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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Vastu/Axis Bank/09/2024/11348
Date. 27/09/2024

VALUATION OF PROPERTY FOR AXIS BANK

1.	Date	27/09/2024	
2.	Name Of The Customer	Shri. Sarang S/o Kashinath Somawar.	
	Customer ID	---	
3.	Documents Provided	1	Photo Copy of Sale Deed No. 8782/2023, dated 31.08.2023, Registered at Joint Sub Registrar, Nanded-2.
		2	Photo Copy of Extract of Gaon Namuna 7 of Taroda (Kh.) (943123). Gut No.58. dated.05.06.2023.
		3	Photo Copy of Correction Deed No.8974/2023, dated 31.08.2023, Joint Sub Registrar, Nanded-2.
		4	Photo Copy of Tax Receipt No.20, book No.177, PIN No. 40612080031 dated 20.11.2023, issued by NWCMC Nanded.
		5	Photo Copy of NWCMC Nanded Sanction of Building Permission and Commencement Certificate. Building Permit No.241504, Permit No. DDMCW/ B/ 2024/ APL/03664, dated 17.03.2024.
4.	Property Details	Proposed G+2 Storeyed Residential Building. Plot No. 24, Taroda (Kh.) Gut No.58, NWCMC PIN No. 40612080031, Taroda (Kh.), Nanded.	
5.	Nearby Land Mark	Taroda (Kh.)	
6.	Distance from Area Office	@ 4.6 Km	
7.	Availability Of Local Transport	Local Transport, Bus Stand, Railway Station.	
8.	Level Of Land With Topographical Conditions	Leveled	
9.	Class Of Locality	Middle Class.	
10.	Quality Of Infrastructure In The vicinity	Average.	
11.	Boundaries (As Per Provided Document)	North	Plot No.23.
		South	Plot No.25.
		East	Plot No.29.
		West	9'00" Wide Road.
12.	Does The Boundaries at Site Match, As Mentioned in Documentation?	Yes	
13.	Status Of the Land/Plot	Free hold	
14.	Type Of Property	Residential	
15.	Approved Usage Of Property	Residential	
16.	Type Of Structure	RCC	
17.	No. Of Floor	G+2 Storeyed Residential Building.	
18.	Occupancy Details	Work in progress	
19.	Name of the Owner	Shri. Sarang S/o Kashinath Somawar.	



Nanded: 28, S.G.G.S Stadium Complex, Nanded - 431 602, (M.S), INDIA
Email: nanded@vastukala.co.in | Tel: +91 2462 244288 +91 94221 71100

Our Pan India Presence at:

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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20.	Does Property Have Electricity/Water/Drainage Connection	Yes	Proximity To Civic Amenities Like School,Hospital, Market, Etc	Yes
21.	Development Of Surrounding Area	Developing		
22.	Approval Details	Building Plan Approved By Assistant Director Town Planning, N.W.C.M.C Nanded. Date Of Approval. 13.03.2024.		



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A	Building Plan Approval	Building Plan Approved By Assistant Director of Town Planning, N.W.C.M.C Nanded.		
B	BCC	N.A.		
C	Details of provided Documents	Refer 3.		
23.	Construction Details	Area Of The Plot: 135.00 Sqm. Demarcation At Site: Yes (Area As per the provided Building Plan)		
	Approved Built-Up Area	209.23 in Sqm. (Area As per the provided Building plan)		
	Super Built-Up Area	N.A.		
24.	Floor Wise Construction Details	Area in Sqm	Current Usage	
	Ground floor	51.73	Residential construction under progress.	
	First Floor	78.75	Residential construction under progress.	
	Second Floor	78.75	Residential construction under progress.	
	Total Built-Up Area	209.23		
	Quality Of Construction:	Good		
	Maintenance Of The Property	Work in progress		
	Current Life Of The Structure	Work in progress		
	Projected Life Of The Structure	60 Years After Completion		
25.	Recommended Valuation Of The Property			
		Area In Sqm	Rate In Rs per Sqm	Value In Rs
	Recommended Rate Of The Plot	135.00	20,000.00	27,00,000.00
	Ground Floor	51.73	31,000.00	16,03,630.00
	First Floor	78.75	28,000.00	22,05,000.00
	Second Floor	78.75	28,000.00	22,05,000.00
	Amenities			3,05,000.00
	Total Value Of The Property (After Completion)			90,18,630.00
26.	Stage of construction	About 70 % work Completed		
		% Progress	% Recommended	
	Work In Progress	70 %	80 %	
27.	Construction As Per Building Plan	No.		
28.	Extra construction			
29.	Current Value of the Property (Plot + Construction)	Rs. 71,23,041.00/- (Say Rupees Seventy-One Lacs Twenty-Three Thousand Fourty One Only)		
30.	Date of Property Visit	27.09.2024		
31.	Distressed Value of the Property:	Rs.56,98,433.00		



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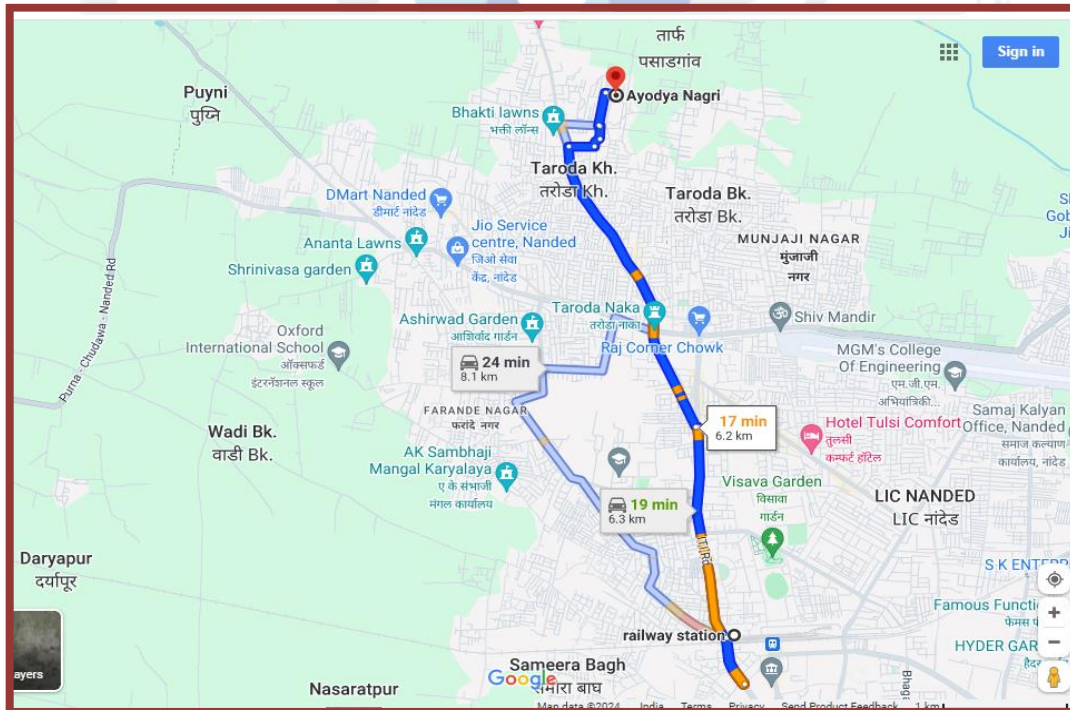
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Location Map: -

Latitude	19.202395	Longitude	77.298053
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