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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 Vitthalrao Kodgire**

Gut No.118, Udgir Degloor Road, Village – Ballur, Taluka – Degaloor,  
District – Nanded, State – Maharashtra, Country - India.

Longitude Latitude: 18.515111, 77.531652

#### 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](mailto:nanded@vastukala.co.in) | Tel: +91 2462 244288 +91 94221 71100

#### Our Pan India Presence at:

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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](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Axis Bank Nanded Branch / Mr. Ganesh Vitthalrao Kodgire (012130/2309477)

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Vastu/Axis Bank/Nanded Main Branch/12/2024/012130/2309477  
09/13-175-SCRJ  
Date: 09.12.2024

### VALUER'S OPINION REPORT

This is to certify that the property situated on Gut No.118, Udgir Degloor Road, Village – Ballur, Taluka – Degaloor, District – Nanded, State – Maharashtra, Country - India belongs to **Mr. Ganesh Vitthalrao Kodgire**

#### Boundaries of the property.

On or towards the North by	:	Land of Sangabai W/o Vitthal Eklare
On or towards the South by	:	Degloor Udgir Road
On or towards the East by	:	Land of Bandu S/o Irappa Eklare
On or towards the West by	:	Land of Mahadevrao S/o Vitthalrao Biradar

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:

<b>Guideline Value of the Property</b>	<b>Rs. 3,64,160.00</b>
<b>Fair Market Value of the Property</b>	<b>Rs. 40,00,000.00</b>
<b>Realizable Value of the Property</b>	<b>Rs. 36,00,000.00</b>
<b>Forced/ Distress Sale value of the Property</b>	<b>Rs. 32,00,000.00</b>

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**

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  
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**VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND)**

1.	<b>CBB/CCMC/CCSU</b>	<b>Request No</b>	-	
		<b>Proposal No.</b>	-	
2.	Name of Owner & Address:		<b>Mr. Ganesh Vitthalrao Kodgire</b> R/o. Line Galli, Degloor, Tq. Degloor, Dist. Hingoli. Cell # 94221 85107	
	Name of Borrower & Address		<b>Mr. Ganesh Vitthalrao Kodgire</b> 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	
<b>4. Details of the Property Being Valued</b>				
4.1	Description of the Property		<ul style="list-style-type: none"> <li>The Subject Property under valuation is Freehold Gut No.118, Udgir Degloor Road, Village – Ballur, Taluka – Degaloor, District – Nanded, State – Maharashtra, Country - India</li> <li>The Subject Property under valuation is Mortgaged with Bank of Maharashtra, Degloor</li> <li>Land area as per 7/12 Extract &amp; As per Mortgaged Deed is 0.40 Ha. Same is considered for valuation.</li> <li>Property is not SARFAESI compliant.</li> </ul>	
4.2	Location of Property		Gut No.118, 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. 118, dated 22.12.2021		
	2	Photo Copy of Sale Deed No. 2275/2011, dated 21.11.2021, 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. 118		
	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		@ 89.2 Km from Nanded Branch to Degloor	
<b>5. Type of Property</b>				
	<b>(A) Plot:</b> (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>(B) Residential Property:</b> (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.	
	<b>(C) Commercial / Industrial Property:</b> (Office / Shop /Unit in a Mall / Gowdown)		No.	
<b>6. Accessibility / Boundaries / Others</b>				



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 @ 89.2 Km		Bus stop/ Taxi/ Auto Stand @ 5.9 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	
<b>6.6</b>	<b>Gut No.105</b>			
	Boundaries	As Per Site	As Per Sale Deed	
	North	Land of Sangabai W/o Vitthal Eklare	Land of Sangabai W/o Vitthal Eklare	
	South	Degloor Udgir Road	Degloor Udgir Road	
	East	Land of Bandu S/o Irappa Eklare	Land of Bandu S/o Irappa Eklare	
	West	Land of Mahadevrao S/o Vitthalrao Biradar	Land of Mahadevrao S/o Vitthalrao Biradar	
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	
<b>7.</b>	<b>If the property is on rent:</b>			
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 basicamenities	No.	Development of surrounding area Underdeveloped / Developing / Developed	Developing.
<b>8.</b>	<b>If the property is Leasehold</b>			
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
<b>9.</b>	<b>Approval Details</b>			
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		-	
<b>10.00</b>	<b>Plot Area Details.</b>			
<b>10.01</b>	<b>Plot Area</b>		<b>Area in Ha.</b>	
<b>10.02</b>	<b>Plot Area As per Sale Deed</b>		<b>0.40 Ha.</b>	

	<b>Total Area as per Sale Deed</b>		<b>0.40 Ha.</b>					
10.03	Demarcation at Site		No.					
10.04	Plot Area Considered for Valuation		<b>0.40 Ha.</b>					
10.05	<b>Construction Area Details</b>		Not applicable being open plot					
10.06	<b>Floor wise break up as follows</b>		<b>Current Usage</b> (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.	<b>Details of Valuation:</b>							
	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
12.	Details of Amenities							N.A.
13.	<b>Government Guideline value</b>							
	<b>Particulars</b>		<b>Area in Ha.</b>	<b>Rate in Rs.</b>		<b>Value in Rs.</b>		
1	Land		0.40	9,10,400.00		<b>Rs. 3,64,160.00</b>		
	<b>TOTAL</b>					<b>Rs. 3,64,160.00</b>		
14.	<b>Market Value of Land</b>							
	<b>Particulars</b>		<b>Area in Ha.</b>	<b>Rate in Rs.</b>		<b>Value in Rs.</b>		
	Land		0.40	1,00,00,000.00		<b>Rs. 40,00,000.00</b>		
15.	<b>Value of the Property</b>							
		<b>Land</b>	<b>Building</b>	<b>Amenities</b>	<b>Total</b>			
	Government Guideline value	<b>Rs. 3,64,160.00</b>	Nil	Nil	<b>Rs. 3,64,160.00</b>			
	Market Value	<b>Rs. 40,00,000.00</b>	Nil	Nil	<b>Rs. 40,00,000.00</b>			
	Distressed/Forced Sale Value				<b>Rs. 36,00,000.00</b>			
	Realizable Value				<b>Rs. 32,00,000.00</b>			
	Insurable Value				<b>Nil</b>			
	<b>Remarks</b>							
	<ul style="list-style-type: none"> <li>No infrastructure is developed.</li> </ul>							

**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**

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  
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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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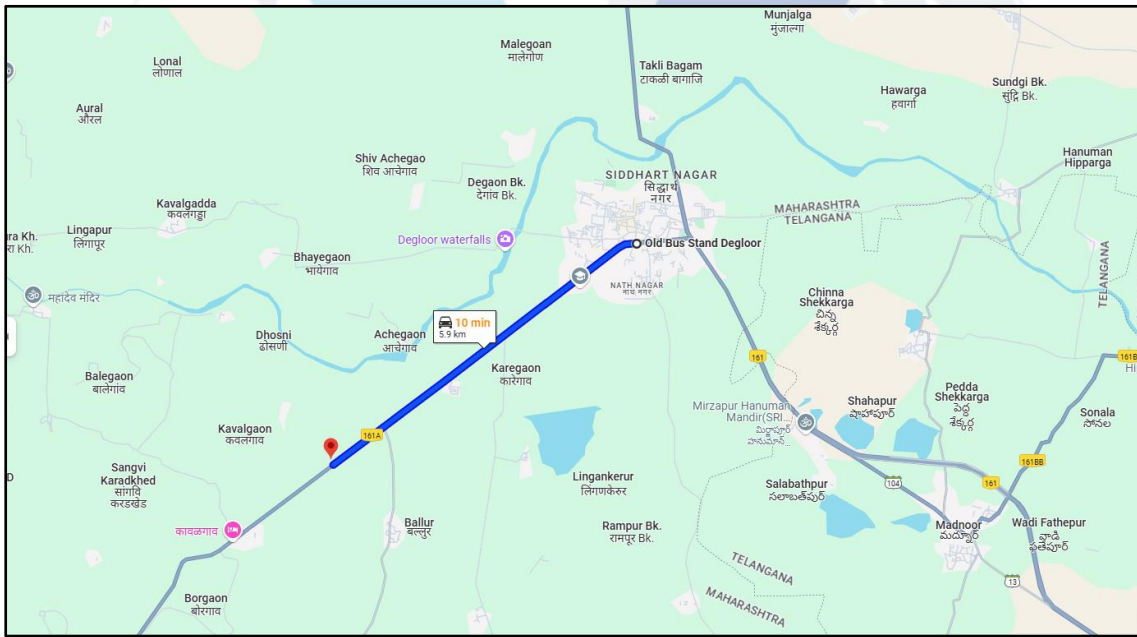
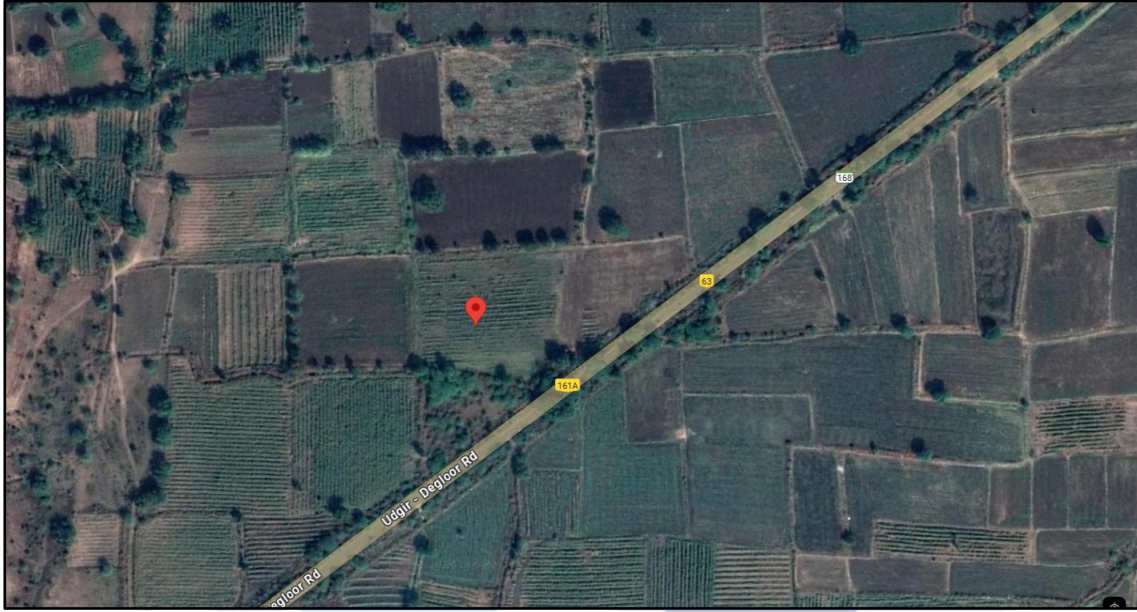


## Actual Site Photographs





## Route Map of the Property



Longitude Latitude: 18.515111, 77.531652

**Note:**

- Red Pointer shows Approx. Property Location.
- Blue line shows Route from Degloor Old Bus Stand @ 5.9Km.



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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 )

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[Valuation Guidelines | User Manual](#)

Year  Language

Selected District

Select Taluka

Select Village

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
गावठाणातील मिळकती	0-0.00	1615	चौरस मीटर
हायवेवरील जमिनी	0-0	1550	चौरस मीटर
बिनशेती जमीनी/सूखंड	0-0	1420	चौरस मीटर

# Price Indicator

**99acres** Commercial Buy | Enter Locality / Project / Society / Landmar | Post property | Ready to move

Home > Commercial property for sale in Nanded > Agricultural land for sale in Nanded > Agricultural land for sale in Degloor | Posted on Oct 11, 2024 | Ready to move

**₹ 1.25 Cr** @ 50,00,000 per acres | Agricultural/Farm Land for Sale in Degloor, Nanded, Maharashtra | [Contact Owner FREE](#)

Estimated EMI ₹ 99,838 | Website: <https://maharera.maharashtra.gov.in/> | [Shortlist](#)

RERA STATUS: NOT AVAILABLE

**Overview** | Owner Details

**Property (3)**

Dimensions: Plot area 2.5 acres (10117.15 sq.m.) | Price: ₹ 1.25 Crore @ 50,00,000 per acres

Address: Degloor, Nanded | Facing: West

Authority approved: Yes | No. of Open Sides: 4

Possession: Immediate | Width of facing road: 164.0 Feet

Why should you consider this property? [Close to Highway](#)

Transaction Type: Resale | Property Ownership: Freehold | Width of facing road: 164.0 Feet | Property Code: K71772484  
No. of Open sides: 4 | Approved By\*: Local Authority (as provided by dealer) | [www.99acres.com/K71772484](http://www.99acres.com/K71772484)

**About Property**  
Address: Sarve No.50, Degloor, Nanded, Maharashtra  
Its more useful for buisness and big project or industrial planing causes also ngo planning .its high way on road

**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**

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Date: 09.12.2024  
Place: Nanded.