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An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner:

Mr. Rajiv Venkatrao Achintalwar

Plot No. 18, Property No. 5/2474/10826 & Plot No. 19, Property No. 5/2475/10827, Gut No. 1023, Venkatesh Nagar, Degaon Road,
Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India.

Longitude Latitude: 18.55716, 77.568380

Intended User:

Axis Bank

Nanded Branch.

Nikhil Heights, Vazirabad Bus Stand Road, Kalamandir, Nanded, PIN Code – 431601, 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

Our Pan India Presence at:

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
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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

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Valuation Report / Axis Bank /Nanded Branch / Mr. Rajiv Venkatrao Achintalwar (012131/2309474) Page 2 of 12

Vastu/Nanded/12/2024/012131/2309474
09/10-172-SKAS
Date: 09.12.2024

VALUER'S OPINION REPORT

This is to certify that the property situated on Plot No. 18, Property No. 5/2474/10826 & Plot No. 19, Property No. 5/2475/10827, Gut No. 1023, Venkatesh Nagar, Degaon Road, Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India belongs to **Mr. Rajiv Venkatrao Achintalwar**.

Boundaries of the property.

On or towards the North by	:	6.00 M. Wide Internal Road
On or towards the South by	:	6.00 M. Wide Internal Road
On or towards the East by	:	Plot No. 17 & 20
On or towards the West by	:	Land of Gut No. 1023

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. 6,58,800.00
Fair Market Value of the Property	Rs. 21,60,000.00
Realizable Value of the Property	Rs. 19,44,000.00
Forced/ Distress Sale value of the Property	Rs. 17,28,000.00

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

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.

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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. Rajiv Venkatrao Achintalwar. R/o. Laine Galli, Degloor, Tq. Degloor, Dist. Hingoli. Cell # 9422185107 Sole Ownership	
	Name of Borrower & Address	Mr. Rajiv Venkatrao Achintalwar. R/o. Laine Galli, Degloor, Tq. Degloor, Dist. Hingoli. Cell # 9422185107 Sole Ownership	
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 Plot No. 18, Property No. 5/2474/10826 & Plot No. 19, Property No. 5/2475/10827, Gut No. 1023, Venkatesh Nagar, Degaon Road, Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India. There is no demarcation of layout. Presently Land is being used for Agriculture used only. Plot Size : 20.00 M. X 9.00 M. Plot Area : 216.00 Sq. Mtr. 	
4.2	Location of Property	Plot No. 18, Property No. 5/2474/10826 & Plot No. 19, Property No. 5/2475/10827, Gut No. 1023, Venkatesh Nagar, Degaon Road, Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India	
	(Rural / Semi Urban / Urban)	Rural	
4.3	Documents Provided:		
	1	Photo Copy of Sale Deed No. 474/2013, dated 31.12.2012, Registered at Sub Registrar, Degloor.	
	2	Photo Copy of Gunthewari Order (Plot No. 18) vide Outward No. 4719/2012, dated 06.10.2012, Permit No. 280, dated 04.10.2012, Degloor Municipal Council, Degloor.	
	3	Photo Copy of Regularized under Gunthewari Plan, Degloor Municipal Council, Degloor.	
	4	Photo Copy of Gunthewari Order (Plot No. 19) vide Outward No. 4720/2012, dated 06.10.2012, Permit No. 281, dated 04.10.2012, Degloor Municipal Council, Degloor.	
	5	Photo Copy of Regularized under Gunthewari Plan, Degloor Municipal Council, Degloor.	
	6	Photo Copy of Property Certificate (Plot No. 18) No. 806/16 dated 25.01.2016, Chief Officer, Degloor Municipal Council, Degloor.	
	7	Photo Copy of Property Certificate (Plot No. 19) No. 807/16 dated 25.01.2016, Chief Officer, Degloor Municipal Council, Degloor.	
	8	Photo Copy of Namuna No. 43 Rule (74) (Plot No. 19) Tax Assessment year 2000-2001 dated 25.01.2016 Chief Officer, Degloor Municipal Council, Degloor.	
	9	Photo Copy of Tax Paid Receipt (Plot No. 18) vide No. 16, Book No. 865, dated 15.11.2021 year 2020-2021, Degloor Municipal	

	Council, Degloor.			
10	Photo Copy of Tax Paid Receipt (Plot No. 19) vide No. 17, Book No. 865, dated 15.11.2021 year 2020-2021, Degloor Municipal Council, Degloor.			
11	Photo Copy of Title Investigation Report dated 27.11.2018, prepared by Adv. Madhav B. Pawde, Nanded.			
4.4	Plot No / Survey No. /Gut No. / Khasra No:	Plot No. 18, Property No. 5/2474/10826 & Plot No. 19, Property No. 5/2475/10827, Gut No. 1023, Venkatesh Nagar, Degaon Road, Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India		
	Road	Degaon Road		
4.5	Colony / Nagar / Sector	Degloor	Locality / Landmark	Venkatesh Nagar
4.6	Village/Town/City	Degloor	District:	Nanded
4.7	State	Maharashtra	Pin code:	431718
4.8	Distance from Area Office	@ 84.1 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 @ 83.1 Km	Bus stop/ Taxi/ Auto Stand @ 2.7 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	Plot No. 18 & 19			
	Boundaries	As Per Site	As Per Documents	
	North	6.00 M. Wide Internal Road	6.00 M. Wide Internal Road	
	South	6.00 M. Wide Internal Road	6.00 M. Wide Internal Road	
	East	Plot No. 17 & 20	Plot No. 17 & 20	
	West	Land of Gut No. 1023	Land of Gut No. 1023	
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)	Residential Land	Actual usage of property (Industrial / Commercial / Residential / Mix)	Agricultural purpose
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 Sq. Mtr.				
10.02	Plot Area As per 7/12 Extract			216.00 Sq. Mtr.				
	Total Area as per 7/12 Extract			216.00 Sq. Mtr.				
10.03	Demarcation at Site			No.				
10.04	Plot Area Considered for Valuation			216.00 Sq. Mtr.				
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 Sq. Mtr.	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 Sq. Mtr.	Rate in Rs.	Value in Rs.	
1	Land	216.00	3,050.00	6,58,800.00	
	TOTAL			6,58,800.00	
14. Market Value of Land					
	Particulars	Area in Sq. Mtr.	Rate in Rs.	Value in Rs.	
	Land	216.00	10,000.00	Rs. 21,60,000.00	
15. Value of the Property					
		Land	Building	Amenities	Total
	Government Guideline value	6,58,800.00	Nil	Nil	6,58,800.00
	Market Value	21,60,000.00	Nil	Nil	Rs. 21,60,000.00
	Realizable Value				Rs. 19,44,000.00
	Distressed/Forced Sale Value				Rs. 17,28,000.00
	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**

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

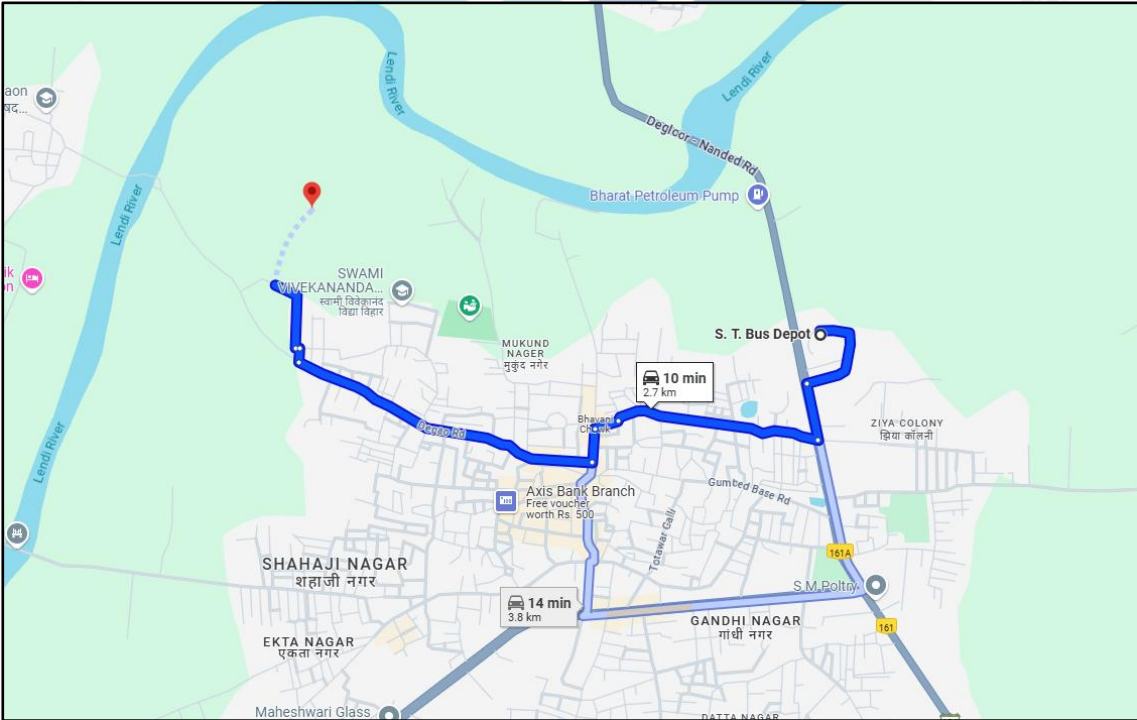
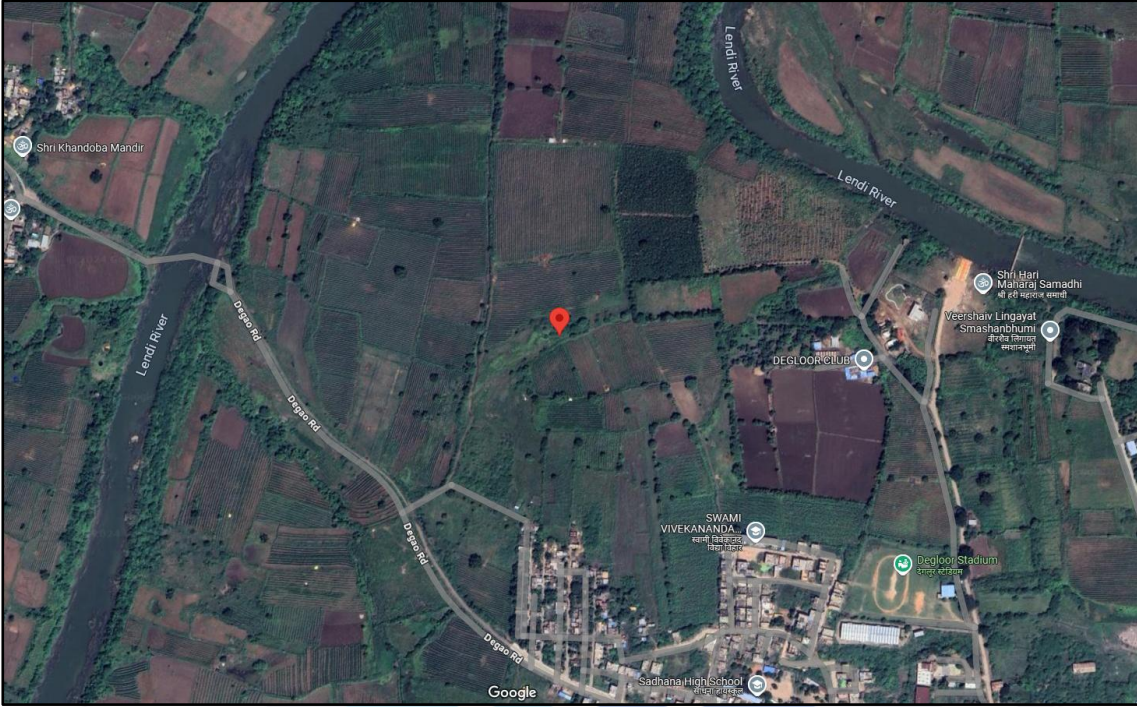
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Actual Site Photographs



Route Map of the Property




Longitude Latitude: 18.55716, 77.568380

Note:


- Red Pointer shows Approx. Property Location.
- Blue line shows Route from S. T. Bus Depot @ 2.7 Km.

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 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 जमिनी/भूखंड	0-0	1420	चौरस मीटर


Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Home > Property for sale in Nanded > Nanded Agricultural/Farm Land > Chaitanya Neger Agricultural/Farm Land Posted on: Sep 18, 24 Property ID: 72741075

₹ 50.0 Lac EMI - ₹ 23k | [Get pre-approved loan](#)

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



Plot Area
100 guntha ▾

No Of Open Sides
2

Boundary Wall
Yes

Status
[Legal & Infra Status](#)

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 lakha Degloor Maharashtra, Nanded, Maharashtra

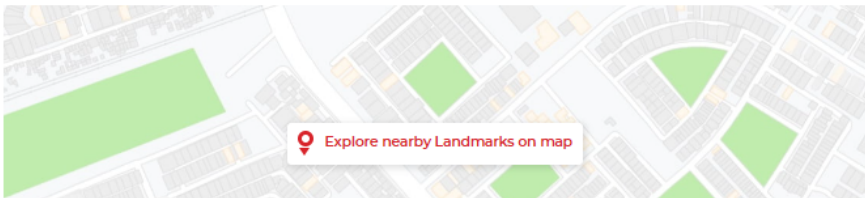
Landmarks Near Vazarga

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

Price Indicators

99acres

Commercial Buy

Post property FREE!

Home > Commercial property for sale in Nanded > Agricultural land for sale in Nanded > Agricultural land for sale in Degloor Posted on Oct 12, 2024 | Ready to move

₹50 Lac @ 20,00,000 per acres
Estimated EMI ₹ 39,935

RERA STATUS NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Agricultural/Farm Land for Sale
 in Degloor, Nanded, Maharashtra

Contact Owner FREE!

♥ Shortlist

Overview

Owner Details

Property (0)

Photos not shared by advertiser

Request Photos

<p>Dimensions</p> <p>Plot area 2.5 acres (10117.15 sq.m.)</p>	<p>Price</p> <p>₹ 50 Lac @ 20,00,000 per acres (Negotiable)</p>
<p>Address</p> <p>Degloor, Nanded</p>	<p>Facing</p> <p>North</p>
<p>No. of Open Sides</p> <p>2</p>	<p>Possession</p> <p>Immediate</p>
<p>Width of facing road</p> <p>20.0 Feet</p>	

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 rs 5000000.

Owner Details

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

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
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Date: 09.12.2024
Place: Nanded.



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