered the land rate as per guideline rate ₹ 32,200.00 per Sq. M.
3	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	₹ 32,200.00 per Sqm.
4	Assessed / adopted rate of valuation	₹ 32,200.00 per Sqm.
5	Estimated value of land	₹ 81,33,720.00
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.

Specifications of construction in respect of

Sr. No.	Description	Ground Floor
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. (R)
10.	Drainage	N.A.
2.	Compound Wall	Yes.
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 ₹
SUMMARY OF VALUATION:		
1.	Part I Land	₹ 81,33,720.00
2.	Part II Building	Nil
3.	Part III Other amenities /Miscellaneous	₹ 10,00,000.00
4.	Part IV Proposed construction	Nil
5.	MARKET VALUE OF THE PROPERTY / GUIDELINE VALUE	₹ 91,33,720.00
6.	The realizable value of the property	₹ 82,20,348.00
7.	Distress value of the property	₹ 73,06,976.00

Valuation Report Prepared For: Private Valuation / Mr. Ashok Shankarrao Chavan (006925/ 2304934) Page 6 of 11
I/ my authorized representative have 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 09.02.2024, we are satisfied that the **Fair and reasonable value** of the property is **₹ 91,33,720.00 (Rupees Ninety-One Lakh Thirty-Three Thousand Seven Hundred Twenty Only)**.

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

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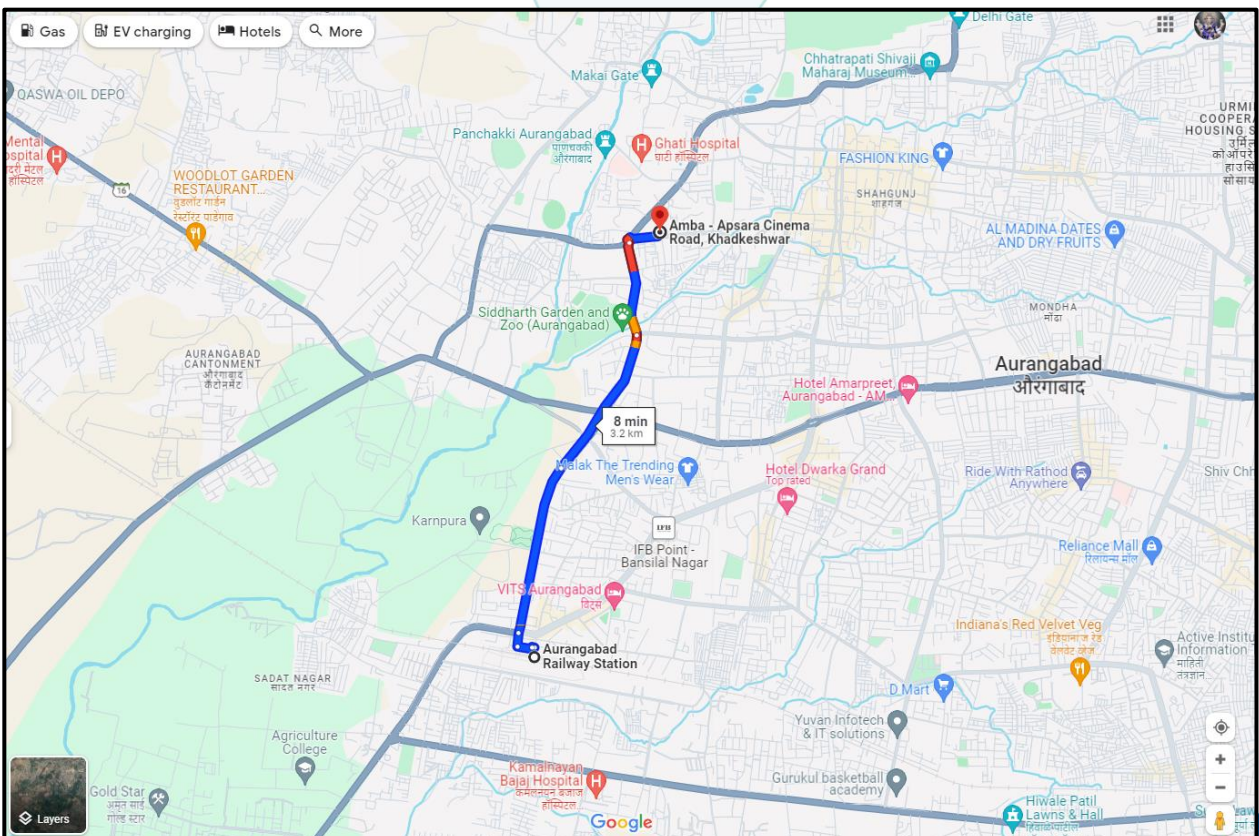
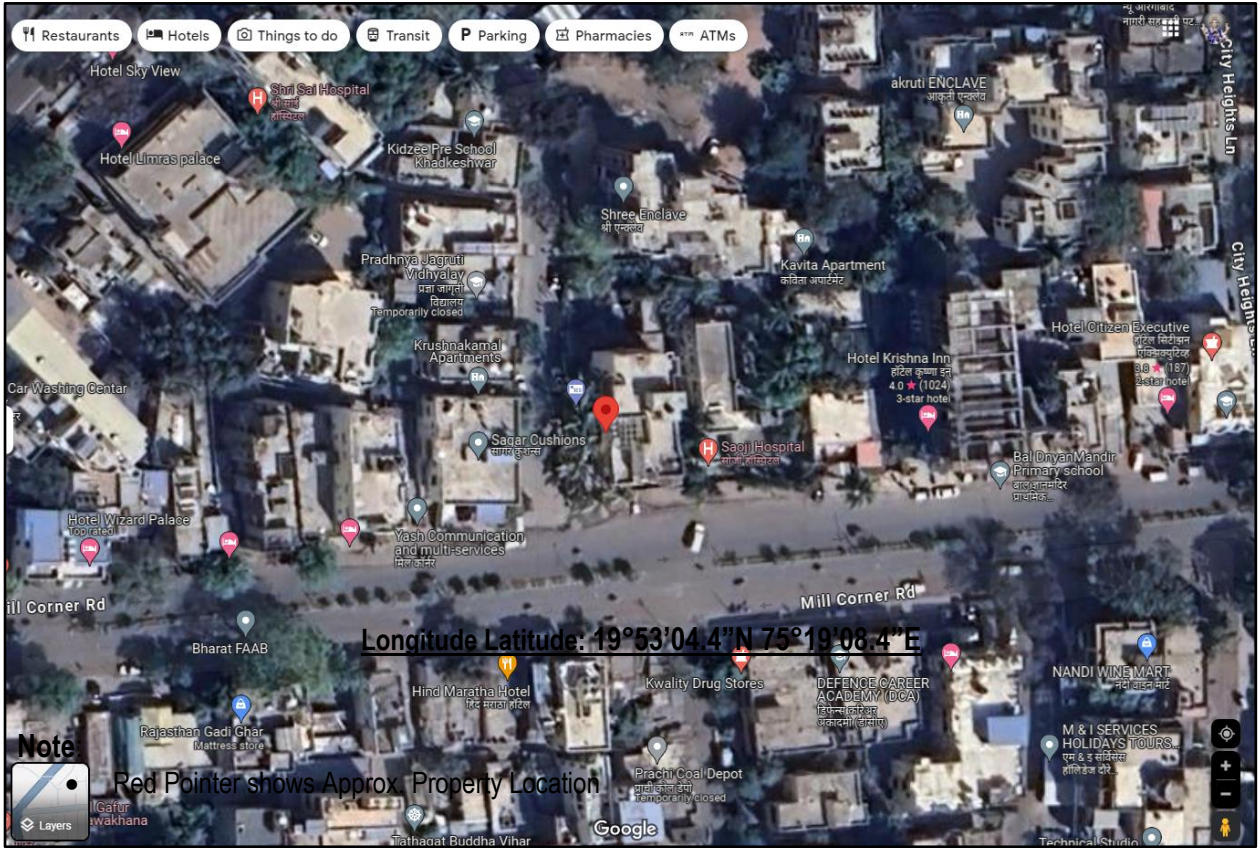
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Actual site photographs



Route Map of the property



Ready Reckoner Rate


Department of Registration & Stamps
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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User Manual
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Feedback

Year
2023/2024

Annual Statement of Rates

Language
English

Selected District: औरंगाबाद

Select Taluka: औरंगाबाद

Select Village: मोजे : औरंगाबाद - 5

Search By: Survey No Location

Select	उपविभाग	बूली बमीन	निवासी बदलिका	नोंदीस	दुकाने	जीवोमिक	एकन (Rs./)
SurveyNo	1.327-अंजनी टाकीज अकडील नाला ते मिल् कानर कडे जाणारा रस्ता	47200	59000	67850	86500	0	चौ. मीटर
SurveyNo	1.328-नाणेखरवाडी बघेखर व परिसरातील सर्व मिळकती	32200	44000	50600	84000	0	चौ. मीटर
SurveyNo	1.329-नाणेखरवाडी मेवाड लांब पर्वतचा रस्ता	38400	60000	69000	85500	0	चौ. मीटर
SurveyNo	1.330 - निराला बाजार चौक ते अंजनी टाकीजकडे जाणारा रस्ता (नाव्यापासून)	43100	62000	71300	91500	0	चौ. मीटर
SurveyNo	1.331-नवतंत्र सैनिक कॉलनी, नाणेखरवाडी व परिसरातील उर्वरित सर्व मिळकती	25300	39000	44850	69000	0	चौ. मीटर

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

Survey Number

2619, 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,
2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717,
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, 2749, 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 ₹ 91,33,720.00 (Rupees Ninety-One Lakh Thirty-Three Thousand Seven Hundred Twenty Only).

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

Sharadkumar B. Chalikwar

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