

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ganesh Ventatrao Achintalwar**

Gut No.105, Udgir Degloor Road, Village – Ballur, Taluka – Degaloor,
District – Nanded, State – Maharashtra, Country - India.

Longitude Latitude: 18.514847, 77.534884

Intended User:

Axis Bank

Nanded Main Branch

Nikhil Heights, Vazirabad Bus Stand Road, Kalamandir, Nanded,
PIN Code – 431602, Maharashtra, India.



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

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Regd. Office

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Powai, Andheri East, **Mumbai:** 400072, (M.S), India

☎ **+91 2247495919**

✉ **mumbai@vastukala.co.in**

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Axis Bank Nanded Branch / Mr. Ganesh Ventatrao Achintalwar (012122/2309471) Page 2 of 11

Vastu/Axis Bank/Nanded Main Branch/12/2024/012122/2309471

09/7-169-SCRJ

Date: 09.12.2024

VALUER'S OPINION REPORT

This is to certify that the property situated on Gut No.105, Udgir Degloor Road, Village – Ballur, Taluka – Degaloor, District – Nanded, State – Maharashtra, Country - India belongs to **Mr. Ganesh Ventatrao Achintalwar**.

Boundaries of the property.

On or towards the North by	:	Land of Sangabai W/o Sangram Chanre in Gut No. 105
On or towards the South by	:	Land of Parvatibai W/o Gangaram Royalwar in Gut No. 107
On or towards the East by	:	Gut No. 104 & Gut NO. 179
On or towards the West by	:	Land of Shrinivas S/o Gangaram Royalwar in Gut No. 106

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. 3,36,848.00
Fair Market Value of the Property	Rs. 18,50,000.00
Realizable Value of the Property	Rs. 16,65,000.00
Forced/ Distress Sale value of the Property	Rs. 14,80,000.00

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
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
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Date: 2024.12.09 13:35:49 +05'30'

Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation),
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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

SBI Empanelment No.: SME/TCC/38/37

Date: 04.12.2024

Place: Nanded.

Nagendra Kalegore

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



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VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND)

1.	CBB/CCMC/CCSU	Request No	-	
		Proposal No.	-	
2.	Name of Owner & Address:	Mr. Ganesh Ventatrao Achintalwar. R/o. Line Galli, Degloor, Tq. Degloor, Dist. Hingoli. Cell # 94221 85107		
	Name of Borrower & Address	Mr. Ganesh Ventatrao Achintalwar. R/o. Line Galli, Degloor, Tq. Degloor, Dist. Hingoli. Cell # 9422185107		
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.105, Udgir Degloor Road, Village – Ballur, Taluka – Degaloor, District – Nanded, State – Maharashtra, Country - India The Subject Property under valuation is Mortgaged with Bank of Maharashtra, Degloor Land area as per 7/12 Extract & As per Mortgaged Deed os 0.37 Ha. Same is considered for valuation. Property is not SARFAESI compliant. 		
4.2	Location of Property	Gut No.105, Udgir Degloor Road, Village – Ballur, Taluka – Degaloor, District – Nanded, State – Maharashtra, Country - India		
	(Rural / Semi Urban / Urban)	Rural		
4.3	Documents Provided:			
	1	Photo Copy of Digitally Signed 7/12 Extract of Gut No. 105, dated 22.12.2021		
	2	Photo Copy of Sale Deed No. 1037/2009, dated 05.06.2009, duly registered with Joint Sub-Registrar, Degloor		
	3	Photo Copy of Mortgage Deed No. 952/2020, dated 26.06.2020, issued by Sub – Registrar, Degloor-2.		
	4	Photo Copy of valuation report prepared by Ar. Achyut P. Mahajan, Nanded, Dated. 12.11.2021.		
4.4	Plot No / Survey No. /Gut No. / Khasra No:	Gut No. 105		
	Road	Udgir Degloor Road		
4.5	Colony / Nagar / Sector	Ballur	Locality / Landmark	Udgir Degloor Road
4.6	Village/Town/City	Ballur	District:	Nanded
4.7	State	Maharashtra	Pin code:	431717
4.8	Distance from Area Office	@ 88.9 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 @ 88.9 Km		Bus stop/ Taxi/ Auto Stand @ 5.6 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.105			
	Boundaries	As Per Site	As Per Sale Deed	
	North	Land of Sangabai W/o Sangram Chanre in Gut No. 105	Land of Sangabai W/o Sangram Chanre in Gut No. 105	
	South	Land of Parvatibai W/o Gangaram Royalwar in Gut No. 107	Land of Parvatibai W/o Gangaram Royalwar in Gut No. 107	
	East	Gut No. 104 & Gut No. 179	Gut No. 104 & Gut No. 179	
	West	Land of Shrinivas S/o Gangaram Royalwar in Gut No. 106	Land of Shrinivas S/o Gangaram Royalwar in Gut No. 106	
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) ¹		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 Sale Deed		0.37 Ha.	

	Total Area as per Sale Deed		0.37 Ha.						
10.03	Demarcation at Site		No.						
10.04	Plot Area Considered for Valuation		0.37 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 CompoundableOR 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)	Details not available	Municipal Taxes Paid upto (for Building)	Details not available.					
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		0.37	9,10,400.00		Rs. 3,36,848.00			
	TOTAL						Rs. 3,36,848.00		
14.	Market Value of Land								
	Particulars		Area in Ha.	Rate in Rs.		Value in Rs.			
	Land		0.37	50,00,000.00		Rs. 18,50,000.00			
15.	Value of the Property								
		Land	Building	Amenities		Total			
	Government Guideline value	Rs. 3,36,848.00	Nil	Nil		Rs. 3,36,848.00			
	Market Value	Rs. 18,50,000.00	Nil	Nil		Rs. 18,50,000.00			
	Distressed/Forced Sale Value					Rs. 16,65,000.00			
	Realizable Value					Rs. 14,80,000.00			
	Insurable Value					Nil			
	Remarks								
	<ul style="list-style-type: none"> No infrastructure is developed. 								

Undertaking:

1. I have / our / representative Md. Shareq Salim Md. Jilani Pasha (Technical Assistant) has inspected the subject property on 21.10.2024 along with Owner's Representative Mr.Siddappa identified the same based on the documents provided.
2. I/We have no direct or Indirect interest in the property being valued.
3. The information furnished above is true and correct to my/our knowledge
4. 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.
5. This valuation is prepared without any prejudice or bias to any person or institution.
6. 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.
7. 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
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Sharadkumar B. Chalikwar

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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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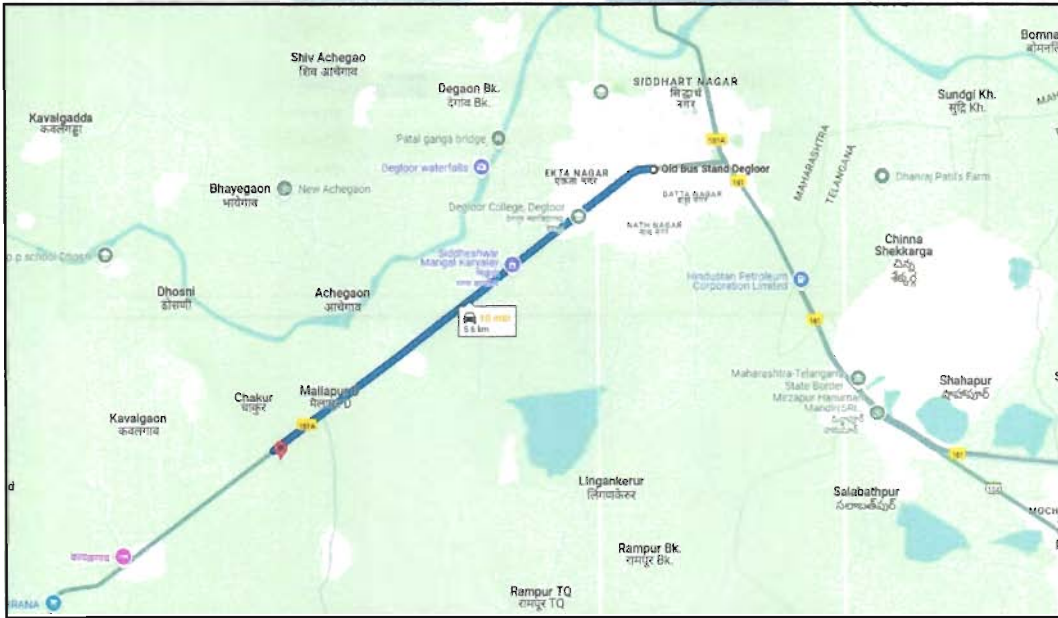
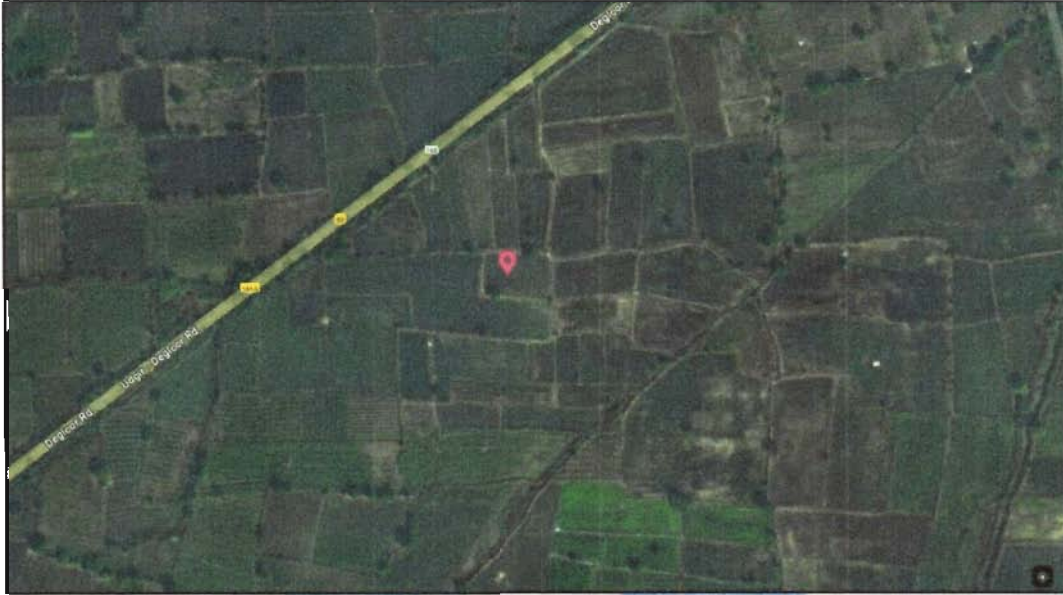
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Actual Site Photographs



Route Map of the Property



Longitude Latitude: 18.514847, 77.534884

Note:

- Red Pointer shows Approx. Property Location.
- Blue line shows Route from Degloor Old Bus Stand @ 5.6Km.




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Ready Reckoner Rate

 Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#) [Valuation Guidelines | User Manual](#)

Year: 2024-2025 Language: English

Selected District: Nanded

Select Taluka: Degatur

Select Village: Mou .Ballur

Vibhag Number: 6

Assesment Type	Assesment Range	Rate Rai/-	Unit
विराचत शेव जमीन	0-1.25	618700	हेक्टर
विराचत शेव जमीन	1.26-2.50	874200	हेक्टर
विराचत शेव जमीन	2.51-5.00	757000	हेक्टर
विराचत शेव जमीन	5.01-7.50	810400	हेक्टर
गावठाणातील मिळकती	0-0.00	1815	चौरस मीटर
हायवेवरील जमिनी	0-0	1550	चौरस मीटर
बिनशेती जमिनी/भूखंड	0-0	1420	चौरस मीटर

Price Indicator

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Nanded > Nanded agricultural farm land > Chikanga Nagar agricultural farm land

₹50.0 Lac **EMI ₹ 2.25k** [Get on Magicbricks loan](#)

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

Contact Owner
Vilas Tandlikar Vilas Tandlikar
+91-9820XXXXXX
[Request Photos](#)

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](#) [Request Photos](#) Last contact made 2 days ago

More Details

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

Description: Farm to sell it is an 2.5 Acre of agriculture land at near bank

[Contact Owner](#)

Popular Landmarks Nearby

Explore nearby Landmarks on map

99acres Commercial Buy Enter Locality / Project / Society / Landmark Post property

Home > Commercial property for sale in Nanded > Agricultural and for sale in Nanded > Agricultural land for sale in Degloor

₹50 Lac @ 20,00,000 per acres
Estimated EMI ₹ 36,935

NOT AVAILABLE Website: <https://maharashtra.maharashtra.gov.in/>

Contact Owner [Shortlist](#)

Overview **Owner Details**

Property for

- Dimensions: Plot area 2.5 acres (100 x 100 feet)
- Address: Degloor, Nanded
- No. of open sides: 2
- Width of facing road: 20.0 Feet
- Price: ₹50 Lac @ 20,00,000 per acres (Negotiable)
- Facing: North
- Business: Immediate

[Request Photos](#)

Why should you consider this property?

North Facing

Transaction Type: **Resale** Property Ownership: **Freehold** Width of facing road: 20.0 Feet Property Code: **F75224817**
www.99acres.com/F75224817

About Property

Address: Degloor, Nanded, Maharashtra
Interested to sell agricultural farm land Placed at degloor,Want to sell it for ₹5000000

Owner Details



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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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