

# VALUATION REPORT

**VARSHA N. BIRADAR** B.Arch  
ARCHITECT & PLANNERS

## evolution

TRANSFORMATION OF DREAMS

**SHOP NO. 2 DURVANKUR**

**ASHOK NAGAR**

**NANDED - 431605**

**PH. NO.- 91- 9637986327**

---

Property Owner : Mrs. Varsha Ashokrao Karanjkar  
Property Description : Open Plot  
Valuation : Rs. 69795000.00  
Address : Mouze Gram Pnchayat Wadi , Nanded -431603  
Date : 10/11/2020



**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd.No. CA/2004/34044

## REPORT OF VALUATION OF IMMOVABLE PROPERTY

### PART -1 : QUESTIONNAIRES

#### GENERAL: -

1. Purpose for which valuation : To Ascertain the present market value of the Property for the Buldhana Urban Credit Co-op Society ltd.
2. Date as on which valuation is made : 10/11/2020
3. Name of Owner : Ms. Varsha Ashokrao Karanjkar ,
4. If the property is under joint ownership/  
Co-ownership share of each owner are : sole owner  
Shares undivided
5. Brief description of the property : Open Plot
6. Location, street , ward No. : Mouze G.P. Wadi ,Nanded
7. Survey /plot no. : S. No. 221. /C/3, PLOT NO. 7,8
8. Is the property situated in residential/  
commercial mixed areas/ industrial area : Residential area
9. Classification of locality high class /  
middle class/ poor class : Middle class
10. Proximity to civic, hospital , offices,  
Market , cinemas, etc : Yes
11. Means and proximity to surface  
communication by which the locality is  
served : By Road communication



**LAND: -**

12. Area of land supported by  
Documentary proof, shape dimension  
& physical features : As per registry
13. Roads Streets or lanes along which  
the land is situated : Mouze G.P. WADI,  
Nanded
14. Is it freehold or Leased hold : Freehold
15. If lease abide, the name of Leaser or Lessee/ Nature  
of Lease date of commencement and termination  
of lease and terms or renewal of lease : N. A
- a. Initial Premium
- b. Ground rent payable per annum
- c. Unearned increased payable to the
- d. Lesser in the event of sale or Transfer : N. A
16. Is there any restrictive covenant in regard  
to use of land? If so attach copy of contents : No
17. Is there any agreement of easement of  
this area? If so attach copies : No
18. Is the land located in an area included  
in any town planning plan of Govt. or any  
statutory body? Give date of notification : No
19. Has any contribution been made towards  
Development or is any demand for such  
Contribution still outstanding : No
20. Has the whole or part of the land been  
Notified for acquisition by government or  
Any statutory body? Give date of notification : No
21. Attach a dimensioned site plan : Yes



- of maintenance and operation owner  
or tenant : N.A
33. Who has to bear of cost of Electricity  
charges or lighting of common space like  
entrance hall, stairs, passage, compound  
etc. Owner or Tenant : N.A
34. What is the amount of property tax?  
Who has to bear it? Give Details with  
documentary proof : N.A
35. Is the Building insured? If so give the  
policy number, amount for which it is  
insured and annual premium : N.A
36. Is any dispute between Landlord and  
Tenant regarding rent pending in the court  
of Law : N.A
37. Has any standard rent has been fixed for  
The premises under law relating to the  
control of rent. : N.A

**SALES:-**

38. Give instance of sales of immovable  
property in the locality on separate sheet  
indicating name and address of the  
property registration number, sale price  
and area of the land sold : ----
39. Land rate adopted in this valuation : Rs .5500 per Sq .ft
40. If sale instance are not available or not  
relied upon the basis of arriving at the  
land rate : As per market rate
- a. Fair market value of the Open Plot : Rs.69795000.00
- b. Distress value of the Plot : Rs. 59325750.00




*Varsha*  
**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd.No. CA/2004/34044

COST OF CONSTRUCTION :-

41. Year of commencement of construction  
and year of completion : N.A.
42. What was the method of construction  
by contract, by purchase, from CIDCO,  
employing labour directly, both? : N.A.
43. For items of the work done on contract,  
produce copies of agreement : N.A
44. For items of work done by engaging labour  
directly and labour supported by  
documentary proof. : N.A
45. Plot description (as per registry)

- i. EAST : Plot NO. 9
- ii. WEST : Plot NO. 7
- iii. NORTH : Land of Sanjay Auradkar
- iv. SOUTH : Nanded – Purna Road



  
**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd. No. CA/2004/34044

## PART II

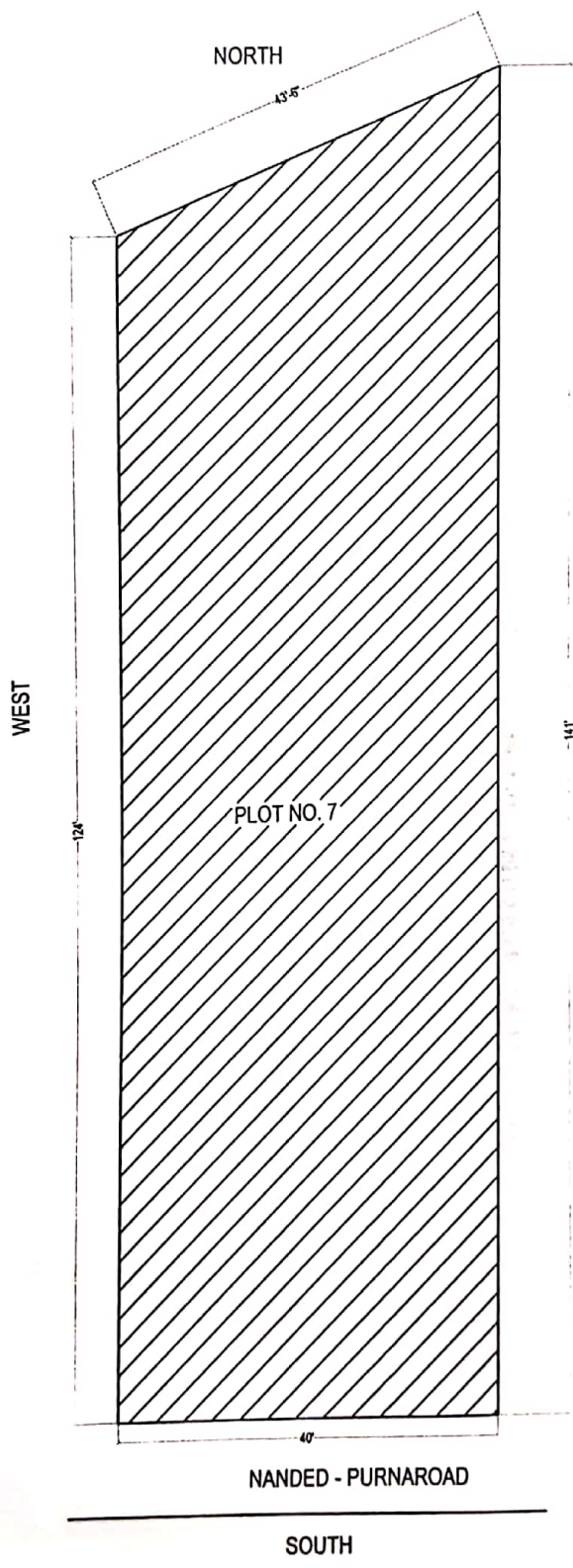
### VALUATION


Please refer attached calculation discussing the details approach of valuation of the property and indicating how the valuation has been arrived.

1) Area of plo no 7	=	50' * 141' = 7050.00 Sq. Ft
Rate	=	@ Rs. 5500.00
Total	=	Rs.38775000.00
2) Area of plot no. 8	=	40' * 141' = 5640.00 Sq. Ft
Rate	=	@ Rs. 5500.00
Total	=	Rs.31020000.00
<b>GRAND TOTAL VALUE OF PROPERTY (1+2)</b>	=	<b>Rs.69795000.00</b>
<b>In words: Six Crore Ninety Seven Lakh Ninety Five Thousand Rupees Only</b>		

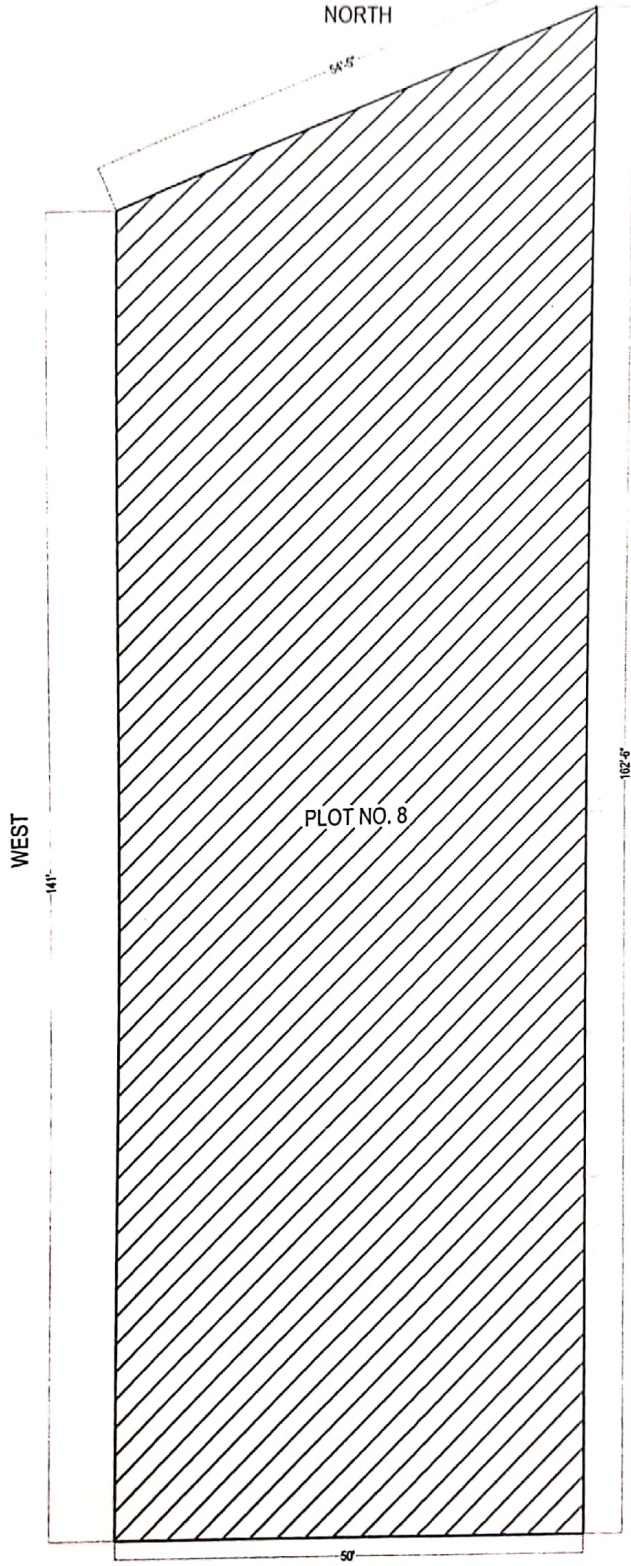


**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd. No. CA/2004/34044




OWNER
MRS. VARSHA ASHOKRAO KARANKAR
PROJECT NAME
OPEN PLOT
SIGN AND STAMP OF ARCHITECT
NORTH 
<b>EVOLUTION</b> TRANSFORMATION OF DREAMS
Architects & Urban Planners, revision
Interior designer
SHOP NO. 4-S RAINBOW TOWERS, ASHOK NAGAR NANDED 411028 email: 1.varshabirani@gmail.com
scale 1:100 drawn by VARSHA N.B.
date checked by VARSHA N.B.
drawing no.
THIS DRAWING IS COPYRIGHT

*Varsha*  
**Mrs. Varsha N. Birani**  
 Consulting Architect  
 Road No. 28, Ashok Nagar



NANDED - PURNAROAD

SOUTH

OWNER	
MRS. VARSHA ASHOKRAO KARANIKAR	
PROJECT NAME	
OPEN PLOT	
SIGN AND STAMP OF ARCHITECT	
NORTH 	
EVOLUTION	
TRANSFORMATION OF DREAMS	
Architects & Urban Planners, revision	
Interior Designer	
SHOP NO. 4-5 RAINBOW TOWERS, ASHOK NAGAR	
NANDED 431805	
email: varshacon@gmail.com	
scale	1:100
drawn by	VARSHA N.B.
date	checked by
	VARSHA N.B.
drawing no.	
THIS DRAWING IS COPYRIGHT	



*(Signature)*  
**Mrs. Varsha N. Biradar**  
 Consulting Architect  
 Regd. No. CA/2004/34044

Regd. No. CA/2004/34044  
 Consulting Architect



# VALUATION REPORT

**VARSHA N. BIRADAR** B.Arch  
ARCHITECT & PLANNERS

## evolution

TRANSFORMATION OF DREAMS

**SHOP NO 2 DURVANKUR**

**ASHOK NAGAR**


**NANDED- 431605**

**PH.NO. 91-9637986327**

---

Property Owner : Mrs. Varsha Ravsaheb Patil  
Property Description : Open Plot  
Valuation : Rs. 44399257.00  
Address : Mouze Puyani , Nanded -431603  
Date : 10/11/2020



  
**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd. No. CA/2004/34044

**REPORT OF VALUATION OF IMMOVABLE PROPERTY****PART -1 : QUESTIONNAIRES****GENERAL: -**

1. Purpose for which valuation : To Ascertain the present market value of the Property for the Buldhana Urban Credit Co-op Society Ltd.
2. Date as on which valuation is made : 10/11/2020
3. Name of Owner : Ms. Varsha Raosaheb Patil
- If the property is under joint ownership/  
Co-ownership share of each owner are : sole owner  
Shares undivided
4. Brief description of the property : Open Plot
5. Location, street , ward No. : Mouze Puyani ,Nanded
6. Survey /plot no. : Gat No. 283
7. Is the property situated in residential/  
commercial mixed areas/ industrial area : Residential area
8. Classification of locality high class /  
middle class/ poor class : Middle class
9. Proximity to civic, hospital , offices,  
Market , cinemas, etc : Yes
10. Means and proximity to surface  
communication by which the locality is  
served : By Road communication



**LAND: -**

11. Area of land supported by  
Documentary proof, shape dimension  
& physical features : As per registry
12. Roads Streets or lanes along which  
the land is situated : Mouze Puyani,  
Nanded
13. Is it freehold or Leased hold : Freehold
14. If lease abide, the name of Leaser or Lessee/ Nature  
of Lease date of commencement and termination  
of lease and terms or renewal of lease : N. A
- a. Initial Premium
- b. Ground rent payable per annum
- c. Unearned increased payable to the
- d. Lesser in the event of sale or Transfer : N. A
15. Is there any restrictive covenant in regard  
to use of land? If so attach copy of contents : No
16. Is there any agreement of easement of  
this area? If so attach copies : No
17. Is the land located in an area included  
in any town planning plan of Govt. or any  
statutory body? Give date of notification : No
18. Has any contribution been made towards  
Development or is any demand for such  
Contribution still outstanding : No
19. Has the whole or part of the land been  
Notified for acquisition by government or  
Any statutory body? Give date of notification : No
20. Attach a dimensioned site plan : Yes



- of the maintenance and operation  
Owner or Tennant : N.A
31. If a pump is installed, who is to bear the cost  
of maintenance and operation owner  
or tenant : N.A
32. Who has to bear of cost of Electricity  
charges or lighting of common space like  
entrance hall, stairs, passage, compound  
etc. Owner or Tenant : N.A
33. What is the amount of property tax?  
Who has to bear it? Give Details with  
documentary proof : N.A
34. Is the Building insured? If so give the  
policy number, amount for which it is  
insured and annual premium : N.A
35. Is any dispute between Landlord and  
Tenant regarding rent pending in the court  
of Law : N.A
36. Has any standard rent has been fixed for  
The premises under law relating to the  
control of rent. : N.A

**SALES:-**

37. Give instance of sales of immovable  
property in the locality on separate sheet  
indicating name and address of the  
property registration number, sale price  
and area of the land sold : ----
38. Land rate adopted in this valuation : Rs .1700 per Sq .ft
39. If sale instance are not available or not  
relied upon the basis of arriving at the  
land rate : As per market rate
- a. Fair market value of the Open Plot : Rs. 44399257.00
- b. Distress value of the Plot : Rs. 37739368.00



*(Handwritten signature)*

**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd. No. CA/2004/34044

**COST OF CONSTRUCTION :-**

40. Year of commencement of construction  
and year of completion : N.A.
41. What was the method of construction  
by contract, by purchase, from CIDCO,  
employing labour directly, both? : N.A.
42. For items of the work done on contract,  
produce copies of agreement : N.A
43. For items of work done by engaging labour  
directly and labour supported by  
documentary proof. : N.A
44. Plot description (as per registry)
- i. EAST : Land of Nagorao Santoba Pavde & Sayabai Mukinda  
Pavde
- ii. WEST : 30' Wide Road
- iii. NORTH : Nila -Basmat Road
- iv. SOUTH : Land of Dyaneshvar Parmeshvar Pavde



**Mrs. Varsha N. Biradar**  
**Consulting Architect**  
**Regd.No. CA/2004/34044**



## PART II

### VALUATION

Please refer attached calculation discussing the details approach of valuation of the property and indicating how the valuation has been arrived.

Area of plot = 261' \* 101.2' = 26117.21 Sq. Ft  
Rate = @ Rs. 1700.0  
Total = Rs.44399257.00

( In words Rs. Four crore Fourty Three Lakh Ninety Nine Thousand Two Hundred Seven Rupees only )



**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd. No. CA/2004/34044

### TECHNICAL DETAILS

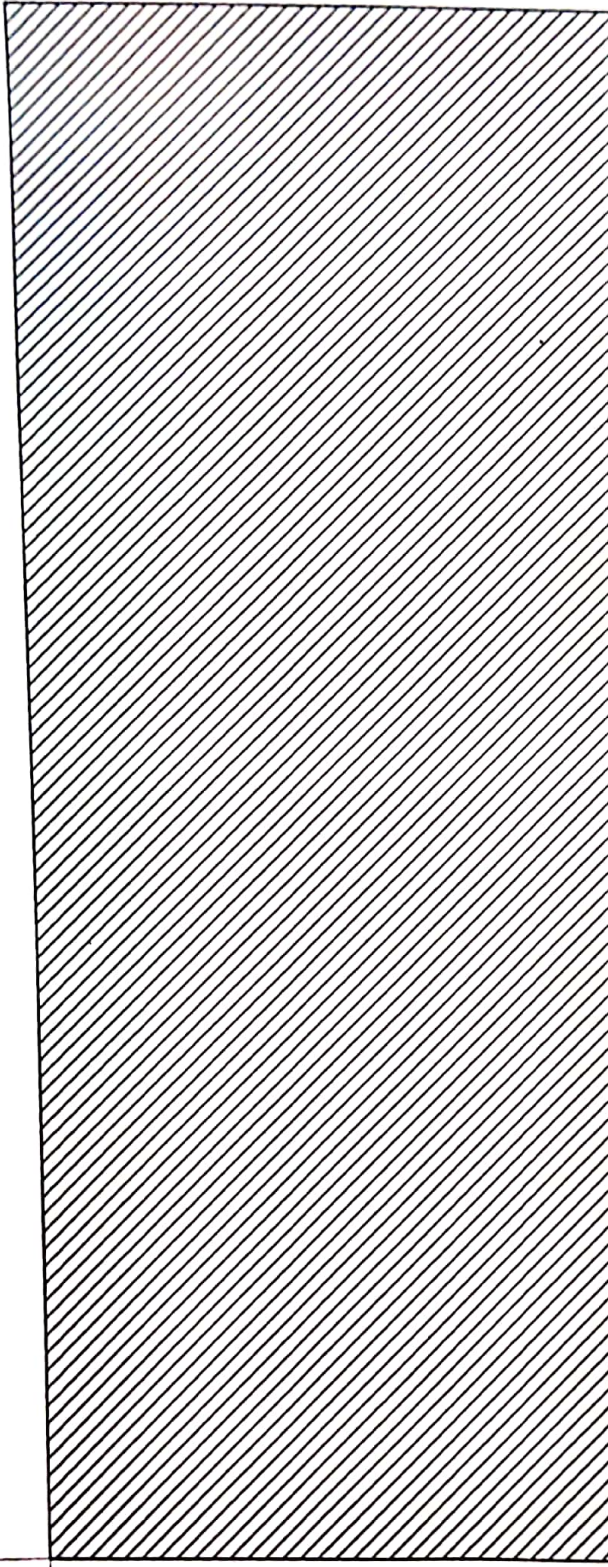
---

Sr. No.	Technical Details
---------	-------------------

---

NORTH

W.F.



WEST

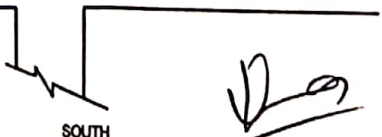
W.F.

EAST

W.F.


30' WIDEROAD

SOUTH



**Mrs. Varsha N. Biradar**  
**Consulting Architect**  
 Regd. No. CA/2004/3404



OWNER			
MRS. VARSHA ASHOKRAO KARANJIKAR			
PROJECT NAME			
OPEN PLOT			
SIGN. AND STAMP OF ARCHITECT			
NORTH 			
<b>EVOLUTION</b>			
TRANSFORMATION OF DREAMS			
Architects & Urban Planners, revision			
Interior designer			
SHOP NO. 4-S RAINBOW TOWERS, ASHOK NAGAR			
HANOIED 431626			
email: varshayeston@gmail.com			
scale	1:100	drawn by	VARSHA N. B.
date		checked by	VARSHA N. B.
drawing no.			
THIS DRAWING IS COPYRIGHT			

# VALUATION REPORT

**VARSHA N. BIRADAR** B.Arch  
ARCHITECT & PLANNERS

## evolution

TRANSFORMATION OF DREAMS

**SHOP NO. 2 DURVANKUR**

**ASHOK NAGAR**

**NANDED - 431605**

**PH.NO. 91- 9637986327**

---

Property Owner : Mr. Guvant Raosaheb Kavle  
Property Description : Open Plot  
Valuation : Rs.437400000.00  
Address : Tilak Nagar Hou. Soc. Asadillabad, Nanded -431603  
Date : 10/11/2020



A handwritten signature in black ink, appearing to be "V. Biradar".

**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd. No. CA/2004/34044



## REPORT OF VALUATION OF IMMOVABLE PROPERTY

### PART -1 : QUESTIONNAIRES

#### GENERAL: -

1. Purpose for which valuation : To Ascertain the present market value of the Property for the Buldhana Urban Credit Co-op Society Ltd.
2. Date as on which valuation is made : 10/11/2020
3. Name of Owner : Mr. Guntant Ravsaheb Kavle
4. If the property is under joint ownership/  
Co-ownership share of each owner are : Sole Owner  
Shares undivided
5. Brief description of the property : Open Plot
6. Location, street , ward No. : Anand Nagar Road Tilak Nagar  
Asadullabad, Nanded
7. Survey /plot no. : S. NO. 29 ,P.No. 18/C
8. Is the property situated in residential/  
commercial mixed areas/ industrial area : Residential area
9. Classification of locality high class /  
middle class/ poor class : Middle class
10. Proximity to civic, hospital , offices,  
Market , cinemas, etc : Yes
11. Means and proximity to surface  
communication by which the locality is  
served : By Road communication



**LAND: -**

12. Area of land supported by  
Documentary proof, shape dimension  
& physical features : As per registry
13. Roads Streets or lanes along which  
the land is situated : Anand Nagar Road,  
Nanded
14. Is it freehold or Leased hold : Freehold
15. If lease abide, the name of Leaser or Lessee/ Nature  
of Lease date of commencement and termination  
of lease and terms or renewal of lease : N. A
- a. Initial Premium
- b. Ground rent payable per annum
- c. Unearned increased payable to the
- d. Lesser in the event of sale or Transfer : N. A
16. Is there any restrictive covenant in regard  
to use of land? If so attach copy of contents : No
17. Is there any agreement of easement of  
this area? If so attach copies : No
18. Is the land located in an area included  
in any town planning plan of Govt. or any  
statutory body? Give date of notification : No
19. Has any contribution been made towards  
Development or is any demand for such  
Contribution still outstanding : No
20. Has the whole or part of the land been  
Notified for acquisition by government or  
Any statutory body? Give date of notification : No
21. Attach a dimensioned site plan : Yes



**IMPROVEMENTS:-**

22. Attach Plan and Elevation of the Structure constructed on the land and layout plan : N.A
23. Furnish technical detailed of the building On a separate sheet : N.A
24. a) Is the Plot owner occupied / Tenanted / both : Owner occupied
- b) If the partly owner /occupied owner Specify portion and extent of area under Owner occupation : Total area under owner occupation
25. What is the floor space index permissible and percentage actually utilized? : ----

**RENTS:-**

26. I) Name of Tenant/ Lessee / Licences, etc : N.A
- II) Portion in their occupation : N.A
- III) Monthly or annual rent compensation/ Licenses fee etc. paid by each : N.A
- iv) Gross amount received : N.A
27. Area any of the occupants related to, or close business associated of the owner? : N.A
28. Is separate amount being recovered for the use of fixtures like fans greasers refrigerators ? : N.A
29. Give Details of water and electricity charges if any, to be borne by the owner : N.A
30. Does the Tenant has to bear the whole or part of the cost of repairs and maintenance Give details : N.A
31. If a lift is installed, who is to bear the cost of the maintenance and operation Owner or Tennant : N.A



32. If a pump is installed, who is to bear the cost of maintenance and operation owner or tenant : N.A
33. Who has to bear of cost of Electricity charges or lighting of common space like entrance hall, stairs, passage, compound etc. Owner or Tenant : N.A
34. What is the amount of property tax? Who has to bear it? Give Details with documentary proof : N.A
35. Is the Building insured? If so give the policy number, amount for which it is insured and annual premium : N.A
36. Is any dispute between Landlord and Tenant regarding rent pending in the court of Law : N.A
37. Has any standard rent has been fixed for The premises under law relating to the control of rent. : N.A

**SALES:-**

38. Give instance of sales of immovable property in the locality on separate sheet indicating name and address of the property registration number, sale price and area of the land sold : ----
39. Land rate adopted in this valuation : Rs 13500. per Sq .ft
40. If sale instance are not available or not relied upon the basis of arriving at the land rate : As per market rate
- a. Fair market value of the Open Plot : Rs. 43740000.00
- b. Distress value of the Plot : Rs. 37179000.00



*(Handwritten Signature)*

**Mrs. Varsha N. Biradar**  
**Consulting Architect**  
**Regd.No. CA/2004/34044**

**COST OF CONSTRUCTION :-**

41. Year of commencement of construction  
and year of completion : N.A.
42. What was the method of construction  
by contract, by purchase, from CIDCO,  
employing labour directly, both? : N.A.
43. For items of the work done on contract,  
produce copies of agreement : N.A
44. For items of work done by engaging labour  
directly and labour supported by  
documentary proof. : N.A
45. Plot description (as per registry)

- i. EAST : S.No. 29
- ii. WEST : House Of Dr. V.V. Kulkarni
- iii. NORTH : House Of Mr. Choudhari
- iv. SOUTH : 20' Wide Road



**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd.No.CA/2004/34044



**PART II**  
**VALUATION**

Please refer attached calculation discussing the details approach of valuation of the property and indicating how the valuation has been arrived.

Area of plot = 81'\*40' = 3240.00 Sq. Ft.  
Rate = @ Rs. 13500  
Total = Rs.43740000.00

( In words Rs.Four Crore Thirty Seven Lacs Fourty Thousand only)



**Mrs. Varsha N. Biradar**  
**Consulting Architect**  
**Regd.No. CA/2004/34044**



NORTH

81'

WEST

40'

PLOT NO. 18/C

EAST

90' WIDEROAD

SOUTH



OWNER	MR. GUNANT BANSODE, KASLE
PROJECT NAME	OPEN PLOT
SIGN AND STAMP OF ARCHITECT	NORTH
9	
EVOLUTION	
TRANSFORMATION OF DESIGN	
ARCHITECT & URBAN PROJECTS	
STREET ADDRESS	
PLOT NO. 18, WIDEROAD, KASLE, PUNE	
CONTACT NUMBER	
98200 11100	
DATE	11/03/2024
SCALE	1:100
PROJECT NO.	WARSHA N. B.
ARCHITECT	WARSHA N. B.
CONSULTING ARCHITECT	WARSHA N. B.
THIS DOCUMENT IS CONFIDENTIAL	

# VALUATION REPORT

**VARSHA N. BIRADAR** B.Arch  
ARCHITECT & PLANNERS

**evolution**  
TRANSFORMATION OF DREAMS

Shop no. 2 , Durvankur

Ashoknagar Road


Nanded -431605

Mob. No.+91 -9637986327

---

Property Owner : Mr. Gunvant Raosaheb kavle  
Property Description : Residential & Commercial Building  
Valuation : Rs. . 19757764.00  
Address : 561/1 Village Sindhi Tq Umari Nanded  
Date : 12/11/2020



  
**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd.No. CA/2004/34044



FORM 0-1

**REPORT OF VALUATION OF IMMOVABLE PROPERTY**

PART -1 : QUESTIONNAIRES

**GENERAL: -**

1. Purpose for which valuation : To Ascertain the present market value of the Property for the Buldhana Urban Credit Co-op Society Ltd.
2. Date as on which valuation is made : 12/ 11/2020
3. Name of Owner : Mr. Guntant Raosaheb Kavle
4. If the property is under joint ownership/  
Co-ownership share of each owner are : Sole Owner  
Shares undivided
5. Brief description of the property : Residential Building
  - Location, street , ward No. : 561/1,Village Sindhi , Tq. Umari  
Nanded
  - Survey /plot no. of shop : H.No. 561/1
6. Is the property situated in residential/  
commercial mixed areas/ industrial area : Residential area
7. Classification of locality high class /  
middle class/ poor class : Middle class
8. Proximity to civic, hospital , offices,  
Market , cinemas, etc : Yes
9. Means and proximity to surface  
communication by which the locality is  
served : By Road communication



**LAND: -**

10. Area of land supported by  
Documentary proof, shape dimension  
& physical features : As per registry
11. Roads Streets or lanes along which  
the land is situated : Village Sindhi, Tq. Umari
12. Is it freehold or Leased hold : Freehold
13. If lease abide, the name of Leaser or  
Lessee/ Nature of Lease date of  
commencement and termination of  
lease and terms or renewal of lease : N. A
- I. Initial Premium
- II. Ground rent payable per annum
- III. Unearned increased payable to the  
Lesser in the event of sale or  
Transfer : N. A
14. Is there any restrictive covenant in regard  
to use of land?  
If so attach copy of covnents : No
15. Is there any agreement of easement of  
this area? If so attach copies : No
16. Is the land located in an area included  
in any town planning plan of Govt. or any  
statutory body? Give date of notification : No
17. Has any contribution been made towards  
Development or is any demand for such  
Contribution still outstanding : No
18. Has the whole or part of the land been  
Notified for acquisition by government or  
Any statutory body? Give date of notification: No
19. Attach a dimensioned site plan : Yes



**IMPROVEMENTS:-**

20. Attach Plan and Elevation of the Structure  
constructed on the land and layout plan : Yes
21. Furnish technical detailed of the building  
On a separate sheet : N.A
22. a) Is the Building owner occupied /  
Tenanted / both : Owner occupied
- b) If the partly owner /occupied owner  
Specify portion and extent of area under  
Owner occupation : Total area under owner occupation
23. What is the floor space index permissible  
and percentage actually utilized? : ----

**RENTS:-**

24. I) Name of Tenant/ Lessee / Lisensces, etc : N.A  
II) Portion in their occupation : N.A  
III) Monthly or annual rent compensation/  
Licenses fee etc. paid by each : N.A  
iv) Gross amount received : N.A
25. Area any of the occupants related to,  
or close business associated of the owner? : N.A
26. Is separate amount being recovered for  
the use of fixtures like fans greasers  
refrigerators ? : N.A
27. Give Details of water and electricity  
charges if any, to be borne by the owner : N.A
28. Does the Tenant has to bear the whole or  
part of the cost of repairs and maintenance  
Give details : N.A
29. If a lift is installed, who is to bear the cost  
of the maintenance and operation  
Owner or Tennant : N.A



30. If a pump is installed, who is to bear the cost of maintenance and operation owner or tenant : N.A
31. Who has to bear of cost of Electricity charges or lighting of common space like entrance hall, stairs, passage, compound etc. Owner or Tenant : N.A
32. What is the amount of property tax? Who has to bear it? Give Details with documentary proof : N.A
33. Is the Building insured? If so give the policy number, amount for which it is insured and annual premium : N.A
34. Is any dispute between Landlord and Tenant regarding rent pending in the court of Law : N.A
35. Has any standard rent has been fixed for The premises under law relating to the control of rent. : N.A

**SALES:-**

36. Give instance of sales of immovable property in the locality on separate sheet indicating name and address of the property registration number, sale price and area of the land sold : ----
37. Land rate adopted in this valuation : Rs . 1800.00 per Sq.ft
38. If sale instance are not available or not relied upon the basis of arriving at the land rate : As per market rate
- a) Fair market value of the building : Rs. 19757764.00
- b) Distress value of the building : Rs.16794099 .00



**Mrs. Varsha N. Biradar**  
**Consulting Architect**  
**Regd.No. CA/2004/34044**

**COST OF CONSTRUCTION :-**

39. Year of commencement of construction  
and year of completion : 2016
40. What was the method of construction  
by contract, by purchase, from CIDCO,  
employing labor directly, both? : employing labor directly
41. For items of the work done on contract,  
produce copies of agreement : N.A
42. For items of work done by engaging labor  
directly and labor supported by  
documentary proof. : N.A
43. Building description (as per registry)

EAST : House of Mr. Balaji Hundekar

WEST : Sindhi Kunda Road

NORTH : Nanded – Dharmabad Highway

SOUTH : 20' Internal Road



  
**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd. No. CA/2004/34044

## PART II

### VALUATION

Please refer attached calculation discussing the details approach of valuation of the property and indicating how the valuation has been arrived.

---


Total Area of Plot :	=	2927.78 Sq.Ft.
Rate As Per Fair Market Value	=	@ Rs 1800. PER SQ.Ft.
Total Value of Plot	=	Rs.5270004 .00

#### Total Area Of Building as per Approval :

1) Ground Floor Area	=	2587.10 Sq.Ft.
Rate As Per Market	=	@ Rs 1700 PER SQ.Ft
Total	=	RS.4398070 .00
2) First Floor Area	=	2587.10 Sq.Ft.
Rate As Per Market	=	@ Rs 1700 PER Sq.Ft
Total	=	RS.4398070.00
3) Second Floor Area	=	2587.10 Sq.Ft.
Rate As Per Market	=	@ Rs 2200 PER Sq.Ft.
Total	=	RS. 5691620.00
Total value of Building (1+2+3)	=	Rs.14487760.00
Total value of Plot	=	Rs.5270004.00
<b>GRAND TOTAL VALUE OF PROPERTY</b>	=	<b>Rs. 19757764.00</b>

In words: One Crore Ninety Seven Lakhs Fifty Seven Thousand Seven Hundred Sixty Four Rupees Only



  
**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd. No. CA/2004/34044

## TECHNICAL DETAILS

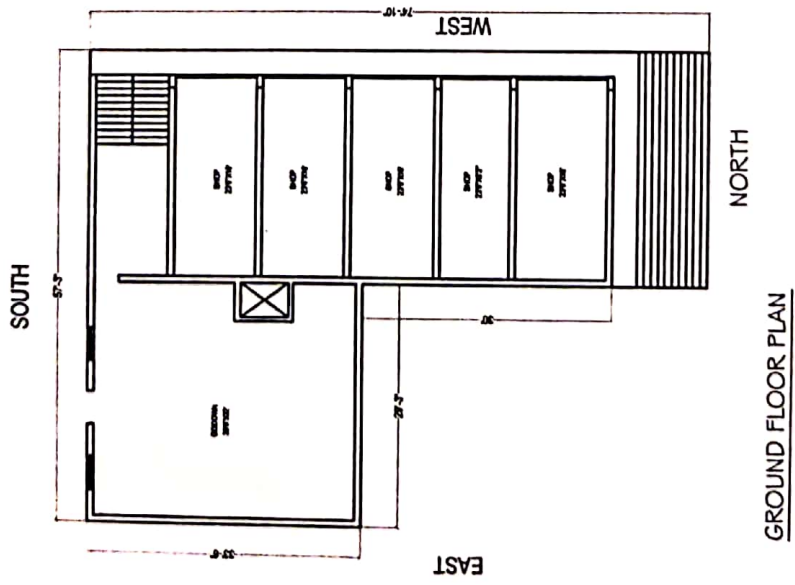
Sr. No.	Technical Details
1.	No of floors and Height of each floor
	a) Ground floor : 10 Ft.
	b) First Floor : 10 Ft.
	c) Second Floor : 10 Ft.
2.	Built up Area
	a) Ground : 2587.10 Sq. Ft.
	b) First Floor : 2587.10 Sq. Ft.
	c) Second Floor : 2587.10 Sq. Ft.
3.	Year of Construction : 2016
4.	Estimate future life : 60 years
5.	Type of construction, load Of construction, load bearing Walls R.C.C frame/ Steel Frame : R.C.C Frame Structure
6.	Type of foundation : Isolated Footing
7.	Walls:-
	A. Ground floor : ---
	B. Above ground floor : Brick wall
	C. Partition : Brick wall
	D. Doors & windows : ---
	a. First Floor : All Rooms : Teak wood Doors, Flush Door and Al. Window
E.	Flooring (Floor wise)
	a. Ground : Rough Sahabad Tiles
	b. First Floor : Rough Sahabad Tiles
	c. Second Floor : Rough Sahabad Tiles
F.	Finishing floor wise
	a. Ground : Cement Plaster



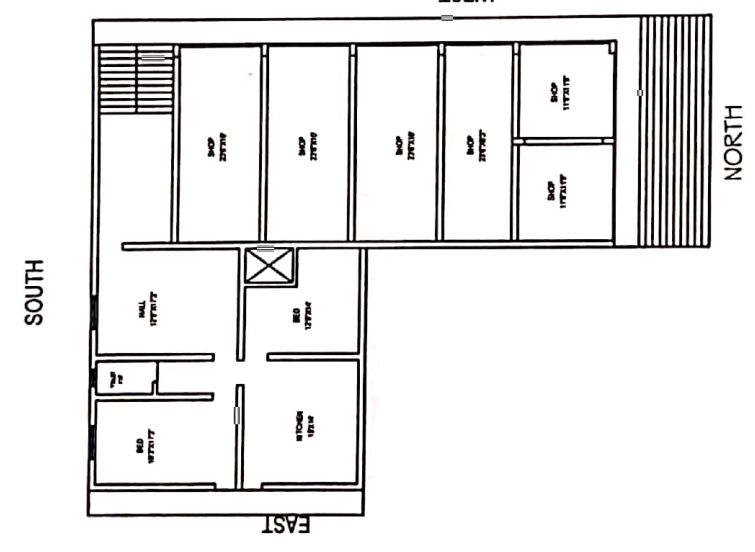
b. First Floor	:	Cement Plaster
c. Second Floor	:	Cement Plaster
G. Roofing & Terracing	:	R.C.C. Slab with False Ceiling
H. Special architectural or decorative features if any	:	False Ceiling
I. a) Internal wiring surface conduct	:	Concealed
b) Class of fitting superior ordinary/poor	:	Superior
J. Sanitary Installation		
a. No. of Water Closet	:	0
b. No. of Toilets	:	3
c. No. of Lavatory basins	:	3
d. No. of baths	:	N.A
e. No. of Bidgets	:	N.A
f. No of geysers	:	N.A
K. class of Coloring superior colored /Superior white / ordinary	:	Superior
L. Compound wall		
a. Height & Length	:	----
b. Type of construction	:	----
M. No. of lifts & capacity	:	----
N. Underground Pump capacity	:	2 hp
O. Over head tank		
a. Where located	:	RCC water tank
b. Capacity	:	12000 Ltrs
a) Type of construction	:	----
P. Pumps and their hours water power	:	----
Q. Road and paving within the Compound approx. area in and Type of paving	:	----
R. Sewages disposal whether connected to public sewers / if septic tanks		



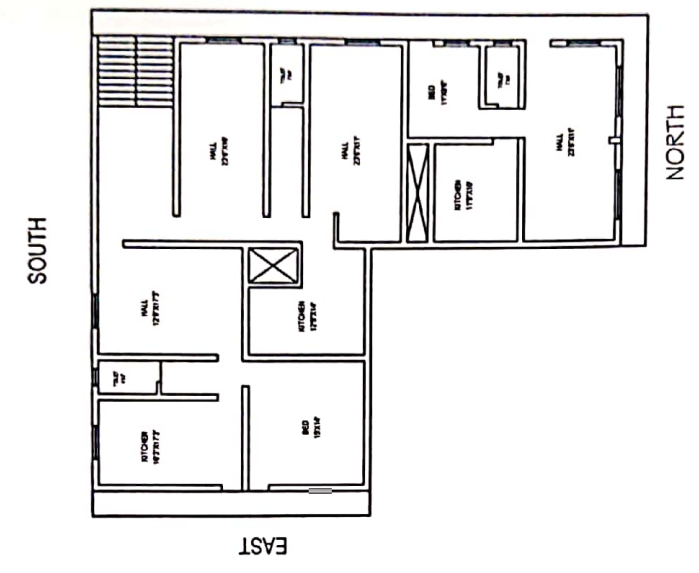




GROUND FLOOR PLAN




FIRST FLOOR PLAN



SECOND FLOOR PLAN

OWNER	
MR. CHANDRANATH RANGASWAMI ARIJE	
PROJECT NAME	
SITES PLAN	
DATE: 10/11/2024	
SCALE: 1/8" = 1'-0" (AS SHOWN)	
NORTH	
EVOLUTION TRANSLATIONS: 2024/08/08 ARCHITECT: L. CHANDRANATH PROJECT NO.: 2024/08/08 PROJECT NAME: CHANDRANATH RANGASWAMI ARIJE PROJECT ADDRESS: 1000 S. GARDEN ST. LOS ANGELES, CA 90007 PROJECT PHONE: (310) 440-1111 PROJECT FAX: (310) 440-1112 PROJECT EMAIL: info@evolutionarchitect.com PROJECT WEBSITE: www.evolutionarchitect.com	
DATE	PROJECT NO.
10/11/2024	2024/08/08
SCALE	1/8" = 1'-0" (AS SHOWN)
PROJECT NAME	CHANDRANATH RANGASWAMI ARIJE
PROJECT ADDRESS	1000 S. GARDEN ST. LOS ANGELES, CA 90007
PROJECT PHONE	(310) 440-1111
PROJECT FAX	(310) 440-1112
PROJECT EMAIL	info@evolutionarchitect.com
PROJECT WEBSITE	www.evolutionarchitect.com



  
**Mrs. Varsha N. Biradar**  
 Consulting Architect  
 Regd. No. CA/2004/34044

# VALUATION REPORT

**VARSHA N. BIRADAR** B.Arch  
ARCHITECT & PLANNERS

## evolution

TRANSFORMATION OF DREAMS

Shop no. 2 , Durvankur

Ashoknagar Road

Nanded -431605

Mob. No.+91 -9637986327

---

Property Owner : Mr. Gunvant Raosaheb kavle  
Property Description : Residential / Commercial open plot  
Valuation : Rs. . 3484800.00  
Address : Survey no. 72 Village Sindhi Tq Umari Nanded  
Date : 12/11/2020



  
**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd.No. CA/2004/34044

FORM 0-1

**REPORT OF VALUATION OF IMMOVABLE PROPERTY**

**PART -1 : QUESTIONNAIRES**

**GENERAL: -**

1. Purpose for which valuation : To Ascertain the present market value of the Property for the Buldhana Urban Credit Co-op Society Ltd.
2. Date as on which valuation is made : 12/ 11/2020
3. Name of Owner : Mr. Gunvant Raosaheb Kavle
4. If the property is under joint ownership/  
Co-ownership share of each owner are : Sole Owner  
Shares undivided
5. Brief description of the property : Residential / Commercial plot
- Location, street , ward No. : Survey No 72,Village.Sindhi , Tq. Umari  
Nanded
- Survey /plot no. of shop : -
6. Is the property situated in residential/  
commercial mixed areas/ industrial area : Residential area
7. Classification of locality high class /  
middle class/ poor class : Middle class
8. Proximity to civic, hospital , offices,  
Market , cinemas, etc : Yes
9. Means and proximity to surface  
communication by which the locality is  
served : By Road communication



**LAND: -**

10. Area of land supported by  
Documentary proof, shape dimension  
& physical features : As per registry
11. Roads Streets or lanes along which  
the land is situated : Village Sindhi, Tq. Umari
12. Is it freehold or Leased hold : Freehold
13. If lease abide, the name of Leaser or  
Lessee/ Nature of Lease date of  
commencement and termination of  
lease and terms or renewal of lease : N. A
- I. Initial Premium
- II. Ground rent payable per annum
- III. Unearned increased payable to the  
Lesser in the event of sale or  
Transfer : N. A
14. Is there any restrictive covenant in regard  
to use of land?  
If so attach copy of covnents : No
15. Is there any agreement of easement of  
this area? If so attach copies : No
16. Is the land located in an area included  
in any town planning plan of Govt. or any  
statutory body? Give date of notification : No
17. Has any contribution been made towards  
Development or is any demand for such  
Contribution still outstanding : No
18. Has the whole or part of the land been  
Notified for acquisition by government or  
Any statutory body? Give date of notification: No
19. Attach a dimensioned site plan : Yes

**IMPROVEMENTS:-**

20. Attach Plan and Elevation of the Structure  
constructed on the land and layout plan : Yes
21. Furnish technical detailed of the building  
On a separate sheet : N.A
22. a) Is the Building owner occupied /  
Tenanted / both : Owner occupied
- b) If the partly owner /occupied owner  
Specify portion and extent of area under  
Owner occupation : Total area under owner occupation
23. What is the floor space index permissible  
and percentage actually utilized? : ---

**RENTS:-**

24. I)Name of Tenant/ Lessee / Lisensces, etc : N.A
- II)Portion in their occupation : N.A
- III)Monthly or annual rent compensation/  
Licenses fee etc. paid by each : N.A
- iv)Gross amount received : N.A
25. Area any of the occupants related to,  
or close business associated of the owner? : N.A
26. Is separate amount being recovered for  
the use of fixtures like fans greasers  
refrigerators ? : N.A
27. Give Details of water and electricity  
charges if any, to be borne by the owner : N.A
28. Does the Tenant has to bear the whole or  
part of the cost of repairs and maintenance  
Give details : N.A
29. If a lift is installed, who is to bear the cost  
of the maintenance and operation  
Owner or Tennant : N.A



30. If a pump is installed, who is to bear the cost of maintenance and operation owner or tenant : N.A
31. Who has to bear of cost of Electricity charges or lighting of common space like entrance hall, stairs, passage, compound etc. Owner or Tenant : N.A
32. What is the amount of property tax? Who has to bear it? Give Details with documentary proof : N.A
33. Is the Building insured? If so give the policy number, amount for which it is insured and annual premium : N.A
34. Is any dispute between Landlord and Tenant regarding rent pending in the court of Law : N.A
35. Has any standard rent has been fixed for The premises under law relating to the control of rent. : N.A

**SALES:-**

36. Give instance of sales of immovable property in the locality on separate sheet indicating name and address of the property registration number, sale price and area of the land sold : ----
37. Land rate adopted in this valuation : Rs . 800.00 per Sq.ft
38. If sale instance are not available or not relied upon the basis of arriving at the land rate : As per market rate
- a) Fair market value of the building : Rs. 3484800.00
- b) Distress value of the building : Rs.2962080 .00



*Varsha*  
**Mrs. Varsha N. Biradar**  
 Consulting Architect  
 Regd.No. CA/2004/34044

**COST OF CONSTRUCTION :-**

39. Year of commencement of construction  
and year of completion : 2016
40. What was the method of construction  
by contract, by purchase, from CIDCO,  
employing labor directly, both? : employing labor directly
41. For items of the work done on contract,  
produce copies of agreement : N.A
42. For items of work done by engaging labor  
directly and labor supported by  
documentary proof. : N.A
43. Building description (as per registry)

EAST : Road

WEST : House Of Mr. Puyad

NORTH : Nanded – Dharmabad Highway

SOUTH : 20' internal Road



A handwritten signature in black ink, appearing to be "V. Biradar".

**Mrs. Varsha N. Biradar**  
**Consulting Architect**  
**Regd. No. CA/2004/34044**

**PART II**  
**VALUATION**

Please refer attached calculation discussing the details approach of valuation of the property and indicating how the valuation has been arrived.

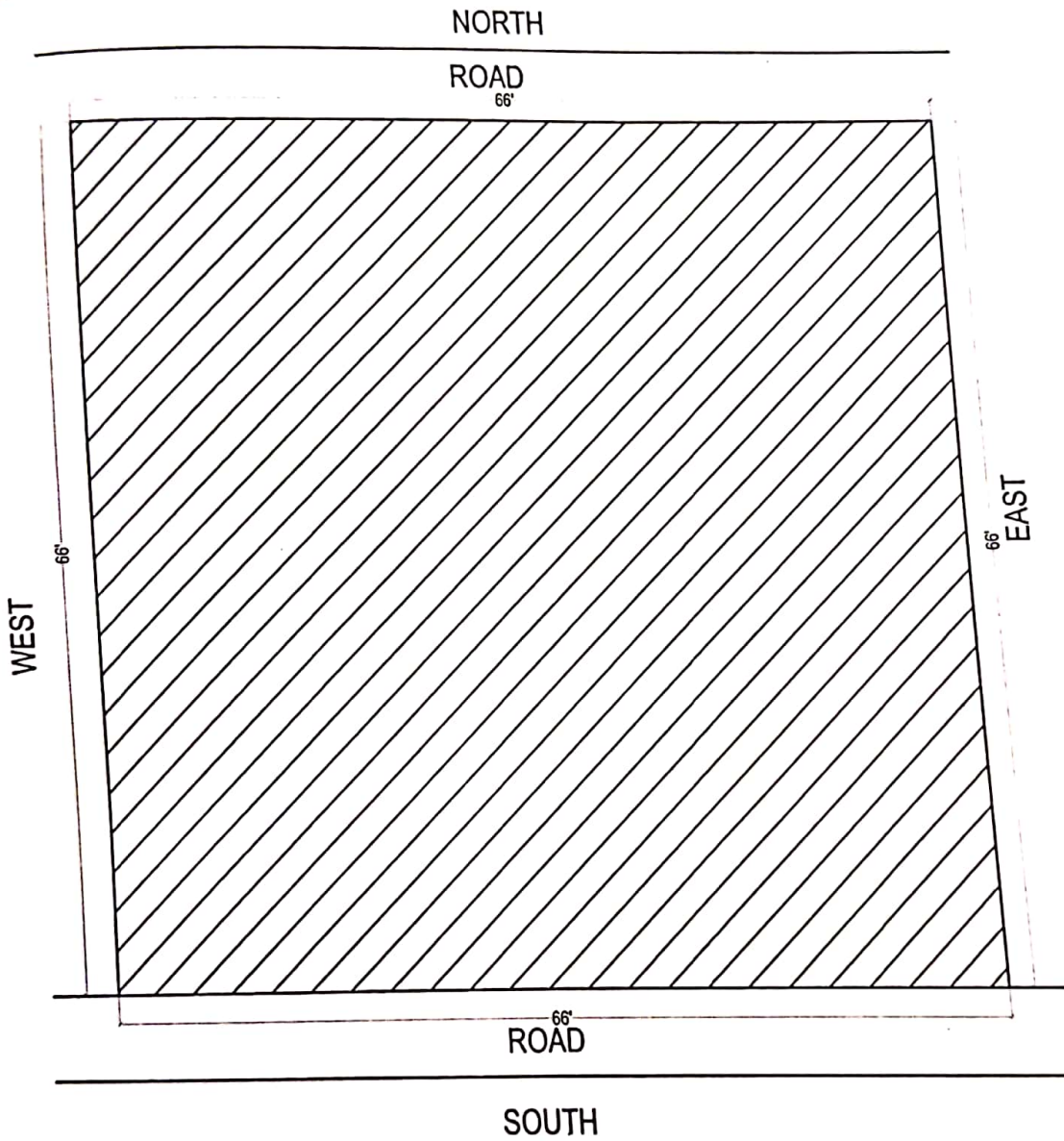
Area of plot = 66'\*66' = 4356.00 Sq. Ft.  
Rate = @ Rs. 800.00  
Total = Rs.3484800.00

( In words Rs.Thirty Four Lacs Eighty Four Thousand Eight Hundred only)



**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd. No. CA/2004/34044





<b>OWNER</b>	
MR. GUNVANT RAOSAHEB KAVLE	
<b>PROJECT NAME</b>	
OPEN PLOT	
SIGN. AND STAMP OF ARCHITECT	
<b>EVOLUTION</b>	
TRANSFORMATION OF DREAMS	
Architects & Urban Planners,	revision
Interior designer	
SHOP NO. 4-5 RAINBOW TOWERS, ASHOK NAGAR	
NANDED 431605	
email : varshapkm@gmail.com	
scale	1:100 drawn by VARS
date	checked by VARS
drawing no.	
THIS DRAWING IS COPYRIGHT	

# VALUATION REPORT

**VARSHA N. BIRADAR** B.Arch  
ARCHITECT & PLANNERS

## evolution

TRANSFORMATION OF DREAMS

shop no. 2, Durvankur

Ashoknagar Road

Nanded -431605

Mob. No.+91 -9637986327

---

Property Owner : Mrs . Shakuntala Raosaheb Kavale  
Property Description : Open Plot  
Valuation : Rs. 16000000.00  
Address : G.P. Halda Tq. Kandhar, Nanded-431603  
Date : 12/11/2020



  
**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd. No. CA/2004/34044

# REPORT OF VALUATION OF IMMOVABLE PROPERTY

## PART -1 : QUESTIONNAIRES

### GENERAL: -

1. Purpose for which valuation : To Ascertain the present market value of the Property for the Buldhana Urban Credit Co-op Society ltd.
2. Date as on which valuation is made : 09/05/2019
3. Name of Owner : Mrs. Shakuntala Raosaheb Kavle
4. If the property is under joint ownership/  
Co-ownership share of each owner are  
Shares undivided : Sole Owner
5. Brief description of the property : Open Plot
6. Location, street , ward No. : G.P. Halda Tq. Kandhar  
Nanded
7. Survey /plot no. : GUT No. 95
8. Is the property situated in residential/  
commercial mixed areas/ industrial area : Residential area
9. Classification of locality high class /  
middle class/ poor class : Middle class
10. Proximity to civic, hospital , offices,  
Market , cinemas, etc : Yes
11. Means and proximity to surface  
communication by which the locality is  
served : By Road communication

### LAND: -

12. Area of land supported by



- Documentary proof, shape dimension  
& physical features : As per registry
13. Roads Streets or lanes along which  
the land is situated : G.P. Halda  
Nanded
14. Is it freehold or Leased hold : Freehold
15. If lease abide, the name of Leaser or Lessee/ Nature  
of Lease date of commencement and termination  
of lease and terms or renewal of lease : N. A
- a. Initial Premium
- b. Ground rent payable per annum
- c. Unearned increased payable to the
- d. Lesser in the event of sale or Transfer : N. A
16. Is there any restrictive covenant in regard  
to use of land? If so attach copy of contents : No
17. Is there any agreement of easement of  
this area? If so attach copies : No
18. Is the land located in an area included  
in any town planning plan of Govt. or any  
statutory body? Give date of notification : No
19. Has any contribution been made towards  
Development or is any demand for such  
Contribution still outstanding : No
20. Has the whole or part of the land been  
Notified for acquisition by government or  
Any statutory body? Give date of notification : No
21. Attach a dimensioned site plan : Yes



32. If a pump is installed, who is to bear the cost of maintenance and operation owner or tenant : N.A
33. Who has to bear of cost of Electricity charges or lighting of common space like entrance hall, stairs, passage, compound etc. Owner or Tenant : N.A
34. What is the amount of property tax? Who has to bear it? Give Details with documentary proof : N.A
35. Is the Building insured? If so give the policy number, amount for which it is insured and annual premium : N.A
36. Is any dispute between Landlord and Tenant regarding rent pending in the court of Law : N.A
37. Has any standard rent has been fixed for The premises under law relating to the control of rent. : N.A

**SALES:-**

38. Give instance of sales of immovable property in the locality on separate sheet indicating name and address of the property registration number, sale price and area of the land sold : -----
39. Land rate adopted in this valuation : Rs . 3200000.00 per Acre
40. If sale instance are not available or not relied upon the basis of arriving at the land rate : As per market rate
- a. Fair market value of the Open Plot : Rs. 16000000.00
- b. Distress value of the building : Rs.13600000 .00



*Varsha*  
**Mrs. Varsha N. Biradar**  
 Consulting Architect  
 Regd.No. CA/2004/34044

**COST OF CONSTRUCTION :-**

41. Year of commencement of construction  
and year of completion : N.A.
42. What was the method of construction  
by contract, by purchase, from CIDCO,  
employing labour directly, both? : N.A.
43. For items of the work done on contract,  
produce copies of agreement : N.A.
44. For items of work done by engaging labour  
directly and labour supported by  
documentary proof. : N.A.

**45. Plot description (as per registry)**

- i. EAST : Land of Varsha Gajanan pavle
- ii. WEST : Shiv da Tq.Mouze Gunda,tq. Kandhar Dist. Nanded
- iii. SOUTH : Land of Maroti Holkar
- iv. NORTH : Land Of Hanmant Rangoji

*(Handwritten signature)*



**Mrs. Varsha N. Biradar**  
**Consulting Architect**  
**Regd.No.CA/2004/34044**

**PART II**  
**VALUATION**

Please refer attached calculation discussing the details approach of valuation of the property and indicating how the valuation has been arrived.

Area of plot = 2 hector = Admeasuring 5 Acre  
Rate = @ Rs. 3200000.00 per acre  
Total = Rs. 16000000.00

(Rs. In word One Crore Sixty Lacs Only)



A handwritten signature in black ink, appearing to be "V. Biradar".

**Mrs. Varsha N. Biradar**  
**Consulting Architect**  
**Regd. No. CA/2004/34044**

20,10,15,821

# VALUATION REPORT

**VARSHA N. BIRADAR** B.Arch  
ARCHITECT & PLANNERS

**evolution**  
TRANSFORMATION OF DREAMS

Shop no. 2 , Durvankur

Ashoknagar

Nanded -431605

Mob. No.+91 -9637986327

---

Property Owner : Mr. Gunvant Raosaheb kavle  
Property Description : Residential Building  
Valuation : Rs. 3840000 .00  
Address : Gajanan nagar S.G.N. Sanstha , Asadullabad, Nanded  
Date : 12/11/2020



*Da*  
**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd.No.CA/2004/34044



FORM 0-1

**REPORT OF VALUATION OF IMMOVABLE PROPERTY**

PART -1 : QUESTIONNAIRES

GENERAL:-

1. Purpose for which valuation : To Ascertain the present market value of the Property for the Buldhana Urban Credit Co-op Society Ltd.
2. Date as on which valuation is made : 12/ 11/2020
3. Name of Owner : Mr. Gunvant Raosaheb Kavle
4. If the property is under joint ownership/  
Co-ownership share of each owner are : Sole Owner  
Shares undivided
5. Brief description of the property : Residential Building
  - Location, street , ward No. : Gajanan Nagar, Asadullabad  
Nanded
  - Survey /plot no. of shop : Plot No. 92 S.No. 11
6. Is the property situated in residential/  
commercial mixed areas/ industrial area : Residential area
7. Classification of locality high class /  
middle class/ poor class : Middle class
8. Proximity to civic, hospital , offices,  
Market , cinemas, etc : Yes
9. Means and proximity to surface  
communication by which the locality is  
served : By Road communication



**LAND: -**

10. Area of land supported by Documentary proof, shape dimension & physical features : As per registry
11. Roads Streets or lanes along which the land is situated : Gajanan Nagar, Nanded
12. Is it freehold or Leased hold : Freehold
13. If lease abide, the name of Leaser or Lessee/ Nature of Lease date of commencement and termination of lease and terms or renewal of lease : N. A
- I. Initial Premium
- II. Ground rent payable per annum
- III. Unearned increased payable to the Lesser in the event of sale or Transfer : N. A
14. Is there any restrictive covenant in regard to use of land? If so attach copy of covnents : No
15. Is there any agreement of easement of this area? If so attach copies : No
16. Is the land located in an area included in any town planning plan of Govt. or any statutory body? Give date of notification : No
17. Has any contribution been made towards Development or is any demand for such Contribution still outstanding : No
18. Has the whole or part of the land been Notified for acquisition by government or Any statutory body? Give date of notification: No
19. Attach a dimensioned site plan : Yes



30. If a pump is installed, who is to bear the cost of maintenance and operation owner or tenant : N.A

31. Who has to bear of cost of Electricity charges or lighting of common space like entrance hall, stairs, passage, compound etc. Owner or Tenant : N.A

32. What is the amount of property tax? Who has to bear it? Give Details with documentary proof : N.A

33. Is the Building insured? If so give the policy number, amount for which it is insured and annual premium : N.A

34. Is any dispute between Landlord and Tenant regarding rent pending in the court of Law : N.A

35. Has any standard rent has been fixed for The premises under law relating to the control of rent. : N.A

**SALES:-**

36. Give instance of sales of immovable property in the locality on separate sheet indicating name and address of the property registration number, sale price and area of the land sold : ----

37. Land rate adopted in this valuation : Rs .2500 .00 per Sq.ft

38. If sale instance are not available or not relied upon the basis of arriving at the land rate : As per market rate

a) Fair market value of the building : Rs. 3840000.00

b) Distress value of the building : Rs.3264000 .00



*Varsha*  
**Mrs. Varsha N. Biradar**  
Consulting Architect  
Regd. No. CA/2004/34044

COST OF CONSTRUCTION :-

39. Year of commencement of construction and year of completion : 2016
40. What was the method of construction by contract, by purchase, from CIDCO, employing labor directly, both? : employing labor directly
41. For items of the work done on contract, produce copies of agreement : N.A
42. For items of work done by engaging labor directly and labor supported by documentary proof. : N.A
43. Building description (as per registry)

EAST : House of Mr. Dengale

WEST : House of Mr. Phad

NORTH : 20' Wide Road

SOUTH : House Of Mr. kumbhar



  
Mrs. Varsha N. Biradar  
Consulting Architect  
Regd.No. CA/2004/34044

**PART II**  
**VALUATION**

Please refer attached calculation discussing the details approach of valuation of the property and indicating how the valuation has been arrived.

---

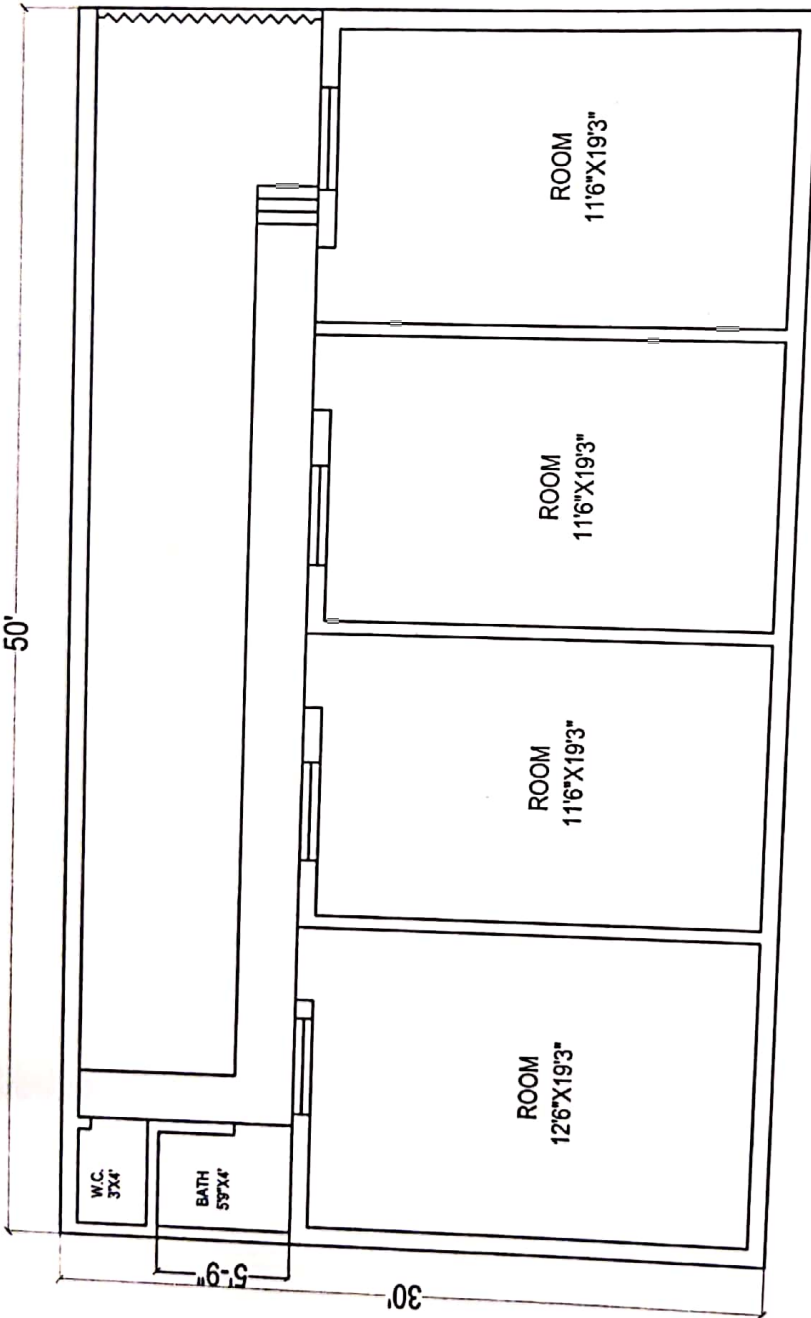
<b>Total Area of Plot :</b>	=	1500.00 Sq.Ft.
<b>Rate As Per Fair Market Value</b>	=	@ Rs 2500. PER SQ.Ft.
<b>Total Value of Plot</b>	=	Rs. 3750000.00
<b>Total Area Of Building :</b>		
1) <b>Ground Floor Area</b>	=	750.00 Sq.Ft.
<b>Rate As Per Market</b>	=	@ Rs 1200.00 PER SQ.Ft
<b>Total</b>	=	RS.90000 .00
<b>Total value of Building</b>	=	Rs.90000.00
<b>Total value of Plot</b>	=	Rs.3750000.00
<b>GRAND TOTAL VALUE OF PROPERTY</b>	=	Rs. 3840000.00

In words: Thirty Eight Lakhs Fourty Thousand Rupees Only



**Mrs. Varsha N. Biradar**  
**Consulting Architect**  
**Regd. No. CA/2004/34044**

WEST 50'



SOUTH 30'

NORTH

ROAD

ROOM  
12'6"X19'3"

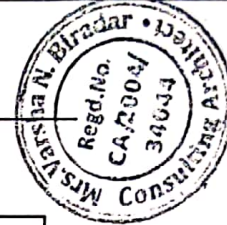
ROOM  
11'6"X19'3"

ROOM  
11'6"X19'3"

ROOM  
11'6"X19'3"

GROUND FLOOR PLAN

EAST



**Mrs. Varsha N. Biradar**  
**Consulting Architect**

Regd. No. CA/2004/34034

OWNER

MR. GUNVANT RAOSAPHEB KAMLE

PROJECT NAME

OPEN PLOT

SIGN AND STAMP OF ARCHITECT



NORTH

**EVOLUTION**

TRANSFORMATION OF DREAMS

Architects & Urban Planners

Interior designer

SHOP NO. 43 RAINBOW TOWERS, ASHOK NAGAR

MANCER 431603

email: varshankam@gmail.com

scale 1:100

date

drawing no.

drawn by VARSHA N. B.

checked by VARSHA N. B.

THIS DRAWING IS COPYRIGHT