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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:

**Mrs. Pranita W/o Ganesh Achintalwar**

Plot No.14 in Land Gut No. 112, Bela Nagar, Taroda (Kh.), Nanded, Taluka & District – Nanded,  
Maharashtra, India.

Longitude Latitude: 19.193939, 77.300812

#### Intended User for:

**Axis Bank**

**Nanded Main Branch**

Nikhil Heights, Vazirabad Bus Stand Road, Kalamandir, Nanded - 431601,  
Maharashtra, India

**Nanded:** 28, S.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

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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 For: Axis Bank / Nanded Main Branch / Mrs. Pranita W/o Ganesh Achintalwar(012132/2309505)

Page 2 of 11

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Vastu/Axis Bank/Nanded/12/2024/012132/2309505  
09/41-203-VSBAS  
Date: 09.12.2024

### VALUER'S OPINION REPORT

This is to certify that the property situated on Plot No.14 in Land Gut No. 112, Bela Nagar, Taroda (Kh.), Nanded, Taluka & District – Nanded, Maharashtra, India. belongs to **Mrs. Pranita W/o Ganesh Achintalwar.**

#### Boundaries of the property.

On or towards the North by : 30'00" Wide Road.  
On or towards the South by : Plot No. 15  
On or towards the East by : 30'00" Wide Road.  
On or towards the West by : Plot No. 13.

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>Fair Market Value of the Property</b>	<b>Rs. 46,47,000.00</b>
<b>Realizable Value of the Property</b>	<b>Rs. 41,82,000.00</b>
<b>Forced/ Distress Sale value of the Property</b>	<b>Rs. 37,18,000.00</b>
<b>Guideline Value of the Property</b>	<b>Rs. 15,05,547.00</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  
Encl: Valuation report.

**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

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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>	-	
	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:	<b>Mrs. Pranita W/o Ganesh Achintalwar</b> R/o. Line Galli, Degloor, Tq. Degloor, Dist. Hingoli. Cell # 94221 85107		
3.	Name of the Bank Official Present	No.		
	Name of the Representative & Mobile No.	Ganesh Achintalwar (Owner' representative) Contact No. 9421849289		
<b>4.</b>	<b>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 Open Land in Plot No.14 in Land Gut No. 112, Bela Nagar, Taroda (Kh.), Nanded, Taluka &amp; District – Nanded, Maharashtra, India.</li> <li>Plot Size: 15.24 m. x 12.20 m.</li> <li>Plot Area: 185.87 Sqm.</li> </ul>		
4.2	Location of Property	Plot No.14 in Land Gut No. 112, Bela Nagar, Taroda (Kh.), Nanded, Taluka & District – Nanded, State – Maharashtra, Country - India		
	(Rural / Semi Urban / Urban)	Urban		
4.3	Documents Provided:			
	1	Photo Copy of Sale Deed No.3024/2012, dated 09.04.2012, registered at Sub - Registrar, Nanded.		
	2	Photo Copy of N.A. Order No. 1984 / LND /CR / N.A. – 16 & 17, dated 12.10.1987, Office of the Sub Divisional of Officer, Nanded.		
	3	Photo Copy of Property Certificate regarding Registration of Property in NWCMC with Pin No. 40060101486, No. Taroda / Sanghvi / 2312 dated 25.01.2017 issued by Dy. Commissioner, NWCMC, Nanded.		
	4	Photo Copy of Title Investigation Report dated 29.11.2018 by Adv. Madhav B. Pawde, Nanded.		
4.4	Plot No / Survey No. /Gut No. / Khasra No:	Plot No. 14 in Land Gut No. 112		
	Road	30'00" Wide Road.		
4.5	Colony / Nagar / Sector	Bela Nagar.	Locality / Landmark	Bela Nagar.
4.6	Village/Town/City	Nanded	District:	Nanded
4.7	State	Maharashtra	Pin code:	431 717
4.8	Distance from Area Office	@ 81.9 Km from Nanded Branch to Degloor		
<b>5.</b>	<b>Type of Property</b>			
	(A) Plot: (Residential / Commercial / Industrial)	Residential.		
	Level of land with topographical conditions	Levelled.		
	Whether situated in Municipal / Corporation Limit	Municipal limit		
	Any construction observed on plot	No.		
	(B) Residential Property: (Independent house /Bungalow / Row House / Flat)	Open Plot.		
	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.		
<b>6.</b>	<b>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 @ 4.9 Km		Bus stop/ Taxi/ Auto Stand @ 1.00 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>Plot No. 14</b>			
	Boundaries	As Per Site		As Per Sale Deed
	North	30'00" Wide Road.		30'00" Wide Road.
	South	Plot No. 15		Plot No. 15
	East	30'00" Wide Road.		30'00" Wide Road.
	West	Plot No. 13.		Plot No. 13.
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	Actual usage of property (Industrial / Commercial / Residential / Mix)	Residential
6.11	Restrictive covenants in regards to Land Use, (if any)		Residential	
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 Sqm.</b>	
<b>10.02</b>	<b>Plot Area As per Sale Deed</b>		<b>15.24 M X 12.20 M</b>	
	<b>a) Plot No. 27</b>		<b>185.87 Sq. M.</b>	

	<b>Total Area as per Sale Deed</b>		<b>185.87 Sq. M.</b>					
10.03	Demarcation at Site		No.					
10.04	Plot Area Considered for Valuation		185.87 Sq. M.					
<b>10.05</b>	<b>Construction Area Details</b>		Not applicable being open plot					
<b>10.06</b>	<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 Lifeof the Structure	Not applicable being open plot				
10.17	Land Revenue / TaxesPaid upto (for Land)	Details not available	Municipal Taxes Paidupto (for Building)	Details not available.				
<b>11.</b>	<b>Details of Valuation:</b>							
	<b>S.L</b>	<b>Particulars of item</b>	<b>Plinth / Built up Area in Sq. M.</b>	<b>Age of Building</b>	<b>Estimated Replacement Rate of Construction</b>	<b>Replacementcost</b>	<b>DepreciationNil</b>	<b>Net Value after Depreciation</b>
								Nil
12.	Details of Amenities							N.A.
<b>13.</b>	<b>Government Guideline value</b>							
	<b>Particulars</b>		<b>Area in Sqm.</b>	<b>Rate in Rs.</b>		<b>Value in Rs.</b>		
1	Land		185.87	8,100.00		15,05,547.00		
	<b>TOTAL</b>					<b>15,05,547.00</b>		
<b>14.</b>	<b>Market Value of Land</b>							
	<b>Particulars</b>		<b>Area in Sqm.</b>	<b>Rate in Rs.</b>		<b>Value in Rs.</b>		
	Land		185.87	25,000.00		Rs. 46,46,750.00		
<b>15.</b>	<b>Value of the Property</b>							
		<b>Land</b>	<b>Building</b>	<b>Amenities</b>	<b>Total</b>			
	Market Value	46,46,750.00	NIL	NIL	Rs. 46,46,750.00			
	Say				Rs. 46,47,000.00			
	<b>Total Market Value</b>				<b>Rs. 46,47,000.00</b>			
	<b>Realizable Value</b>				<b>Rs. 41,82,300.00</b>			
	<b>Distressed/Forced Sale Value</b>				<b>Rs. 37,17,600.00</b>			
	<b>Government Guideline value</b>				<b>Rs. 15,05,547.00</b>			
	<b>Insurable value</b>				<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 23.10.2024 along with Owner's Representative Ganesh Achintalwar 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 Chartered Engineer (India)  
 Reg. No. (N) CCIT/1-14/52/2008-09  
 IBBI Reg.No. IBBI/RV/07/2019/11744

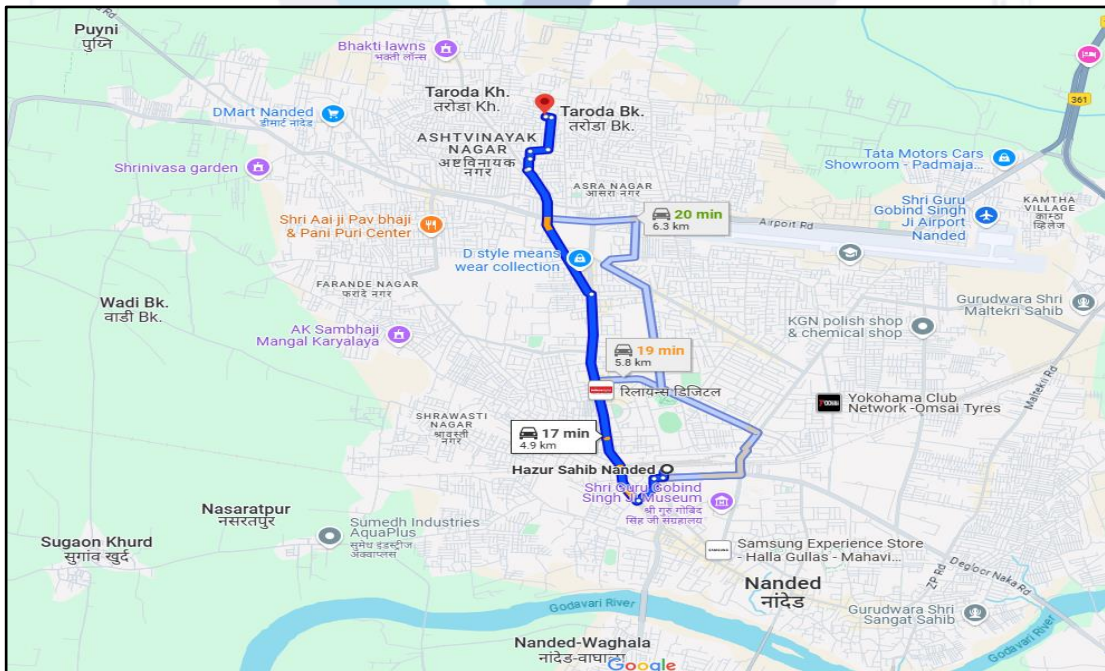
Date: 09.12.2024

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

### Actual Site Photographs



## Route Map of the Property



**Longitude Latitude: 19.193939, 77.300812**

**Note:**

- Red Pointer shows Approx. Property Location.
- Blue line shows Route from Nanded Railway Station @ 4.9 Km.



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## Price Indicator

Plot area	1,485.00 Sq. Ft.
Rate per Sq. Ft.	2,357.00
Rate Per Sq. M.	25,370.00

99acres
Post property FREE

Home > Property in Nanded > Plots in Nanded > Plots in Pangri > 30 to 35 Lakh

**₹35 Lac** @ 2,500 per sq.ft. Residential Land/Plot for Sale  
Estimated EMI ₹27,955  
in Pragati nagar, Pangri, Nanded, Maharashtra

[Contact Owner FREE](#)  
[Shortlist](#)

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

**Overview** | Owner Details | Articles

**Property (5)**

Photos (1/5)

**Dimensions**  
 Plot area 1485 sq.ft. (137.86 sq.m)  
 1 x b : 40.00 ft. (12.19 mt.) x 38.00 ft. (11.58 mt.)

**Address**  
 Pragati nagar, Nanded

**Corner Property**  
 Yes

**Gated Society**  
 Yes

**Price**  
 ₹ 35 Lac+ Govt Charges & Tax  
 @ 2,500 per sq.ft. (All inclusive, Negotiable)

**Facing**  
 North-West

**Authority approved**  
 Yes

**No. of Open Sides**  
 2

**Why should you consider this property?**

Close to School
Close to Hospital
Close to Market
Corner Property
Overlooking Park/Garden
Overlooking Main Road
Rain Water Harvesting

Transaction Type: **Resale** ● | Property Ownership: **Freehold** ● | Width of facing road: **78.0 Feet** | Gated Community: **Yes**  
 Corner Property: **Yes** | Boundary Wall: **No** | Property Code: **A69462336** | No. of Open sides: **2**  
 Approved By\*: **Local Authority** ● (as provided by dealer) | www.99acres.com/A69462336

**About Property**  
 Address: Pangri, Nanded, Maharashtra  
 Plot at dental college road  
 1 km from medical college vishnupuri nanded  
 Corner property, water available, ready for construction.

Plot area	1,600.00 Sq. Ft.
Rate per Sq. Ft.	3,125.00
Rate Per Sq. M.	33,638.00

99acres
Post property FREE

Home > Property in Nanded > Plots in Nanded > Plots in Wadi Bk

**₹50 Lac** @ 3,125 per sq.ft. Residential Land/Plot for Sale  
Estimated EMI ₹39,935  
in Y junction after d mart, Wadi Bk, Nanded, Maharashtra

[Contact Owner FREE](#)  
[Shortlist](#)

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

**Overview** | Owner Details | Locality Reviews | Recommendations | Articles

**Property (2)**

Photos (1/2)

**Dimensions**  
 Plot area 1600 sq.ft. (148.64 sq.m)  
 1 x b : 53.30 ft. (16.25 mt.) x 30.00 ft. (9.14 mt.)

**Address**  
 Y junction after d mart, Wadi Bk, Nanded

**Corner Property**  
 Yes

**No. of Open Sides**  
 2

**Price**  
 ₹ 50 Lac+ Govt Charges & Tax  
 @ 3,125 per sq.ft.

**Facing**  
 East

**Authority approved**  
 Yes

**Possession**  
 Immediate


**Why should you consider this property?**

East Facing
Close to School
Close to Hospital
Close to Market
Corner Property
Close to Mall
Rain Water Harvesting

Transaction Type: **Resale** ● | Property Ownership: **Freehold** ● | Corner Property: **Yes** | Boundary Wall: **No**  
 Property Code: **B76588673** | No. of Open sides: **2** | Any construction done: **Yes (Shed)**  
 Approved By\*: **Local Authority** ● (as provided by dealer) | www.99acres.com/B76588673

**About Property**  
 Address: Wadi Bk, Nanded, Maharashtra  
 Upcoming developing area and 20 feet road in front of the plot . East facing plot

## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
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Year  
 20242025

**Annual Statement of Rates**

Language  
 English

Selected District: नांदेड  
 Select Taluka: नांदेड  
 Select Village: मौजे : तरोडा खु.  
 Search By:  Survey No  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	17.231-बिनशेती झालेल्या जमीनी राज्य (पुर्ण)रस्यावर	13800	32000	37300	57000	0	चौ. मीटर
SurveyNo	17.232-बिनशेती झालेल्या जमीनी मालेगाव रस्ता	12100	30000	37300	57000	0	चौ. मीटर
SurveyNo	17.233-बिनशेती झालेल्या जमीनी	8100	28000	34600	53000	0	चौ. मीटर
SurveyNo	17.234-बिनशेती झालेल्या जमीनी	7500	28000	32200	48000	0	चौ. मीटर
SurveyNo	17.235-राज्य (पुर्ण)रस्यावर	14400	32000	37300	57000	0	चौ. मीटर
		1 2 3					

### 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 Reg. No. IBBI/RV/07/2019/11744

Date: 09.12.2024  
Place: Nanded.



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