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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner:

Mr. Ganesh S/o Venkatrao Achintalwar, Mr. Pravin S/o Venkatrao Achintalwar & Mr. Raju S/o Venkatrao Achintalwar

Gut No.363, Opp. To Unit – 2, Venkateshwara Dall Industries, Degloor Karadkhed Road, Mouje – Karadkhed, Taluka – Degloor,
District – Nanded, Maharashtra, India.

Longitude Latitude: 18.487684, 77.503117

Intended User:

Axis Bank

Nanded Main Branch
Nikhil Heights, Vazirabad Bus Stand Road, Kalamandir, Nanded,
PIN Code – 431601, Maharashtra, India.



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

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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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Valuation Report / Axis Bank / Nanded Main Branch / Mr. Ganesh S/o Venkatrao Achintalwar(012120/2309472) Page 2 of 13

Vastu/Nanded/12/2024/012120/2309472

09/8-170-SKAS

Date: 09.12.2024

VALUER'S OPINION REPORT

This is to certify that the property situated on Gut No.363, Opp. To Unit – 2, Venkateshwara Dall Industries, Degloor Karadkhed Road, Mouje – Karadkhed, Taluka – Degloor, District – Nanded, Maharashtra, India belongs to **Mr. Ganesh S/o Venkatrao Achintalwar, Mr. Pravin S/o Venkatrao Achintalwar & Mr. Raju S/o Venkatrao Achintalwar.**

Boundaries of the property.

On or towards the North by	:	Gut No. 365
On or towards the South by	:	Gut No. 360
On or towards the East by	:	Gut No. 362
On or towards the West by	:	Gut No. 367

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 are as under:

Guideline Value of the Property	Rs. 33,76,220.00
Fair Market Value of the Property	Rs. 2,23,00,000.00
Realizable Value of the Property	Rs. 2,00,70,000.00
Forced/ Distress Sale value of the Property	Rs. 1,78,40,000.00

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.**

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
IDN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.09 13:08:26 +05'30'

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.



Nagendra Kalegore

M.Sc (Agri)
Ex. Professor & Agriculture Valuer
PVAI Reg. No. LM-3459

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VALUATION REPORT (IN RESPECT OF AGRICULTURE LAND)

1.	CBB/CCMC/CCSU	Request No	-
		Proposal No.	-
	Authorization Letter of Bank	Telephonic discussion with Mr. Shivkumar Chandsure, Manager, Axis Bank, Nanded Main Branch dated 19.10.2024. Email Id: 295942@axisbank.com Cell # 9145702020	
2.	Name of Owner & Address:	Mr. Ganesh S/o Venkatrao Achintalwar. R/o. Laine Galli, Shivaji Chowk, Tq. Degloor, Dist. Hingoli. Cell # 9422185107 Mr. Pravin S/o Venkatrao Achintalwar. R/o. Laine Galli, Shivaji Chowk, Tq. Degloor, Dist. Hingoli. Cell # 9503468080 Mr. Raju S/o Venkatrao Achintalwar. R/o. Laine Galli, Shivaji Chowk, Tq. Degloor, Dist. Hingoli. Cell # 9168204105 Joint Ownership (Details of ownership share not available)	
	Name of Borrower & Address	Mr. Ganesh S/o Venkatrao Achintalwar. R/o. Laine Galli, Shivaji Chowk, Tq. Degloor, Dist. Hingoli. Cell # 9422185107 Mr. Pravin S/o Venkatrao Achintalwar. R/o. Laine Galli, Shivaji Chowk, Tq. Degloor, Dist. Hingoli. Cell # 9503468080 Mr. Raju S/o Venkatrao Achintalwar. R/o. Laine Galli, Shivaji Chowk, Tq. Degloor, Dist. Hingoli. Cell # 9168204105 Joint Ownership (Details of ownership share not available)	
3.	Name of the Bank Official Present	No.	
	Name of the Representative & Mobile No.	1. Siddappa (Owner's Representative) Mob. # 9949044561 2. Md Shareq Salim (Technical Assistant) Mob. # 7020555018	
4. Details of the Property Being Valued			
4.1	Description of the Property	<ul style="list-style-type: none"> The Subject Property under valuation is Freehold Gut No.363, Opp. To Unit – 2, Venkateshwara Dall Industries, Degloor Karadkhed Road, Mouje – Karadkhed, Taluka – Degloor, District – Nanded, Maharashtra, India. Land area as per 7/12 Extract & As per Mortgaged Deed is 4.46 Ha. Same is considered for valuation. Property is not SARFAESI compliant. 	
4.2	Location of Property	Gut No.363, Opp. To Unit – 2, Venkateshwara Dall Industries, Degloor Karadkhed Road, Mouje – Karadkhed, Taluka – Degloor, District – Nanded, Maharashtra, India.	
	(Rural / Semi Urban / Urban)	Rural	
4.3	Documents Provided:		
	1	Photo Copy of Digitally Signed 7/12 Extract of Gat No. 363, dated 22.12.2024	



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2	Photo Copy of Mortgaged Deed No. 952/2020, dated 26.06.2020 issued by Sub – Registrar, Degloor – 2.		
3	Photo Copy of Valuation Report prepared by Ar. Achyut P. Mahajan, Nanded, dated 22.11.2021.		
4.4	Plot No / Survey No. /Gut No. / Khasra No:	Gut No.363, Opp. To Unit – 2, Venkateshwara Dall Industries, Degloor Karadkhed Road, Mouje – Karadkhed, Taluka – Degloor, District – Nanded, Maharashtra, India.	
	Road	Degloor Karadkhed Road	
4.5	Colony / Nagar / Sector	Karadkhed	Locality / Landmark Venkateshwara Dall Industries
4.6	Village/Town/City	Degloor	District: Nanded
4.7	State	Maharashtra	Pin code: 431718
4.8	Distance from Area Office	@ 92.9 Km. from Nanded Branch to Degloor	
5.	Type of Property		
	(A) Plot: (Residential / Commercial / Industrial)	Agricultural Land	
	Level of land with topographical conditions	Perennial	
	Whether situated in Municipal / Corporation Limit	Village Panchayat.	
	Any construction observed on plot	No.	
	(B) Residential Property: (Independent house /Bungalow / Row House / Flat)	Agricultural Land	
	Civic Amenities like school, hospital, market, etc. (Available, within the radius of Km./ Not Available)	All available nearby.	
	(C) Commercial / Industrial Property: (Office / Shop /Unit in a Mall / Gowdown)	No.	
6.	Accessibility / Boundaries / Others		
6.1	Availability of local transport (Metro / Local Train / Bus /Personal Transport)	Local Transport, Bus Stand, Personal Transport	
6.2	Distance from Nanded Railway station @ 92.9 Km	Bus stop/ Taxi/ Auto Stand @ 1.5 Km	
6.3	Does the approach road to the Property /Building is independent and accessible	Yes.	Will it be able to accommodate a fire extinguisher No.
6.4	Does the property falls under land locked area	No.	Does the property falls in a community dominated area No.
6.5	Cornered / Intermittent Plot	Intermittent	
6.6	Gut No.363		
	Boundaries	As Per Site	As Per Documents
	North	Gut No. 365	Gut No. 365
	South	Gut No. 360	Gut No. 360
	East	Gut No. 362	Gut No. 362
	West	Gut No. 367	Gut No. 367
6.7	Class of locality (Posh / Higher Middle Class / MiddleClass / Lower Middle Class / Poor)	Middle Class	
6.8	Quality of Infrastructure in the vicinity (Excellent / Good /Average / Poor)	No infrastructure developed.	
6.9	Ownership Status of the Property (Free Hold / Reg. Lease / Govt. Authority)	Freehold.	
6.10	Approved usage of property(Industrial / Commercial / Residential / Mix)	Agricultural Land	Actual usage of property (Industrial / Commercial / Residential / Mix) Agricultural Land
6.11	Restrictive covenants in regards to Land Use, (if any)	Agricultural Land	
6.12	Type of Structure (Load Bearing / RCC / Aluformshuttering)	Not applicable being open plot	
6.13	Number of floors	Not applicable being open plot	
6.14	Occupancy Details (Self-Occupied / Rented / Vacant)	Not applicable being open plot	

7.	If the property is on rent:							
7.1	Name of tenant / lease & Number of years in tenancy			Not applicable being open plot				
7.2	Was there any resistance for valuation: No			If yes, from the current occupants: N.A.				
7.3	Does property have basic amenities		No.	Development of surrounding area Underdeveloped / Developing / Developed		Developing		
8.	If the property is Leasehold							
8.1	Name of Lesser:		N.A.	Nature of Lease:		N.A.		
8.2	Total Period of Lease:		N.A.	If yes, from the current occupants:		N.A.		
8.3	Does property have basic amenities		No.	Development of surrounding area Underdeveloped / Developing / Developed.		Developing		
9.	Approval Details							
9.1	RERA Registration Number			Not applicable being open plot				
9.2	Layout Approval Number:			-				
	Date of Approval			-				
	Expiry Date			-				
9.3	Building Plan Approval Number & Occupancy Certificate			Not applicable being open plot				
	Date of Approval			-				
	Expiry Date			-				
10.00	Plot Area Details.							
10.01	Plot Area			Area in Ha.				
10.02	Plot Area As per 7/12 Extract			4.46 Ha.				
	Total Area as per 7/12 Extract			4.46 Ha.				
10.03	Demarcation at Site			No.				
10.04	Plot Area Considered for Valuation			4.46 Ha.				
10.05	Construction Area Details			Not applicable being open plot				
10.06	Floor wise break up as follows			Current Usage (Storage / Parking / Commercial / Residential)				
	N.A.			N.A.				
10.07	Amenities Details (if any):			Not applicable being open plot				
10.08	FSI Utilized			Not applicable being open plot				
10.09	Whether the construction is as per approved building plan and / or local building bye laws:			Not applicable being open plot				
10.10	Details of Extra Construction			Not applicable being open plot				
10.11	Percentage of Extra Construction			Not applicable being open plot				
10.12	Whether the extra construction is Compoundable OR Non-Compoundable?			Not applicable being open plot				
10.13	Quality of construction			Not applicable being open plot				
10.14	Maintenance of the Property			Not applicable being open plot				
10.15	Condition of Building			Not applicable being open plot				
10.16	Current Life of the structure		Not applicable being open plot	Projected Future Life of the Structure		Not applicable being open plot		
10.17	Land Revenue / Taxes Paid upto (for Land)		Not applicable being open plot	Municipal Taxes Paid up to (for Building)		Not applicable being open plot		
11.	Details of Valuation:							
	S.L	Particulars of item	Plinth / Built up Area in Ha.	Age of Building	Estimated Replacement Rate Of Construction	Replacement cost	Depreciation Nil	Net Value after Depreciation
	Nil							
12.	Details of Amenities							N.A.
13.	Government Guideline value							

	Particulars	Area in Ha.	Rate in Rs.	Value in Rs.	
1	Land	4.46	7,57,000.00	33,76,220.00	
	TOTAL			33,76,220.00	
14.	Market Value of Land				
	Particulars	Area in Ha.	Rate in Rs.	Value in Rs.	
	Land	4.46	50,00,000.00	Rs. 2,23,00,000.00	
15.	Value of the Property				
		Land	Building	Amenities	Total
	Government Guideline value	33,76,220.00	Nil	Nil	33,76,220.00
	Market Value	2,23,00,000.00	Nil	Nil	Rs. 2,23,00,000.00
	Realizable Value				Rs. 2,00,70,000.00
	Distressed/Forced Sale Value				Rs. 1,78,40,000.00
	Insurable Value				Nil
Remarks					
<ul style="list-style-type: none"> No infrastructure is developed. 					

Undertaking:

- I have / our / representative Md. Shareq Salim Md. Jilani Pasha (Technical Assistant) has inspected the subject property on 23.10.2024 along with Owner's Representative Mr.Siddappa identified the same based on the documents provided.
- I/We have no direct or Indirect interest in the property being valued.
- The information furnished above is true and correct to my/our knowledge
- I/ we have not been dismissed or removed from govt. Service or convicted of an offence connected with any proceedings of income tax act, wealth tax act or gift tax act or have been blacklisted by any bank/ financial institution/ govt. Department/ public sector enterprise/ body corporate etc.
- This valuation is prepared without any prejudice or bias to any person or institution.
- The value of land is taken into account by making due enquires in the locality and ascertaining the sales value of the properties in the locality.
- Any additions/alterations made to the property after the date of valuations shall not fall under the scope of this report.

For Vastukala Consultants (I) Pvt. Ltd.

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
 DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
 Date: 2024.12.09 13:08:50 +05'30'

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

Nagendra Kalegore

M.Sc (Agri)
 Ex. Professor & Agriculture Valuer
 PVAI Reg. No. LM-3459

Date: 09.12.2024

Attachments		
Photographs of the Property from inside & outside	:	Attached
Location sketch for the property:	:	Attached
Geo Tagging	:	Attached
Topography	:	Leveled Land
Government Value Document	:	Attached



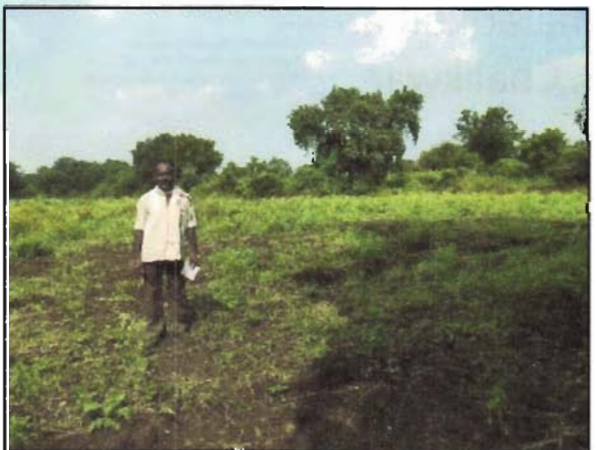
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Actual Site Photographs



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Actual Site Photographs



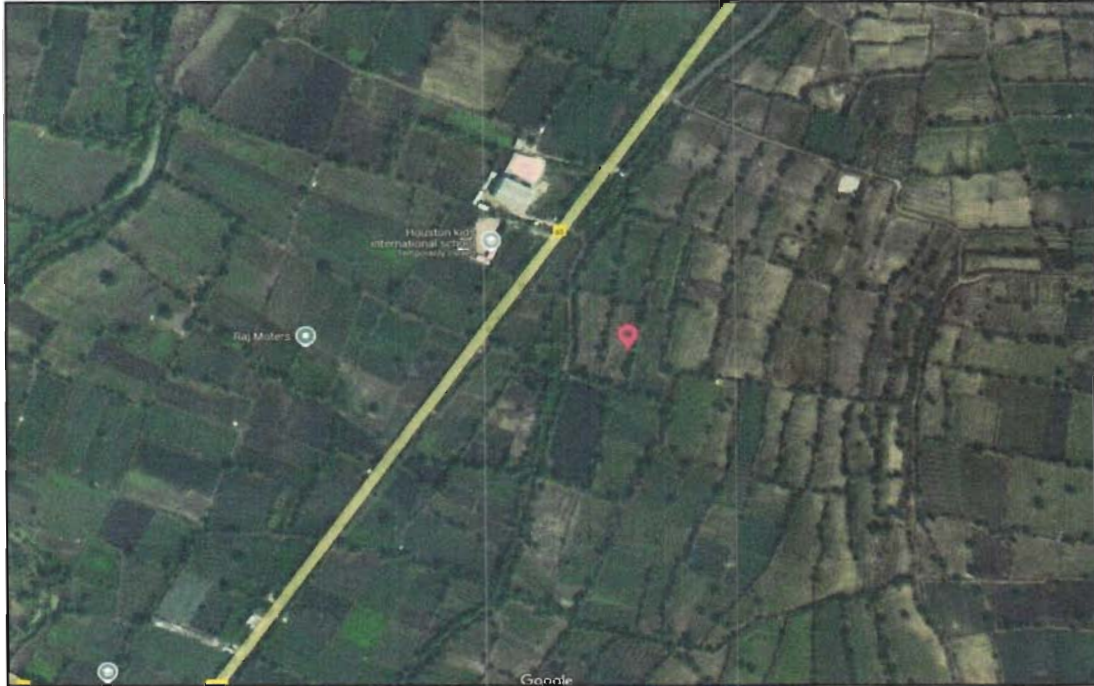
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Route Map of the Property



Longitude Latitude: 18.487684, 77.503117

Note:

- Red Pointer shows Approx. Property Location.
- Blue line shows Route from Karadkhed Bus Stand @ 1.5 Km.




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Year 2024-2025 **Language** English

Selected District Nanded

Select Taluka Degalur

Select Village Mau .Karadkhed

Vibhag Number 6

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत शेत जमीन	0-1.25	618700	हेक्टर
जिरायत शेत जमीन	1.26-2.50	674200	हेक्टर
जिरायत शेत जमीन	2.51-5.00	757000	हेक्टर
जिरायत शेत जमीन	5.01-7.50	910400	हेक्टर
गावठाभातील मिळकती	0-0.00	1615	चौरस मीटर
ह्यायवेवरील जमिनी	0-0	1550	चौरस मीटर
त्रिनशेती जमिनी/पूबंड	0-0	1420	चौरस मीटर


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Posted on: Sep 18, 24 Property ID: 72741078

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Agricultural Land For Sale in **Degloor, Nanded** [View on map](#)



Plot Area 100 guntha	No Of Open Sides 2	Status Legal & Infra Status
Boundary Wall Yes	Type Of Ownership Freehold	Transaction Type New Property

Contact Owner

Vilas Tandlikar Vilas Tandlikar
-91-98XXXXXXX

Request Photos

Contact Owner

Request Photos

Last contact made 2 days ago


More Details

Price Breakup	₹ 50 Lac
Address	At post lakha Degloor Maharashtra, Nanded, Maharashtra
Landmarks	Near Vazarga
Type of Ownership	Freehold

Description: Fram to sell it is an 2.5 Acre of agriculture land at river bank.

Contact Owner

Popular Landmarks Nearby



Explore nearby Landmarks on map

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
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