

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Lessor: **Maharashtra Industrial Development Corporation**
Name of Lessee / Client – **M/s. Venkateshwara Dal Industries Proprietor Mr. Rajiv S/o Venkatrao Achintalwar**

Industrial Land and Building on Plot No. B-1, Khanapur Industrial Area, M.I.D.C., Village Khanapur,
Taluka – Degloor, District – Nanded, Pin Code – 431 717, State – Maharashtra, Country – India.

Longitude Latitude: 18°36'26.6"N 77°34'16.7"E

Valuation Done for:

Axis Bank

Kalamandir Branch

Nikhil Heights, Vazirabad Bus Stand Road, Kalamandir,
Nanded – 431601, State – Maharashtra, Country - India.

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

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Axis Bank / M/s. Venkateshwara Dal Industries Proprietor Mr. Rajiv S/o Venkatrao Achintalwar (012140/2309486) Page 2 of 21

Vastu/Axis Bank/Nanded/10/2024/012140/2309486
09/22-184-AS
Date: 09.12.2024

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VALUER'S OPINION REPORT

Address of the property: Industrial Land and Building on Plot No. B-1, Khanapur Industrial Area, M.I.D.C., Village Khanapur, Taluka – Degloor, District – Nanded, Pin Code – 431 717, State – Maharashtra, Country – India.

Name of Lessor: **Maharashtra Industrial Development Corporation**

Name of Lessee / Client – **M/s. Venkateshwara Dal Industries Proprietor Mr. Rajiv S/o Venkatrao Achintalwar**

Boundaries of the property.

North	:	M.I.D.C. Land
South	:	M.I.D.C. Road
East	:	Plot No. A – 8
West	:	Plot No. P-1

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.	1,01,94,634.00
Fair Market Value of the Property	Rs.	2,15,18,000.00
Realizable Value of the Property	Rs.	1,93,66,000.00
Forced/ Distress Sale value of the Property.	Rs.	1,72,14,000.00

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



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VALUATION REPORT (IN RESPECT OF INDUSTRIAL 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. Email Id: 295942@axisbank.com Cell # 9145702020	
2.	Name of Owner & Address:	Name of Lessee / Client: M/s. Venkateshwara Dal Industries Proprietor Mr. Rajiv S/o Venkatrao Achintalwar R/o. Line Galli, Degloor, Taluka Degloor, District Nanded, State – Maharashtra, Country – India. Mob. No. +91 94221 85107	
	Name of Borrower & Address	Name of Lessee / Client: M/s. Venkateshwara Dal Industries Proprietor Mr. Rajiv S/o Venkatrao Achintalwar R/o. Line Galli, Degloor, Taluka Degloor, District Nanded, State – Maharashtra, Country – India. Mob. No. +91 94221 85107	
3.	Name of the Bank Official Present	No	
	Name of the Representative & Mobile No.	Mr. Ganesh Achintalwar (Owner's representative) Mob. No. # 94221 85107	
4.	Details of the Property Being Valued		
4.1	Description of the Property	Ground Floor	
4.2	Location of Property	Industrial Land and Building on Plot No. B-1, Khanapur Industrial Area, M.I.D.C., Village Khanapur, Taluka – Degloor, District – Nanded, Pin Code – 431 717, State – Maharashtra, Country – India.	
	(Rural / Semi Urban / Urban)	Urban.	
4.3	Documents Provided:		
	1	Photo Copy of MIDC Allotment of Land Order No. ROL/MIDC/Degloor/216 dated 14.01.2003, Regional Officer, MIDC, Latur.	
	2	Photo Copy of MIDC Possession Letter No. मजौदिम/प्राकाला/दिगलूर/बी - 1/1233 dated 19.03.2003, Regional Officer, MIDC, Latur.	
	3	Photo Copy of Pre – Final Lease Deed No. 9/2006 dated 04.01.2006 executed between MIDC And Lessee: M/s. Venkateshwara Dal Industries Proprietor Mr. Rajiv S/o Venkatrao Achintalwar.	
	4	Photo Copy of Industrial Building Approved Letter No. DB/NND/2454/of dated 02.12.2005, Deputy Engineer, M.I.D.C. Sub-Division, Nanded.	
	5	Photo Copy of Industrial Building Plan vide Permit No. 2454 dated 02.12.2005, Deputy Engineer, M.I.D.C. Sub Division, Nanded.	
	6	Photo Copy of Building Completion Certificate vide No. DB/NND/2461/05 dated 02.12.2005, Deputy Engineer, M.I.D.C. Sub-Division, Nanded.	
	7	Photo Copy of Consent Letter No. MIDC/RO(NED)/DGR/LMS-18/77 dated 23.01.2018, Regional Officer, M.I.D.C. Sub – Division, Nanded	
	8	Photo Copy of Title Investigation Report dated 27.11.2018, prepared by Adv. Madhav B. Pawade.	
4.4	Plot No / Survey No. / Gut No./ Khasra No:	Plot No. B-1	Road Above 20 ft. road

4.5	Colony / Nagar / Sector	Khanapur	Locality / Landmark	Near 32 KV Sub-Station Degloor
4.6	Village/Town/City	Khanapur	District:	Nanded
4.7	State	Maharashtra	Pin code:	431 7171
4.8	Distance from Area Office (Nanded Branch)		@ 75.8 Km. from Kalamandir Branch	
5.	Type of Property			
	(A) Plot: (Residential / Commercial / Industrial)		Industrial	
	Level of land with topographical conditions		Leveled	
	Whether situated in Municipal / Corporation Limit		M.I.D.C Limit	
	Any construction observed on plot		Yes, Ground Floor	
	(B) Residential Property: (Independent house / Bungalow / Row House / Flat)		Yes, Industrial building	
	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)		Industrial Property.	
6.0	Accessibility / Boundaries / Others			
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 @ 74.90 Km		Bus stop/ Taxi/ Auto Stand nearby	
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.	
6.6	Boundaries			
	Boundaries	As Per Lease Deed	As Per Site	
	North	M.I.D.C. Land	M.I.D.C. Land	
	South	M.I.D.C. Road	M.I.D.C. Road	
	East	Plot No. A – 8	Plot No. A – 8	
	West	Plot No. P-1	Plot No. P-1	
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)		Leasehold from M.I.D.C.	
6.10	Approved usage of property (Industrial / Commercial / Residential / Mix)	Industrial	Actual usage of property (Industrial / Commercial / Residential / Mix)	Mix
6.11	Restrictive covenants in regards to Land Use, (if any)		Industrial	
6.12	Type of Structure (Load Bearing / RCC / Alu form shuttering)		RCC Framed Structure with G.I. Sheet roofing	
6.13	Number of floors	As per Actual	Ground Floor Ground floor – Machinery Shed + Factory Shed + Office + Watchman Cabin + Elevated Tank + Drying Platform	
		As per Sanctioned Plan	Ground Floor Ground floor - Machinery Shed + Factory Shed + Office + Watchman Cabin + Elevated Tank + Drying Platform	
6.14	Occupancy Details (Self-Occupied / Rented / Vacant)		Lessee Occupied.	

7. If the property is on rent				
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.
8. If the property is Leasehold				
8.1	Name of Lesser	M.I.D.C.	Nature of Lease:	M/s. Venkateshwara Dal Industries Proprietor Mr. Rajiv S/o Venkatrao Achintalwar
8.2	Total Period of Lease	95 Years	If yes, from the current occupants	74 Years
8.3	Does property have basic amenities	Yes	Development of surrounding area Underdeveloped / Developing / Developed	Developed
9. Approval Details				
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:		Photo Copy of Industrial Building Plan vide Permit No. 2454 dated 02.12.2005, Deputy Engineer, M.I.D.C. Sub Division, Nanded. (Building Built up Plan)	
	Date of Approval		02.12.2005	
	Expiry Date		Photo Copy of Building Completion Certificate vide No. DB/NND/2461/05 dated 02.12.2005, Deputy Engineer, M.I.D.C. Sub-Division, Nanded.	
9.4	Occupancy Certificate		Photo Copy of Building Completion Certificate vide No. DB/NND/2461/05 dated 02.12.2005, Deputy Engineer, M.I.D.C. Sub-Division, Nanded.	
10.00 Plot Area Details.				
10.01	Plot Area			Area in Sq. M.
10.02	Plot Area As per Sale Deed (A)			5,030.00
10.03	Plot Area as per sanctioned Plan (B)			5,030.00
10.04	Plot Area Considered for Valuation (Minimum of A & B)			5,030.00
10.05	Construction Area Details			
	Floor	Built up area as per Sanctioned Plan in Sq. M.	Floor	Built up area as per Actual in Sq. M.
	Machinery Shed	687.01	Machinery Shed	687.01
	Factory Godown	347.44	Factory Godown	347.44
	Varandah	93.87	Varandah	93.87
	Office	43.81	office	43.81
	Watchmen Cabin	7.56	Watchmen Cabin	7.56
	Elevated Tank	15.45	Elevated Tank	15.45
	Total	1,195.14	Total	1,195.14
10.06	Built up area considered for Valuation.			

10.07		Floor wise break up as follows		Current Usage	
Floor	Built up area as per Sanctioned Plan in Sq. M.	Floor	Actual Built-up area in Sq. M.	(Storage / Parking / Commercial /Residential)	
Machinery Shed	687.01	Machinery Shed	687.01	Machinery Shed	
Factory Godown	347.44	Factory Godown	347.44	Factory Godown	
Varandah	93.87	Varandah	93.87	Varandah	
Office	43.81	office	43.81	office	
Watchmen Cabin	7.56	Watchmen Cabin	7.56	Watchmen Cabin	
Elevated Tank	15.45	Elevated Tank	15.45	Elevated Tank	
Total	1,195.14	Total	1,195.14		
10.08	Amenities Details (if any):		Available as per requirement		
10.9	Floor Space Index permissible		As per M.I.D.C. rules 		
10.10	FSI Utilized		As per M.I.D.C. rules		
10.11	Whether the construction is as per approved building plan and / or local building bye laws:		<ul style="list-style-type: none"> • Yes. As per approved building plan. • Hence Cost of Construction as per the Sanctioned Plan is considered for Valuation. 		
10.12	Details of Extra Construction		Refer Sr. No. 10.05 & 10.07		
10.13	Percentage of Extra Construction		Not Applicable		
10.14	Whether the extra construction is Compoundable OR Non-Compoundable?		Not Applicable		
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	19 years old	Projected Future Life of the Structure	50 Years.	
10.19	Land Revenue / Taxes Paid upto (for Land)	Details not available	Municipal Taxes Paid up to (for Building)	-	
11. Details of Valuation:					
S. L	Particulars of Item	Plinth / Built up Area in Sq. M.	Estimated Replacement Rate of Construction	Replacement cost	Net Value
As per table mentioned below					

Structure No.	Built Up Area	Year of Const.	Valuation Year	Total Life of Structure	Estimated Replacement Rate	Balance Life	Final Depreciated Rate to be considered	Final Depreciated Value to be considered	Estimated Replacement Cost
	(Sq. M.)			(Yrs.)	(₹)	(Yrs.)	(₹)	(₹)	(₹)
Machinery Shed	687.01	2005	2024	50	12,000	31	7,896	54,24,631	82,44,120
Factory Godown	347.44	2005	2024	50	10,000	31	6,580	22,86,155	34,74,400
Varandah	93.87	2005	2024	50	10,000	31	6,580	6,17,665	9,38,700
Office	43.81	2005	2024	50	15,000	31	9,870	4,32,405	6,57,150
Watchmen Cabin	7.56	2005	2024	50	15,000	31	9,870	74,617	1,13,400
Elevated Tank	15.45	2005	2024	50	10,000	31	6,580	1,01,661	1,54,500
Total	1,195.14						-	89,37,134	1,35,82,270

12. Government Guideline value			
Particulars	Area in Sq. M.	Rate in Rs.	Value in Rs.
1 Land	5,030.00	250.00	12,57,500.00
2 Construction			89,37,134.00
TOTAL			1,01,94,634.00

13. Market Value of Land			
Particulars	Area in Sq. M.	Rate in Rs.	Value in Rs.
Land	5,030.00	1,368.00	68,81,040.00

14. Value of the Property			
	Land	Building	Total
Market Value	68,81,040	89,37,134.00	1,58,18,174.00
Land Development Value (Drying Platform with Covered Shed, Covered Shed, Weigh Bridge, Compound Wall / Wire Fencing, M.S. Gate, Pavement, Land Development, Electricity etc.)			57,00,000.00
Total Market Value			2,15,18,174.00
Say			2,15,18,000.00
Realizable Value			1,93,66,000.00
Distressed/Forced Sale Value			1,72,14,000.00
Insurable Value			75,96,564.00

Undertaking:

- Our representative Mr. Md. Shareq has inspected the subject property on 23.10.2024 along with Mr. Ganesh Achintalwar 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.



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6. The value of land is taken into account by making due enquires in the locality and ascertaining the sales value of the properties in the locality.
7. Any additions/alterations made to the property after the date of valuations shall not fall under the scope of this report.

For, **Vastukala Consultants (I) Pvt. Ltd.**

Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS
Chairman & Managing Director
Govt. Reg. Valuer
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IBBI Reg.No. IBBI/RV/07/2019/11744

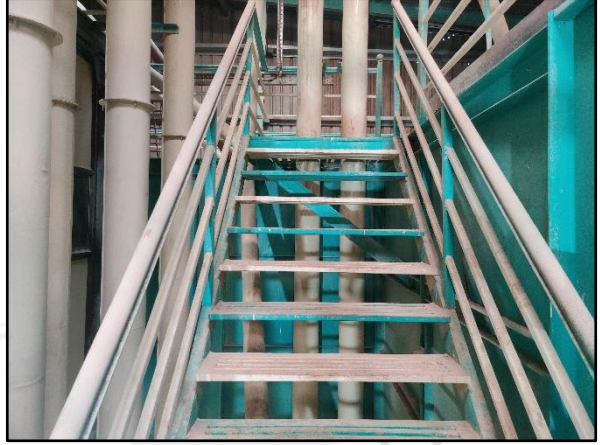
Date: 09.12.2024

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

Actual Site Photographs

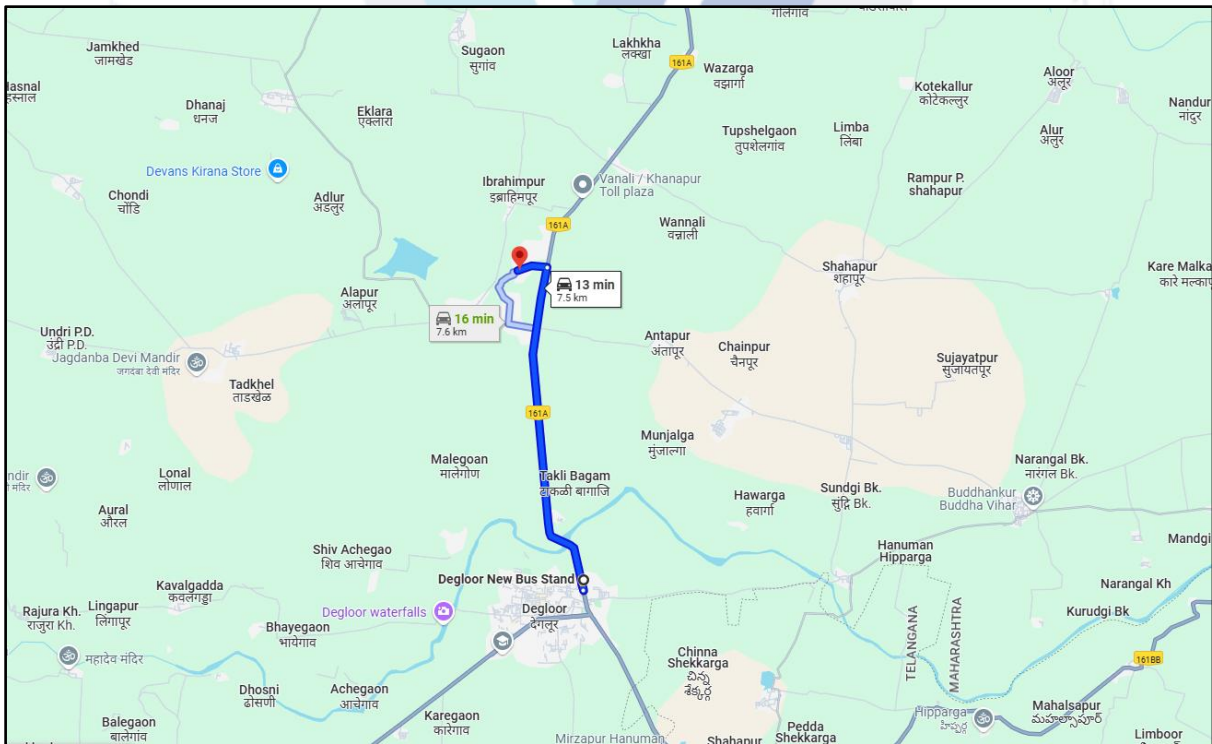


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 18°36'26.6"N 77°34'16.7"E

Note: The Blue line shows the route to site from nearest Bus Stand (Degloor – 7.5 KM.)



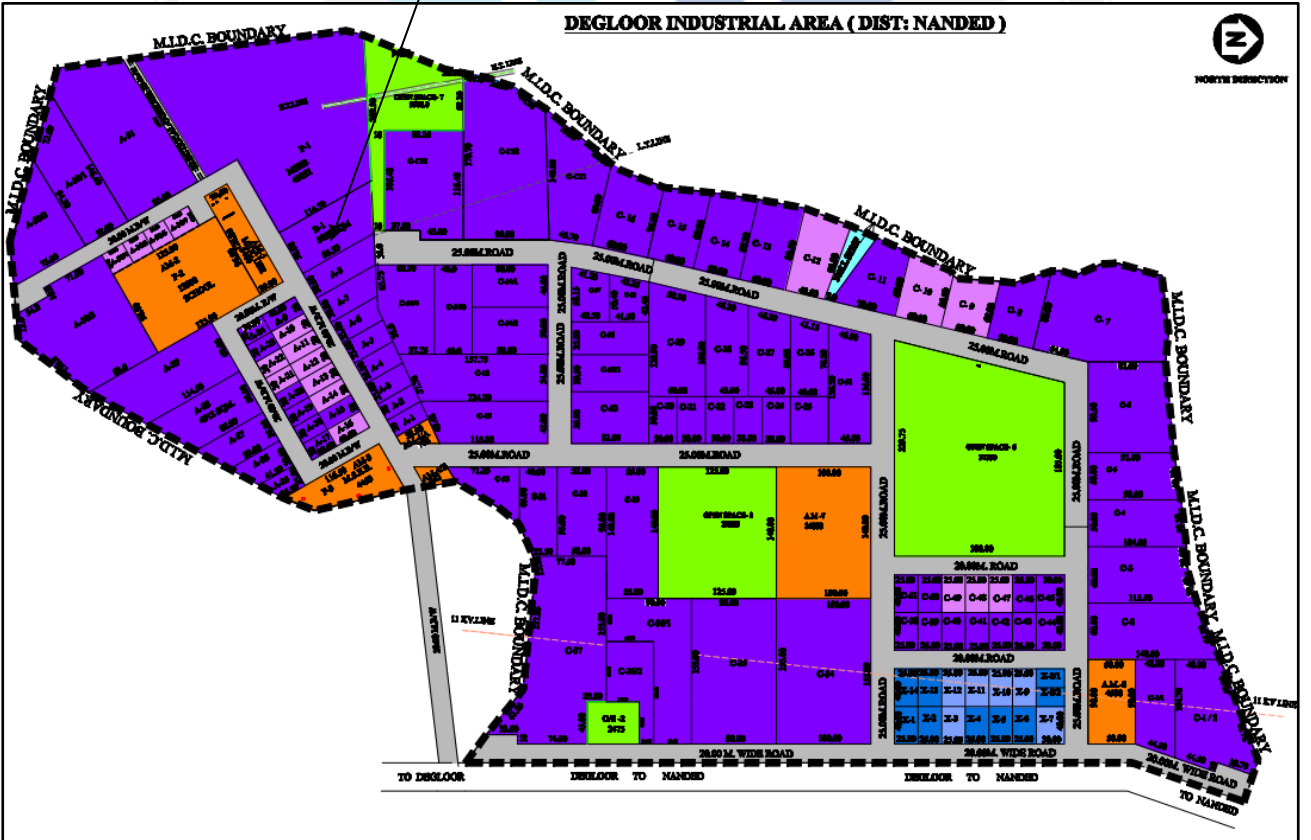
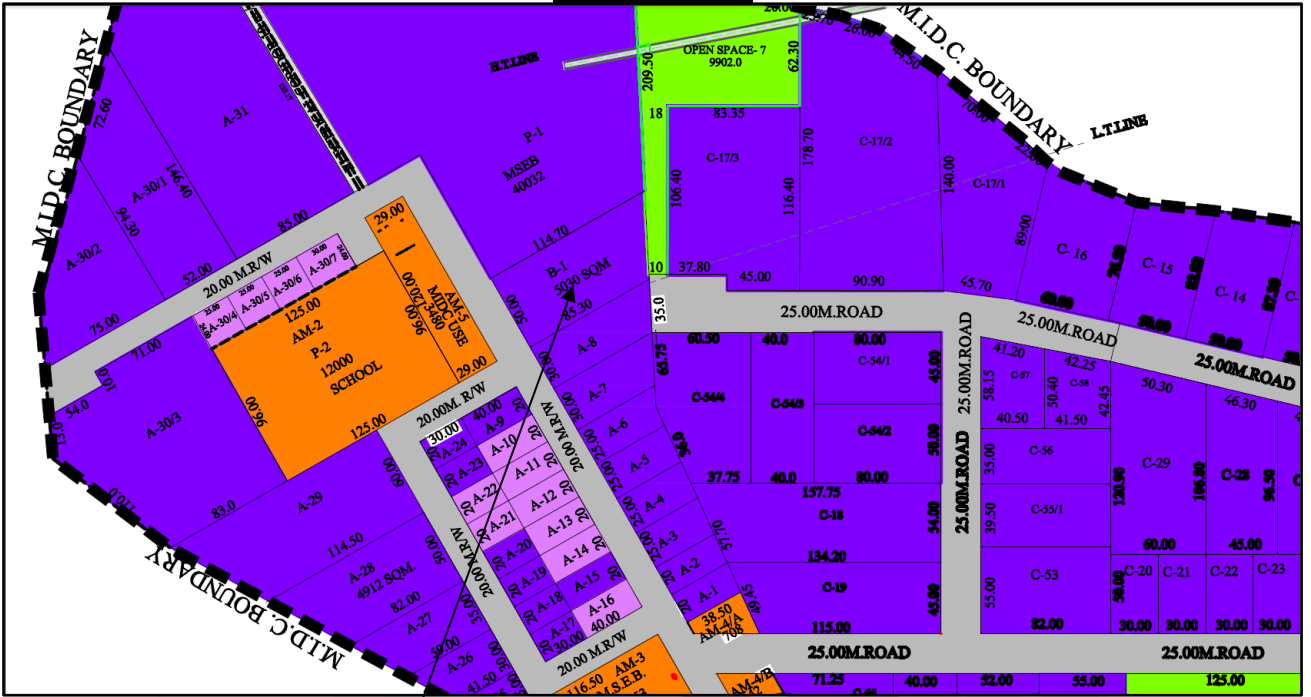
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MIDC MAP



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MIDC CIRCLE RATE

MIDC LAND RATES IN NANDED DISTRICT ARE AS FOLLOWS:				
LOCATION	GROUP SCHEME	INDUSTRIAL RATE	RESIDENTIAL RATE	COMMERCIAL RATE
Nanded	D+	₹ 1,520.00	₹ 2,270.00	₹ 3,030.00
Kushnur (Nanded)	D+	₹ 350.00	Not Applicable	₹ 700.00
Mudkhed	D+	₹ 250.00	Not Applicable	₹ 500.00
Kushnur (SEZ)	D+	₹ 250.00	Not Applicable	₹ 500.00
Deglur	D+	₹ 250.00	Not Applicable	₹ 500.00
Kandhar	D+	₹ 250.00	Not Applicable	₹ 500.00
Kinwat	D+	₹ 250.00	Not Applicable	₹ 500.00
Bhokar	D+	₹ 1,270.00	Not Applicable	₹ 1,900.00

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 **Language** English

Annual Statement of Rates

Selected District: नांदेड
 Select Taluka: देगलूर
 Select Village: मौ.खानापूर
 Search By: Survey No Location
 Select Location: महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)

Select	विभाग नं.	उपविभाग	दर	एकक (Rs./)
SurveyNo	40/40.1	एम.आय.डी.सी. मौ.खानापूर हायवेवरील मिळकती	900	चौ. मीटर
SurveyNo	40/40.2	एम.आय.डी.सी. मौ.खानापूर उर्वरित मिळकती	700	चौ. मीटर
SurveyNo	40/0	-	0	NA

M.I.D.C. AUCTION RATE

Date of Auction	May 2022
Kandhar	1,331/- per Sqm.
Krushnoor	888/- per Sqm.
Degloor	1,368/- per Sqm.

There is no big size plot in auction in Nanded, MIDC. For small size plot like 16 Sqm. Auction rate ranges from Rs.1500/- to Rs.2000/- before 2 years back.

AND WHEREAS the Grantor had put to auction various plots including Industrial Plot bearing No. **C-38** containing by admeasurement **1,000 sqm.** from MIDC **Degloor** Industrial Area. The Licensee had participated in the said E-bidding and had quoted her rates for allotment of the aforesaid plot at **Rs. 1,368/-** per sqm. The rates quoted by the Licensee being highest she had been offered and allotted the said plot under Grantor's Allotment Order No. **728** dtd. **07-Dec-2022**. Accordingly the Licensee had paid total sum of **Rs. 13,68,000/- (Rupees Thirteen Lakh Sixty Eight Thousand Only)** being the land premium for the aforesaid plot at the rate quoted by her. The Licensee has applied to the Grantor for the grant to her of a Lease of land and premises hereinafter described which the Grantor has agreed to grant to her upon certain terms and conditions.

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
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Date: 09.12.2024

Place: Nanded.



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