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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. Pravin Venkatrao Achintalwar**

Residential Land and Independent House bearing M. H. No. 4644, Line Galli (Pethamprapur), Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India.

Longitude Latitude: 18.549079,77.571993

Intended User:

**Axis Bank**

**Nanded Main Branch**

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

**Nanded:** 28, S.G.G.S Stadium Complex, Nanded – 431 602, (M.S), INDIA  
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**Regd. Office**

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# Vastukala Consultants (I) Pvt. Ltd.

[www.vastukala.co.in](http://www.vastukala.co.in)Vastu/Axis Bank/Nanded/12/2024/012133/2309503  
09/39-201-SKBAS  
Date: 09.12.2024

## VALUER'S OPINION REPORT

This is to certify that the property bearing Residential Independent House bearing M. H. No. 4644, Line Galli (Pethamprapur), Degloor, Taluka - Degloor, District - Nanded, Maharashtra, India belongs to **Mr. Pravin Venkatrao Achintalwar.**

Boundaries of the property.

|       |   |  |
|-------|---|--|
| North | : | House of Mr. Dattu & Gangadhar Dinkar. |
| South | : | House of Mr. Bhimesh Vithal Kotgire.   |
| East  | : | Line Galli Road                        |
| West  | : | Siddhi Vinayak Apartment               |

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. 1,09,23,000.00</b> |
| <b>Realizable Value</b>                  | <b>Rs. 98,31,000.00</b>   |
| <b>Forced/ Distress Sale value</b>       | <b>Rs. 87,38,000.00</b>   |
| <b>Guideline Value of the Property</b>   | <b>Rs. 38,31,097.00</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

**Nanded:** 28, S.G.G.S Stadium Complex, Nanded - 431 602, (M.S), INDIA  
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| Aurangabad | Pune   | Indore    | Jaipur    |

**Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

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mumbai@vastukala.co.in

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

|     |   |   |                              |  |
|-----|---|---|------------------------------|--|
| 1.  | CBB/CCMC/CCSU   |   |                              | -  |
|     | Authorization Letter of Bank  |   |                              | Telephonic discussion with Mr. Shivkumar Chandsure, Manager, Axis Bank, Nanded Main Branch dated 19.10.2024.<br>Email Id: 295942@axisbank.com<br>Cell # 9145702020 |
| 2.  | Name of Owner & Address:  |   |                              | <b>Mr. Pravin Venkatrao Achintalwar</b><br>R/o. Line Galli, Degloor, Tq. Degloor, Dist. Hingoli.   |
| 3.  | Name of the Bank Official Present   |   |                              | No.  |
|     | Name of the Representative & Mobile No.   |   |                              | Siddappa bogdewar (Owner's Representative)<br>Cell # 9949044561  |
| 4.  | <b>Details of the Property Being Valued</b>   |   |                              |  |
| 4.1 | Description of the Property   |   |                              | <b>Ground Floor + 2 Upper Floors</b>   |
| 4.2 | Location of Property  |   |                              | Residential Independent House bearing M. H. No. 4644, Line Galli (Pethamprapur), Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India                  |
|     | (Rural / Semi Urban / Urban)  |   |                              | Urban.   |
| 4.3 | Documents Provided:   |   |                              |  |
|     | 1   | Photo Copy of Sale deed dated 22.11.1957 by Sub Registrar, Degloor.   |                              |  |
|     | 2   | Photo Copy of Gaothan Certificate vide No. N.P./6758 / 18 dated 20.10.2018 issued by Degloor Municipal Council.   |                              |  |
|     | 3   | Photo Copy of Register Certificate Bide No. N.P. / 6361 / 2021 dated 15.11.2021 issued by Chief Officer, Degloor Municipal Council.                                 |                              |  |
|     | 4   | Photo Copy of Namuna No. 43 Rule (74). Tax Assessment dated 15.11.2021 issued by Chief Officer, Degloor Municipal Council.  |                              |  |
|     | 5   | Photo Copy of Tax paid Receipt No. 15, Box No. 863 dated 15.11.2021 upto 31.03.2022 issued by Degloor Municipal Council.  |                              |  |
|     | 6   | Photo Copy of Ground and first floor construction permission Letter No. N.P. / 04 / Construction / 22 / 97 dated 10.04.1997 issued by Degloor Municipal Council.    |                              |  |
|     | 7   | Photo Copy of Sanction Plan of Ground and first floor dated 10.04.1997 issued by Degloor Municipal Council  |                              |  |
|     | 8   | Photo Copy of Sanction Plan of Second floor construction permission Letter No. N.P. / 07 / Construction / 377 dated 11.05.2000 issued by Degloor Municipal Council. |                              |  |
|     | 9   | Photo Copy of Sanction Plan of Second floor dated 11.05.2000 issued by Degloor Municipal Council  |                              |  |
|     | 10  | Photo Copy of Completion Certificate vide No. N.P. / 07 / BP / 9 / 398 / 2000 dated 12.05.2000 issued by Degloor Municipal Council.                                 |                              |  |
| 11  | Photo Copy of Title Investigation Report dated 13.11.2018 prepared by Adv. Madhav B, Pawde, Nanded. |   |                              |  |
| 4.4 | Plot No / Survey No. / Gut No./ Khasra No:  | Residential Independent House bearing M. H. No. 4644  | Road                         | Line Galli Road  |
| 4.5 | Colony / Nagar / Sector   | Line Galli (Pethamprapur)   | Locality / Landmark          | Gorantyal Mangal Karyalay  |
| 4.6 | Village/Town/City   | Basmath   | District:                    | Hingoli  |
| 4.7 | State   | Maharashtra   | Pin code:                    | 431 717  |
| 4.8 | Distance from Area Office (Nanded Branch)   |   | @ 81.2 Km Nanded Main Branch |  |
| 5.  | <b>Type of Property</b>   |   |                              |  |
|     | (A) Plot: (Residential / Commercial / Industrial)   |   | Residential                  |  |
|     | Level of land with topographical conditions   |   | Leveled                      |  |



|            |  |  |   |                  |
|------------|--|--|---|------------------|
|            | Whether situated in Municipal / Corporation Limit  |  | Corporation Limit   |                  |
|            | Any construction observed on plot  |  | Yes, Ground Floor + 2 Upper Floors  |                  |
|            | <b>(B) Residential Property:</b> (Independent house / Bungalow / Row House / Flat)                       |  | Yes, Independent house  |                  |
|            | 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)                  |  | Residential Property.   |                  |
| <b>6.0</b> | <b>Accessibility / Boundaries / Others</b>   |  |   |                  |
| 6.1        | Availability of local transport (Metro / Local Train / Bus / Personal Transport)                         |  | Local Transport, Bus Stand, Railway Station, Personal Transport.  |                  |
| 6.2        | Distance from Nanded Railway station @ 81.9 Km   |  | Bus stop/ Taxi/ Auto Stand @ 700 Mts.   |                  |
| 6.3        | Does the approach road to the Property / Building is independent and accessible                          | Yes.                                   | Will it be able to accommodate a fire extinguisher  | Yes              |
| 6.4        | Does the property fall under land locked area  | No.                                    | Does the property fall in a community dominated area  | No               |
| 6.5        | Cornered / Intermittent Plot   |  | Intermittent Plot.  |                  |
| <b>6.6</b> | <b>Boundaries</b>  |  |   |                  |
|            | <b>Boundaries</b>  | <b>As Per Sale Deed</b>                | <b>As Per Site</b>  |                  |
|            | <b>North</b>   | House of Mr. Dattu & Gangadhar Dinkar. | House of Mr. Dattu & Gangadhar Dinkar.  |                  |
|            | <b>South</b>   | House of Mr. Bhimesh Vithal Kotgire.   | House of Mr. Bhimesh Vithal Kotgire.  |                  |
|            | <b>East</b>  | Line Galli Road                        | Line Galli Road   |                  |
|            | <b>West</b>  | Siddhi Vinayak Apartment               | Siddhi Vinayak Apartment  |                  |
| 6.7        | Class of locality (Posh / Higher Middle Class / Middle Class / Lower Middle Class / Poor)                |  | Middle Class  |                  |
| 6.8        | Quality of Infrastructure in the vicinity (Excellent / Good / Average / Poor)                            |  | Good  |                  |
| 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 use. |
| 6.11       | Restrictive covenants in regards to Land Use, (if any)   |  | Residential.  |                  |
| 6.12       | Type of Structure (Load Bearing / RCC / Alu form shuttering)   |  | RCC Framed Structure  |                  |
| 6.13       | Number of floors   | As per Actual                          | <b>Ground Floor + 2 Upper Floors</b><br><b>Ground floor</b> – 1 waiting room + 2 Kitchen + 1 Dining Hall + 2 Bedrooms + 1 W.C. + 1 Bath + Utility Passage<br><b>First floor</b> – 1 Hall + 3 Bedrooms + 2 Toilets + 1 W.C. 1 Bath + Utility + Passage<br><b>Second floor</b> – 2 Bedrooms + 2 Toilets + Terrace |                  |
|            |  | As per Sanctioned Plan                 | <b>Ground Floor + 2 Upper Floors</b><br><b>Ground floor</b> – 1 waiting room + 2 Kitchen + 1 Dining Hall + 2 Bedrooms + 1 W.C. + 1 Bath + Utility Passage<br><b>First floor</b> – 1 Hall + 3 Bedrooms + 2 Toilets + 1 W.C. 1 Bath + Utility + Passage<br><b>Second floor</b> – 2 Bedrooms + 2 Toilets + Terrace |                  |
| 6.14       | Occupancy Details (Self-Occupied / Rented / Vacant)  |  | Owner Occupied.   |                  |
| <b>7.</b>  | <b>If the property is on rent</b>  |  |   |                  |
| 7.1        | Name of tenant / lease & Number of years in tenancy  |  | No.   |                  |

|              |   |  |   |   |
|--------------|---|--|---|---|
| 7.2          | Was there any resistance for valuation                                | No.  | If yes, from the current occupants  | N.A.                                      |
| 7.3          | Does property have basic amenities                                    | Yes.   | Development of surrounding area Underdeveloped / Developing / Developed   | Developed.                                |
| <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   | Developed.                                |
| <b>9.</b>    | <b>Approval Details</b>   |  |   |   |
| 9.1          | RERA Registration Number  | Not Applicable   |   |   |
| 9.2          | Layout Approval Number:   | Not Available.   |   |   |
|              | Date of Approval  | Not Available.   |   |   |
|              | Expiry Date   | Not Available.   |   |   |
| 9.3          | Building Plan Approval Number:<br>Date of Approval                    | <ul style="list-style-type: none"> <li>Photo Copy of Sanction Plan of Ground and first floor dated 10.04.1997 issued by Degloor Municipal Council</li> <li>Photo Copy of Sanction Plan of Second floor dated 11.05.2000 issued by Degloor Municipal Council</li> </ul> |   |   |
|              | Expiry Date   | Not Available.   |   |   |
|              | 9.4   | Occupancy Certificate  | Photo Copy of Completion Certificate vide No. N.P. / 07 / BP / 9 / 398 / 2000 dated 12.05.2000 issued by Degloor Municipal Council. |   |
| <b>10.00</b> | <b>Plot Area Details.</b>   |  |   |   |
| <b>10.01</b> | <b>Plot Area</b>  | <b>Area in Sq. Ft.</b>   |   |   |
| 10.02        | Plot Area As per Sale Deed (A) – (22.00 M x 10.00 M)                  | 210.00   |   |   |
| 10.03        | Plot Area as per sanctioned Plan (B) – (16.78 M +16.17 M) / 2 x 7.75  | 127.72   |   |   |
| 10.04        | <b>Plot Area Considered for Valuation (Minimum of A &amp; B)</b>      | <b>127.72</b>  |   |   |
| <b>10.05</b> | <b>Construction Area Details</b>                                      |  |   |   |
|              | <b>Floor</b>  | <b>Built up area as per Sanctioned Plan in Sq. Ft.</b>   | <b>Floor</b>  | <b>Built up area as per Actual in Sqm</b> |
|              | Ground Floor  | 88.63  | Ground Floor  | 95.14                                     |
|              | First Floor   | 97.57  | First Floor   | 102.50                                    |
|              | Second Floor  | 53.16  | Second Floor  | 41.30                                     |
|              | <b>Total</b>  | <b>239.36</b>  | <b>Total</b>  | <b>238.94</b>                             |
| 10.06        | <b>Total Built up area of 239.36 Sq. M. considered for Valuation.</b> |  |   |   |
| <b>10.07</b> | <b>Floor wise break up as follows</b>                                 |  |   | <b>Current Usage</b>                      |
|              | <b>Floor</b>  | <b>Built up area as per Sanctioned Plan in Sqm</b>   | <b>Floor</b>  | <b>Actual Built-up area in Sqm</b>        |
|              | Ground Floor  | 88.63  | Ground Floor  | 95.14                                     |
|              | First Floor   | 97.57  | First Floor   | 102.50                                    |
|              | Second Floor  | 53.16  | Second Floor  | 41.30                                     |
|              | <b>Total</b>  | <b>239.36</b>  | <b>Total</b>  | <b>238.94</b>                             |
| 10.08        | Amenities Details (if any):   | RCC footing, Marble flooring, Granite kitchen platform with kitchen trolleys,  |   |   |

|            |   |                       |   |                     |                           |                            |                                     |                                   |                                    |
|------------|---|-----------------------|---|---------------------|---------------------------|----------------------------|-------------------------------------|-----------------------------------|------------------------------------|
| 10.9       | Floor Space Index permissible   |                       | Maximum building potential on Plot including in-situ FSI (9.00 m. and above but below 12.00 m is 3.20)  |                     |                           |                            |                                     |                                   |                                    |
| 10.10      | FSI Utilized  |                       | 1.65  |                     |                           |                            |                                     |                                   |                                    |
| 10.11      | Whether the construction is as per approved building plan and / or local building bye laws: |                       | <ul style="list-style-type: none"> <li>• Yes</li> <li>• Hence Cost of Construction as per the Sanctioned Plan is considered for Valuation.</li> </ul> |                     |                           |                            |                                     |                                   |                                    |
| 10.12      | Details of Extra Construction   |                       | Refer Sr. No. 10.05 & 10.07   |                     |                           |                            |                                     |                                   |                                    |
| 10.13      | Percentage of Extra Construction  |                       | 20%   |                     |                           |                            |                                     |                                   |                                    |
| 10.14      | Whether the extra construction is Compoundable OR Non-Compoundable?                         |                       | Compoundable  |                     |                           |                            |                                     |                                   |                                    |
| 10.15      | Quality of construction   |                       | Good.   |                     |                           |                            |                                     |                                   |                                    |
| 10.16      | Maintenance of the Property   |                       | Good  |                     |                           |                            |                                     |                                   |                                    |
| 10.17      | Condition of Building   |                       | Good.   |                     |                           |                            |                                     |                                   |                                    |
| 10.18      | Current Life of the structure   | 27 years              | Projected Future Life of the Structure  | 60 Years.           |                           |                            |                                     |                                   |                                    |
| 10.19      | Land Revenue / Taxes Paid upto (for Land)   | Details not available | Municipal Taxes Paid up to (for Building)   | -                   |                           |                            |                                     |                                   |                                    |
| <b>11.</b> | <b>Details of Valuation:</b>  |                       |   |                     |                           |                            |                                     |                                   |                                    |
|            | <b>As per table mentioned below</b>   |                       |   |                     |                           |                            |                                     |                                   |                                    |
|            | <b>Details of Structural Value:</b>   |                       |   |                     |                           |                            |                                     |                                   |                                    |
|            | Floor   | Built Up Area         | Year Of Const.  | Valuation Year      | Total Life of Structure   | Estimated Replacement Rate | Balance Life of Structures in Years | Depreciated Rate to be considered | Depreciated Value to be considered |
|            |   | (Sq. M.)              |   |                     |                           | (')                        |                                     | (')                               | (')                                |
|            | Ground, First & Second  | 239.36                | 1997  | 2024                | 60.00                     | 25,000.00                  | 33.00                               | 14,875.00                         | 35,60,480.00                       |
|            | <b>Total</b>  |                       |   |                     |                           |                            |                                     | -                                 | 35,60,480.00                       |
| <b>12.</b> | <b>Government Guideline value</b>   |                       |   |                     |                           |                            |                                     |                                   |                                    |
|            | <b>Particulars</b>  | <b>Area in Sq. M.</b> | <b>Rate in Rs.</b>  | <b>Value in Rs.</b> |                           |                            |                                     |                                   |                                    |
| 1          | <b>Land</b>   | 127.72                | 2,130.00  | 2,72,044.00         |                           |                            |                                     |                                   |                                    |
| 2          | <b>Construction: Ground Floor, First Floor &amp; Second</b>                                 | 239.36                |   | 35,60,480.00        |                           |                            |                                     |                                   |                                    |
|            | <b>TOTAL</b>  |                       |   |                     |                           |                            |                                     |                                   | <b>38,32,524.00</b>                |
| <b>13.</b> | <b>Market Value of Land</b>   |                       |   |                     |                           |                            |                                     |                                   |                                    |
|            | <b>Particulars</b>  | <b>Area in Sq. M.</b> | <b>Rate in Rs.</b>  | <b>Value in Rs.</b> |                           |                            |                                     |                                   |                                    |
|            | <b>Land</b>   | <b>127.72</b>         | 50,000.00   | <b>63,52,500.00</b> |                           |                            |                                     |                                   |                                    |
| <b>14.</b> | <b>Value of the Property</b>  |                       |   |                     |                           |                            |                                     |                                   |                                    |
|            |   | <b>Land</b>           | <b>Building</b>   | <b>Amenities</b>    | <b>Total</b>              |                            |                                     |                                   |                                    |
|            | Market Value  | 63,52,500.00          | 35,60,480.00  | -                   | Rs. 92,34,384.00          |                            |                                     |                                   |                                    |
|            | Interior and Other Development  |                       |   |                     | Rs. 6,60,000.00           |                            |                                     |                                   |                                    |
|            | Services  |                       |   |                     | Rs. 3,50,000.00           |                            |                                     |                                   |                                    |
|            | <b>Total</b>  |                       |   |                     | <b>Rs. 1,09,22,980.00</b> |                            |                                     |                                   |                                    |
|            | Say   |                       |   |                     | Rs. 1,09,23,000.00        |                            |                                     |                                   |                                    |
|            | <b>Total Market Value</b>   |                       |   |                     | <b>Rs. 1,09,23,000.00</b> |                            |                                     |                                   |                                    |
|            | <b>Realizable Value</b>   |                       |   |                     | <b>Rs. 98,31,000.00</b>   |                            |                                     |                                   |                                    |
|            | <b>Distressed/Forced Sale Value</b>   |                       |   |                     | <b>Rs. 87,38,000.00</b>   |                            |                                     |                                   |                                    |
|            | <b>Guideline Value of the Property</b>  |                       |   |                     | <b>Rs. 38,31,097.00</b>   |                            |                                     |                                   |                                    |

|  |                        |                      |
|--|------------------------|----------------------|
|  | <b>Insurable Value</b> | <b>Rs. 30,26,408</b> |
|--|------------------------|----------------------|

**Undertaking:**

I have / our / representative Sharadkumar B. Chalikwar has inspected the subject property on 22.10.2024 along with Owner's representative Siddappa bogdewar

1. 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  
 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     |



Since 1989

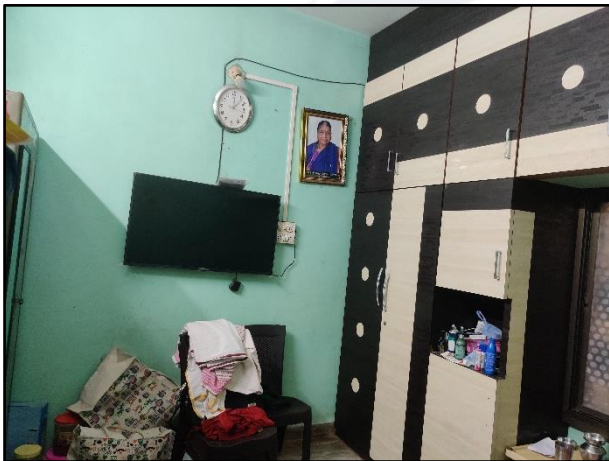
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## Actual Site Photographs





## Actual Site Photographs



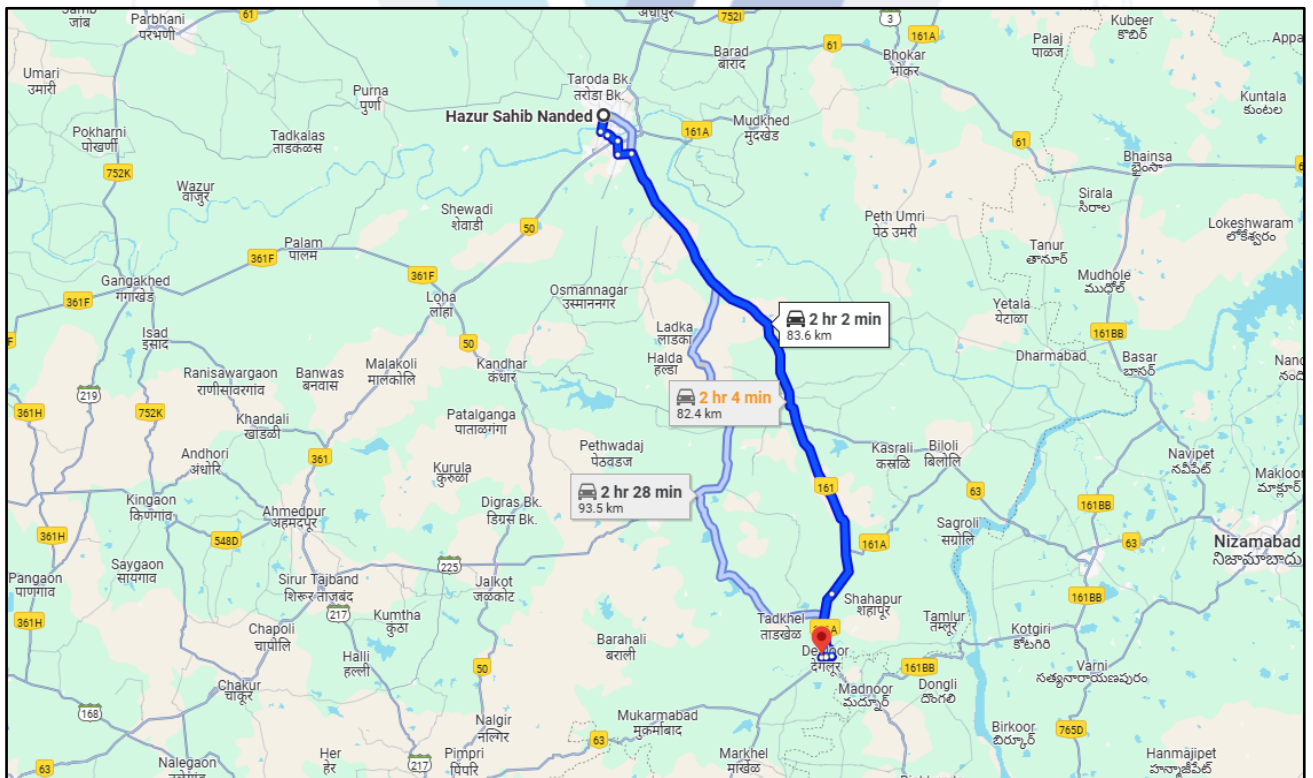
# Actual Construction Plan





# Route Map of the property

Site u/r



**Latitude Longitude: 18.549079,77.571993**

**Note: The Blue line shows the route to site from nearest railway station (Nanded – 83.6 KM.)**



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### Price Indicator

|                  |                 |
|------------------|-----------------|
| Plot area        | 2100.00 Sq. Ft. |
| Rate per Sq. Ft. | 6,714.00        |
| Rate Per Sq. M.  | 72,273.00       |

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**Platinum**  
**₹1.41 Cr** @ 6,714 per sq.ft.  
 Residential Land/Plot for Sale in Taroda, Nanded, Maharashtra  
 Estimated EMI ₹ 1,12,617

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

Overview | Owner Details | Recommendations | Articles

**Videos (1)** | **Property (6)**

**Dimensions**  
 Plot area 2100 sq.ft. (195.1 sq.m.)  
 I x b : 50.00 ft. (15.24 mt.) x 40.00 ft. (12.19 mt.)

**Price**  
 ₹ 1.41 Crore+ Govt Charges & Tax @ 6,714 per sq.ft. (Negotiable)

**Address**  
 Taroda, Nanded

**No. of Open Sides**  
 1

**Possession**  
 Immediate

**Boundary wall**  
 No

**Width of facing road**  
 50.0 Feet

4 people viewed this property yesterday

Transaction Type: Resale | Property Ownership: Freehold | Width of facing road: 50.0 Feet | Boundary Wall: No  
 Property Code: E76734101 | No. of Open sides: 1 | www.99acres.com/E76734101

**About Property**  
 Address: Taroda, Nanded, Maharashtra  
 This is a very good land with a good access to newly constructed concrete road. This complex has very few plots left and there are only residential building of g+3 floors here. The proximity to the airport road is very convenient and an added advantage.

|                  |                  |
|------------------|------------------|
| Plot area        | 1,454.00 Sq. Ft. |
| Rate per Sq. Ft. | 6,877.00         |
| Rate Per Sq. M.  | 74,030.00        |

**99acres** Buy | Enter Locality / Project / Society / Landmark | Post property **FREE**

Home > Property in Nanded > Plots in Nanded > Plots in Waghala | Posted on Sep 14, 2024 | Ready to move

**₹1 Cr** @ 6,877 per sq.ft.  
 Residential Land/Plot for Sale in Waghala, Nanded, Maharashtra  
 Estimated EMI ₹ 79,870

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

Overview | Owner Details | Locality Reviews | Recommendations | Articles

**Property (3)**

**Dimensions**  
 Plot area 1454 sq.ft. (135.08 sq.m.)

**Price**  
 ₹ 1 Crore @ 6,877 per sq.ft.

**Address**  
 Waghala, Nanded

**Possession**  
 Immediate

**Boundary wall**  
 Yes

Photos (1/3)

Transaction Type: Resale | Property Ownership: Freehold | Boundary Wall: Yes | Property Code: V77430351 | www.99acres.com/V77430351

**About Property**  
 Address: Waghala, Nanded, Maharashtra  
 Looking for buyer to purchase our land available for sale in waghala, nanded. Available at price of rs 1 crores. It has plot area of 1454 sqft. It is a freehold property

**Owner Details**  
 Kailas Owner

## Price Indicator

|                  |                  |
|------------------|------------------|
| Plot area        | 1,200.00 Sq. Ft. |
| Rate per Sq. Ft. | 6,000.00         |
| Rate Per Sq. M.  | 64,584.00        |

99acres
Post property FREE

Home > Property in Nanded > Plots in Nanded Posted on Nov 11, 2024 | Ready to move

₹72 Lac @ 6,000 per sq.ft.

Residential Land/Plot for Sale in Taroda Kh, Nanded, Maharashtra

Estimated EMI ₹ 57,507

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

Overview

Property (0)

Photos not shared by advertiser

Request Photos

Dimensions

Plot area 1200 sq.ft. (111.48 sq.m.)

l x b : 40.00 ft. (12.19 mt.) x 30.00 ft. (9.14 mt.)

Address

Taroda Kh, Nanded

Authority approved

Yes

Overlooking

Main Road

Price

₹ 72 Lac+ Govt Charges & Tax @ 6,000 per sq.ft. (Negotiable)

Facing

East

No. of Open Sides

1

Possession

Immediate

Why should you consider this property?

East Facing
Close to School
Close to Hospital
Close to Market
Overlooking Main Road

Transaction Type: **Resale** | Property Ownership: **Freehold** | Width of facing road: **20.0 Feet** | Boundary Wall: **No**

Property Code: **074349317** | No. of Open sides: **1** | Approved By\*: **Local Authority** (as provided by dealer)

**About Property**

Address: Taroda Kh, Nanded, Maharashtra

Property located at malegaon road , behind bhakti lawns , nanded.

**Owner Details**




Since 1989

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## Ready Reckoner Rate


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

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

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Year: 2024/2025

Selected District: नांदेड

Select Taluka: देगलूर

Select Village: मौजे : देगलूर (ब. वगे नगर परिषद देगलूर)

Search By:  Survey No  Location

Language: English

| Select   | उपविभाग  | खुली जमीन | निवासी सदनिका | ऑफिस  | दुकाने | औद्योगिक | एकक (Rs.) |
|----------|--|-----------|---------------|-------|--------|----------|-----------|
| SurveyNo | 1.78-बिनशेती संभाव्यता असलेल्या जमिनी  | 1550      | 0             | 0     | 0      | 0        | चौ. मीटर  |
| SurveyNo | 1.7- शंकरराव चव्हाण बालक मंदीर ते फिरोजद्दीन टॉकिज ते देगांवनाका मुख्य रस्त्यावरील दोन्ही बाजूच्या मिळकती गावठा  | 4580      | 16800         | 19320 | 30700  | 0        | चौ. मीटर  |
| SurveyNo | 1.8-उपरोक्त रस्त्यावरील मिळकती वगळता उर्वरित सर्व उर्वरित मिळकती पिरोजधोन टोंकीजच्या मागील परीसर जोशीगल्ली, गितानगर, लाईन गल्ली, साळवण मारोती, गितानगर मस्जिद परीसर गावठाण | 2130      | 17180         | 19760 | 22500  | 0        | चौ. मीटर  |
| SurveyNo | 1.9-लाईन गल्ली चौक जुना सराफा मच्छी मार्केट चौक पर्यंतचे रस्त्यावरील दोन्ही बाजूच्या मिळकती  | 4620      | 16800         | 19320 | 29600  | 0        | चौ. मीटर  |



## 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 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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