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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. Suchita W/o Pravin Achintalwar & Mrs. Sukanya W/o Rajiv Achintalwar**

Residential Plot bearing M.H. No. 6265, Opposite to Kishanseth Gortyal Mangal Karalaya, Pethampur, Line Galli,
Village – Degloor, Taluka – Degaloor, District – Nanded, Maharashtra, India.

Longitude Latitude: 18.549498, 77.571474

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
Email: 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

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report For: Axis Bank/ Nanded Main Branch / Mrs. Suchita W/o Pravin Achintalwar (/012139/2309506)

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Vastu/Axis Bank/Nanded/12/2024/012139/2309506
09/42-204-VSBAS
Date: 09.12.2024

VALUER'S OPINION REPORT

This is to certify that the property situated on Residential Plot bearing M.H. No. 6265, Opposite to Kishanseth Gortyal Mangal Karalay a, Pethampur, Line Galli, Village – Degloor, Taluka – Degaloor, District – Nanded, Maharashtra, India belongs to **Mrs. Suchita W/o Pravin Achintalwar & Mrs. Sukanya W/o Rajiv Achintalwar.**

Boundaries of the property.

On or towards the North by : Open land of Smt. Madhumati W/o Rajeshwarrao Chinnamwar
On or towards the South by : Aam Road
On or towards the East by : Common wall of Mr. Kisahn S/o Haribhau Mahajan &
On or towards the West by : Galli Road

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:

Fair Market Value of the Property	Rs. 1,55,36,000.00
Realizable Value	Rs. 1,39,82,000.00
Forced/ Distress Sale value	Rs. 1,24,29,000.00
Guideline Value of the Property	Rs. 6,61,812.00

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.

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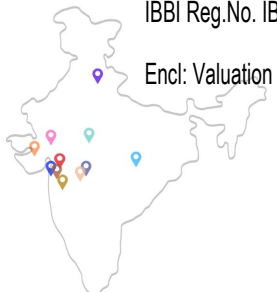
Regd. Office

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 (IN RESPECT OF RESIDENTIAL 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:	Mrs. Suchita W/o Pravin Achintalwar & Mrs. Sukanya W/o Rajiv Achintalwar R/o. Line Galli, Degloor, Tq. Degloor, Dist. Hingoli.		
3.	Name of the Bank Official Present	No.		
	Name of the Representative & Mobile No.	Ganesh Achintalwar (Owner's representative) Cell # 9421849289		
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 Residential Plot bearing M.H. No. 6265, Opposite to Kishanseth Gortyal Mangal Karalaya, Pethampur, Line Galli, Village – Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India. Plot Size as per Sale Deed: <ul style="list-style-type: none"> Part 1 – 12.30 m. x 16.76 m. = 206.14 Sqm. Part 2 – 13.72 m. x 7.62 m. = 104.57 Sqm. Total – 310.71 Sqm. Plot Area as per Mortgage Deed: 310.71 Sqm. 		
4.2	Location of Property	Residential Plot bearing M.H. No. 6265, Opposite to Kishanseth Gortyal Mangal Karalaya, Pethampur, Line Galli, Village – Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India		
	(Rural / Semi Urban / Urban)	Urban		
4.3	Documents Provided:			
	1	Photo Copy of Sale Deed No. 1310 / 2014 dated 03.07.2014 registered at Sub – Registrar, Degloor.		
	2	Photo Copy of Gaothan Certificate via No. N.P. / 6100 / 2021 dated 21.10.2021 issued by Chief Officer, Degloor Municipal Council, Degloor.		
	3	Photo Copy of Property Registration Certificate No. N.P. / 6100 / 2021 dated 21.10.2021 issued by Chief Officer, Degloor Municipal Council.		
	4	Photo Copy of Namuna No. 43 Rule (74), Tax Assessment dated 22.10.2021, Chief Officer, Degloor Municipal Council.		
	5	Photo Copy of Tax paid Receipt No. 55 Book No. 860 dated 18.10.2021 issued by Chief Officer, Degloor Municipal Council.		
	6	Photo Copy of Mortgage Deed No. 952 / 2020 dated 26.06.2020 issued by Sub – Registrar, Degloor - 2.		
	7	Photo Copy of Valuation Report dated 12.11.2021 prepared by Ar. Achyut P. Mahajan		
4.4	Plot No / Survey No. /Gut No. / Khasra No:	Residential Plot bearing M.H. No. 6265, Opposite to Kishanseth Gortyal Mangal Karalaya, Pethampur, Line Galli, Village – Degloor, Taluka – Degloor, District – Nanded, State – Maharashtra, Country – India		
	Road	Line Galli		
4.5	Colony / Nagar / Sector	Pethampur	Locality / Landmark	Opposite to Kishanseth Gortyal Mangal Karalaya
4.6	Village/Town/City	Degloor	District:	Nanded
4.7	State	Maharashtra	Pin code:	431 717
4.8	Distance from Area Office	@ 81.2 Km from Nanded Branch to Degloor		
5.	Type of Property			
	(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.

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 @ 82.4 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
6.4	Does the property fall under land locked area	No	Does the property fall in a community dominated area
6.5	Cornered / Intermittent Plot		Intermittent
6.6 Plot No. 14			
	Boundaries	As Per Site	As Per Sale Deed
	North	Open land of Smt. Madhumati W/o Rajeshwarrao Chinnamwar	Open land of Smt. Madhumati W/o Rajeshwarrao Chinnamwar
	South	Aam Road	Aam Road
	East	Common wall of Mr. Kisahn S/o Haribhau Mahajan & Mr. Suresh S/o Kishan Mahajan	Common wall of Mr. Kisahn S/o Haribhau Mahajan & Mr. Suresh S/o Kishan Mahajan
	West	Galli Road	Galli Road
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)
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
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 basicamenities	No.	Development of surrounding area Underdeveloped / Developing / Developed
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.
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 Sqm.
10.02	Plot Area As per Sale Deed	Plot Size as per Sale Deed: Part 1 – 12.30 m. x 16.76 m. = 206.14 Sqm. Part 2 – 13.72 m. x 7.62 m. = 104.57 Sqm. Total – 310.71 Sqm. Plot Area as per Mortgage Deed: 310.71 Sqm.
	a) Plot bearing M.H. No. 6265	310.71 Sq. M.



	Total Area as per Sale Deed		310.71 Sq. M.					
10.03	Demarcation at Site		No.					
10.04	Plot Area Considered for Valuation		310.71 Sq. M.					
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 Lifeof the Structure	Not applicable being open plot				
10.17	Land Revenue / TaxesPaid upto (for Land)	Details not available	Municipal Taxes Paidup to (for Building)	Details not available.				
11.	Details of Valuation:							
	S.L	Particulars of item	Plinth / Built up Area In Sq. M.	Age of Building	Estimated Replacement Rate Of Construction	Replacementcost	DepreciationNil	Net Value after Depreciation
								Nil
12.	Details of Amenities							N.A.
13.	Government Guideline value							
	Particulars		Area in Sqm.	Rate in Rs.		Value in Rs.		
1	Land		310.71	2,130.00		6,61,812.00		
	TOTAL					6,61,812.00		
14.	Market Value of Land							
	Particulars		Area in Sqm.	Rate in Rs.		Value in Rs.		
	Land		310.71	50,000.00		Rs. 1,55,35,500.00		
15.	Value of the Property							
		Land	Building	Amenities	Total			
	Market Value	1,55,35,500.00	Nil	Nil	Rs. 1,55,35,500.00			
	Say				Rs. 1,55,36,000.00			
	Total Market Value				Rs. 1,55,36,000.00			
	Realizable Value				Rs. 1,39,82,000.00			
	Distressed/Forced Sale Value				Rs. 1,24,29,000.00			
	Guideline Value of the Property				Rs. 6,61,812.00			
	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 23.10.2024 along with Owner's Representative Ganesh Achintalwar 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

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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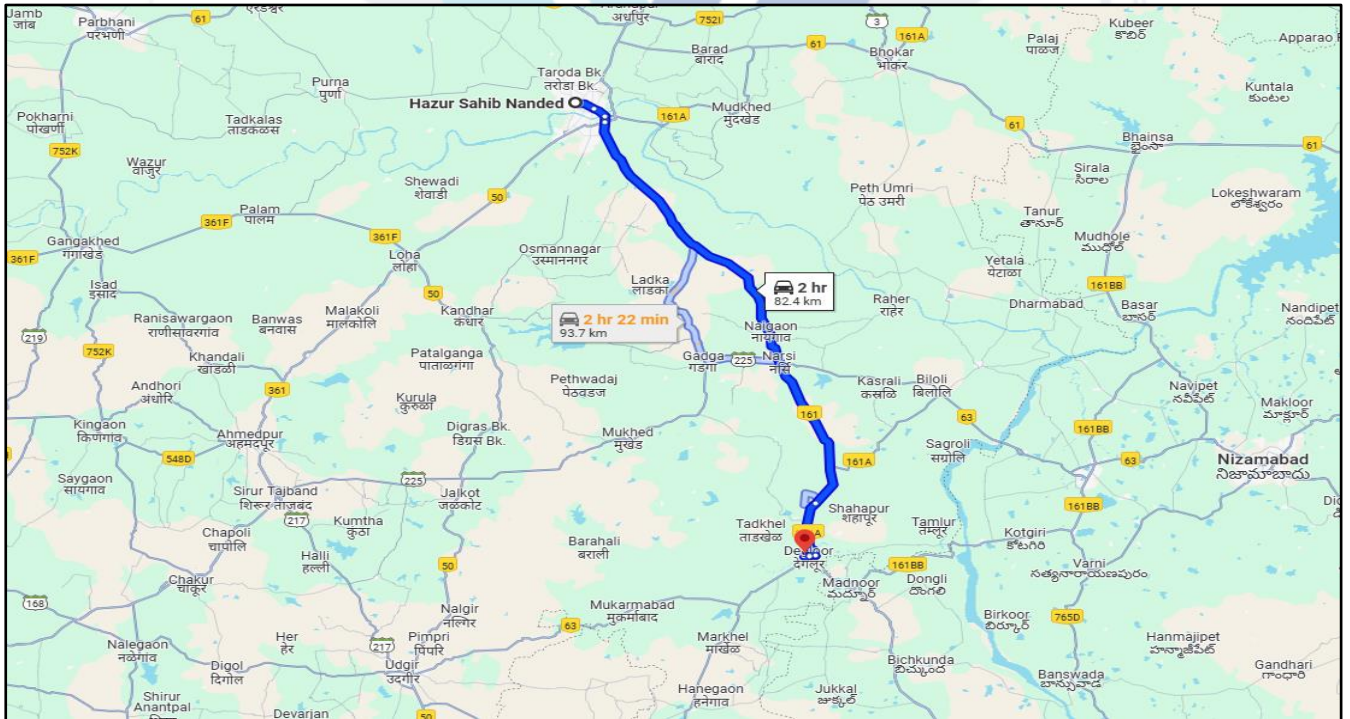
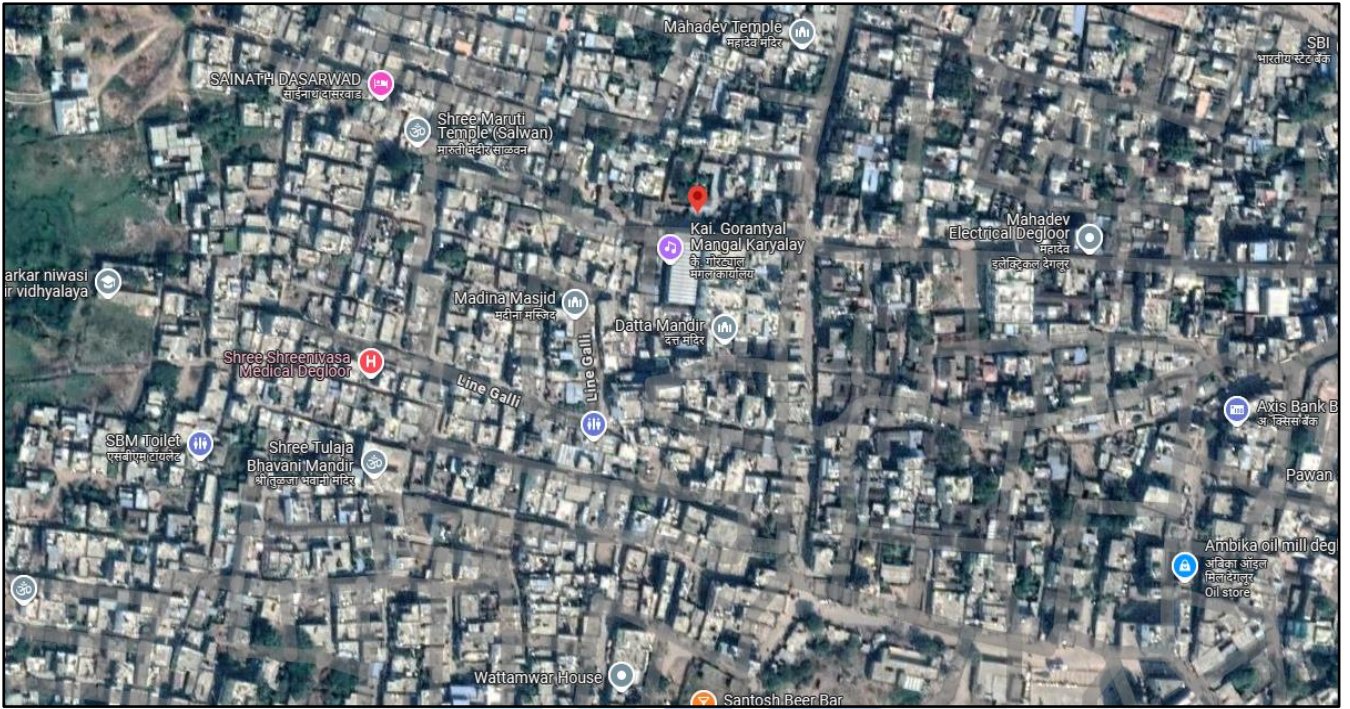
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Actual Site Photographs



Route Map of the Property



Longitude Latitude: 18.549498, 77.571474

Note:

- Red Pointer shows Approx. Property Location.
- Blue line shows Route from Nanded Railway Station @ 82.4 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

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

Home > Property in Nanded > Plots in Nanded > Plots in Taroda

Posted on Aug 09, 2024 | Ready to move

Platinum
₹1.41 Cr @ 6,714 per sq.ft.
 Estimated EMI ₹1,12,617

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

CONTACT OWNER FREE

Shortlist

RERA 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.)
 l 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 | 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.
 Estimated EMI ₹79,870

Residential Land/Plot for Sale
 in Waghala, Nanded, Maharashtra

CONTACT OWNER FREE

Shortlist

RERA 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.

Estimated EMI ₹ 57,507

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

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

Contact Owner FREE

Shortlist

Overview
Owner Details
Locality Reviews
Recommendations
Articles

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: Q74349317	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

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
 20242025

Annual Statement of Rates

Language
 English

Selected District: नांदेड
 Select Taluka: देगलूर
 Select Village: मौजे : देगलूर (ब. वगं नगर परिषद देगलूर)
 Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	1.78-बिनशेती संभाव्यता असलेल्या जमिनी	1550	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
SurveyNo	1.8-उपरोक्त रस्त्यावरील मिळकती वगळता उर्वरित सवे उर्वरित मिळकती पिनोजधेन टॉकीजच्या मागील परीसर जोशीगल्ली, गितानगर, लाईन गल्ली, साळवण मारोती, गितानगर परसीद परीसर, गावठाण	2130	17180	19760	22500	0
SurveyNo	1.9-लाईन गल्ली चौक जुना सराफा मच्छी मार्केट चौक पर्यंतचे रस्त्यावरील दोन्ही बाजूच्या मिळकती	4620	16800	19320	29600	0

... 10 11 12 13 14 15 16 17 18 19

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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