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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner:

Mr. Bhimesh S/o Vitthalrao Kotgire

Residential Plot bearing M. H. No. 4643, Line Galli, (Pethamrapur), Village – Degloor,
Taluka – Degloor, District – Nanded, Maharashtra, India

Longitude Latitude: 18.549009,77.572007

Intended User:

Axis Bank

Nanded Main Branch

Nikhil Heights, Vazirabad Bus Stand Road, Kalamandir, Nanded,
PIN Code – 431602, Maharashtra, India.

Nanded: 28, S.G.S Stadium Complex, Nanded – 431 602, (M.S), INDIA
Email: nanded@vastukala.co.in | Tel: +91 2462 244288 +91 94221 71100

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
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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 Prepared For: Axis Bank/ Nanded Main Branch / Bhimesh S/o Vitthalrao Kotgire (012141/2309496) Page 2 of 12

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Vastu/Axis Bank/Nanded/12/2024/012141/2309496
09/28-190-VCAS
Date: 09.12.2024

VALUER'S OPINION REPORT

This is to certify that the property bearing Residential Plot bearing M. H. No. 4643, Line Galli, (Pethamrapur), Village – Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India belongs to **Mr. Bhimesh S/o Vitthalrao Kotgire.**

Boundaries of the property.

On or towards the North by : House of Mr. Pravin Venkatarao Achintalwar
On or towards the South by : House of Mr. Ram Narayan Mariwar
On or towards the East by : Line Galli Road
On or towards the West by : Sheri & Shri. Padamwar's 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:

Fair Market Value of the Property	Rs. 48,79,000.00
Realizable Value of the Property	Rs. 43,91,100.00
Forced/ Distress Sale value of the Property	Rs. 39,03,200.00
Guideline Value of the Property	Rs. 2,77,134.00

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For, Vastukala Consultants (I) Pvt. Ltd.

Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I),
FIV, FIWRS Chairman & Managing Director
Govt. Reg. Valuer Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09 IBBI
Reg. No. IBBI/RV/07/2019/11744
Encl: Valuation report.



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VALUATION REPORT (IN RESPECT OF 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:	Mr. Bhimesh S/o Vitthalrao Kotgire R/o. Line Galli, Degloor, Tq. Degloor, Dist. Nanded. Cell # 9422185107	
3.	Name of the Bank Official Present	No.	
	Name of the Representative & Mobile No.	Siddappa bogdewar (Owner's Representative) Cell # 9949044561	
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. 4643, Line Galli, (Pethamrapur), Village – Degloor, Taluka – Degloor, District Nanded, Maharashtra, India. There is no demarcation of layout. Plot Size as per Sale Deed: 12.80 Mx 7.62 M. = 97.58 Sqm. Plot Area as per Mortgage Deed: 97.58 Sqm. <p>Plot area of 97.58 Sqm. as per Sale Deed & Mortgage Deed is considered for valuation</p>	
4.2	Location of Property	Residential Plot bearing M. H. No. 4643, Line Galli, (Pethamrapur), Village – Degloor, Taluk – Degloor, District – Nanded, Maharashtra, India	
	(Rural / Semi Urban / Urban)	Urban	
4.3	Documents Provided:		
	1	Photo Copy of Sale Deed No.497/2014, dated 28.03.2014, Sub Registered, Degloor.	
	2	Photo Copy of Gaothan Certificate vide No. N.P./6101 / 2021 dated 21.10.201 issued by Chief Officer, Degloor, Municipal Council.	
	3	Photo Copy of property Register Certificate vide No. N.P./6101 / 2021 dated 21.10.201 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 Paid Receipt No. 87, Book No. 856dated 18.10.2021, Degloor Municipal Council.	
	6	Photo Copy of Mortgage Deed No. 952/2020 dated 26.06.2020 issued by Sub – Registrar, Degloor - 2.	
4.4	Plot No / Survey No. / Gut No. / Khasra No:	Residential Plot bearing M. H. No. 4643	
	Road	Line Galli Road	
4.5	Colony / Nagar / Sector	Venkatesh Nagar.	Locality / Landmark Degaon Road
4.6	Village/Town/City	Nanded	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 @ 82.40 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 fall in a community dominated area	No.
6.5	Cornered / Intermittent Plot		Intermittent	
6.6	Plot No. 37/1			
	Boundaries	As Per Site	As Per Sale Deed	
	North	House of Mr. Pravin Venkatarao Achintalwar	House of Mr. Pravin Venkatarao Achintalwar	
	South	House of Mr. Ram Narayan Mariwar	House of Mr. Ram Narayan Mariwar	
	East	Line Galli Road	Line Galli Road	
	West	Sheri & Shri. Padamwar's Apartment	Sheri & Shri. Padamwar's 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)		Developing	
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	
7.	If the property is on rent:			
7.1	Name of tenant / lease & Number of years in tenancy		N.A.	
7.2	Was there any resistance for valuation: No		If yes, from the current occupants: N.A.	
7.3	Does property have basic amenities	No.	Development of surrounding area Underdeveloped / Developing / Developed	Developing.
8.	If the property is Leasehold			
8.1	Name of Lesser:	N.A.	Nature of Lease:	N.A.
8.2	Total Period of Lease:	N.A.	If yes, from the current occupants:	N.A.
8.3	Does property have basic amenities	No.	Development of surrounding area Underdeveloped / Developing / Developed.	Developing
9.	Approval Details			
9.1	RERA Registration Number		Not applicable being open plot	
9.2	Layout Approval Number:		-	
	Date of Approval		-	
	Expiry Date		-	
9.3	Building Plan Approval Number & Occupancy Certificate		Not applicable being open plot	
	Date of Approval		-	
	Expiry Date		-	
10.00	Plot Area Details.			
10.01	Plot Area		Area in Sqm.	
10.02	Plot Area As per Sale Deed		12.80 m. X 7.62 m.	
	a) Plot No. 27		97.58 Sq. m.	

	Total Area as per Sale Deed		97.58 Sq. m.	
10.03	Demarcation at Site		No.	
10.04	Plot Area Considered for Valuation		97.58 Sq. m.	
10.05	Construction Area Details		N.A.	
10.06	Floor wise break up as follows		Current Usage (Storage / Parking / Commercial / Residential)	
	N.A.		N.A.	
10.07	Amenities Details (if any):		No.	
10.08	FSI Utilized		N.A.	
10.09	Whether the construction is as per approved building plan and / or local building bye laws:		N.A.	
10.10	Details of Extra Construction		N.A.	
10.11	Percentage of Extra Construction		N.A.	
10.12	Whether the extra construction is Compoundable OR Non-Compoundable?		N.A.	
10.13	Quality of construction		N.A.	
10.14	Maintenance of the Property		N.A.	
10.15	Condition of Building		N.A.	
10.16	Current Life of the structure	N.A.	Projected Future Life of the Structure	N.A.
10.17	Land Revenue / Taxes Paid upto (for Land)	Details not available	Municipal Taxes Paid upto (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
				Replacement cost
				Depreciation Nil
				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	97.58	2,130.00	2,77,134.00
	TOTAL			2,77,134.00
14.	Market Value of Land			
	Particulars	Area in Sqm.	Rate in Rs.	Value in Rs.
	Land	97.58	50,000.00	48,79,000.00
15.	Value of the Property			
		Land	Building	Amenities
	Market Value	48,79,000.00	Nil	Nil
	Realizable Value			Rs. 43,91,100.00
	Distressed/Forced Sale Value			Rs. 39,03,200.00
	Government Guideline value			Rs. 2,77,134.00
	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 Gansesh 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

Place: Nanded

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



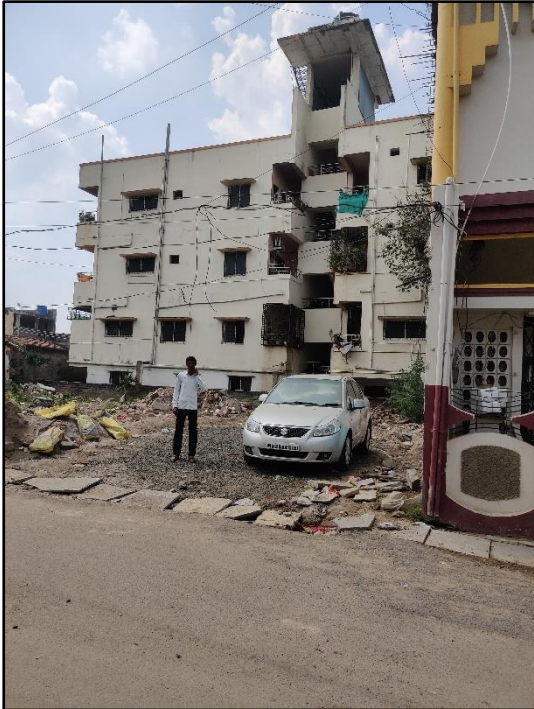
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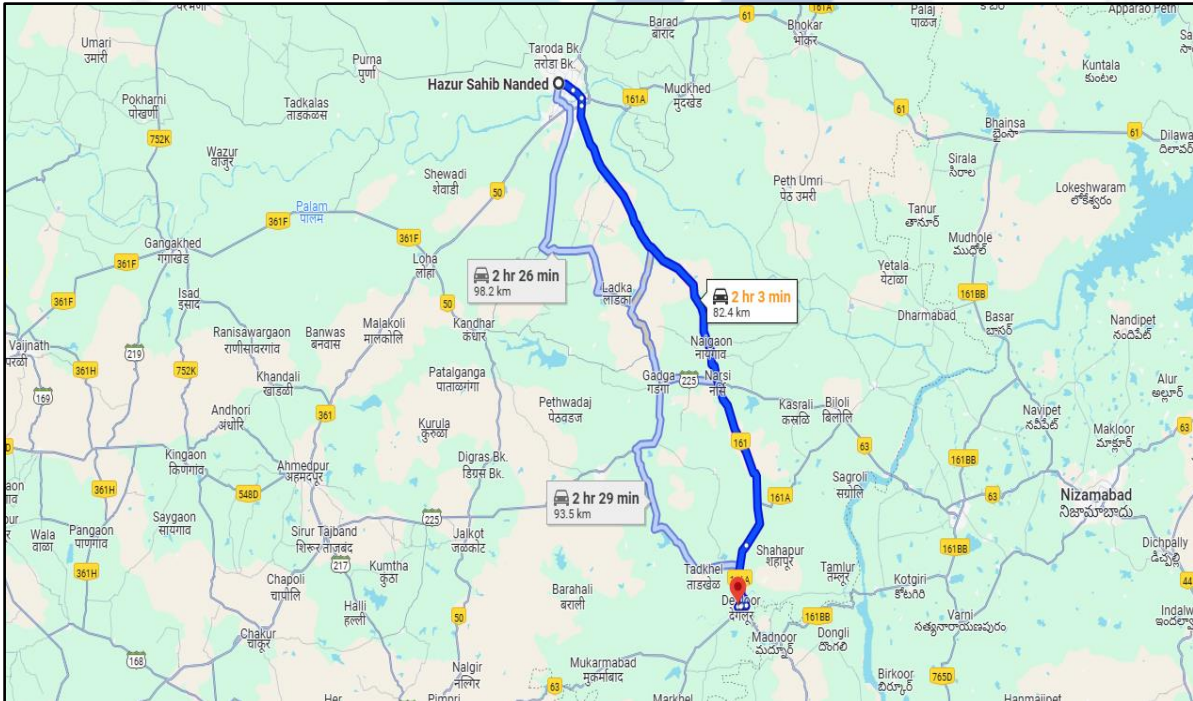
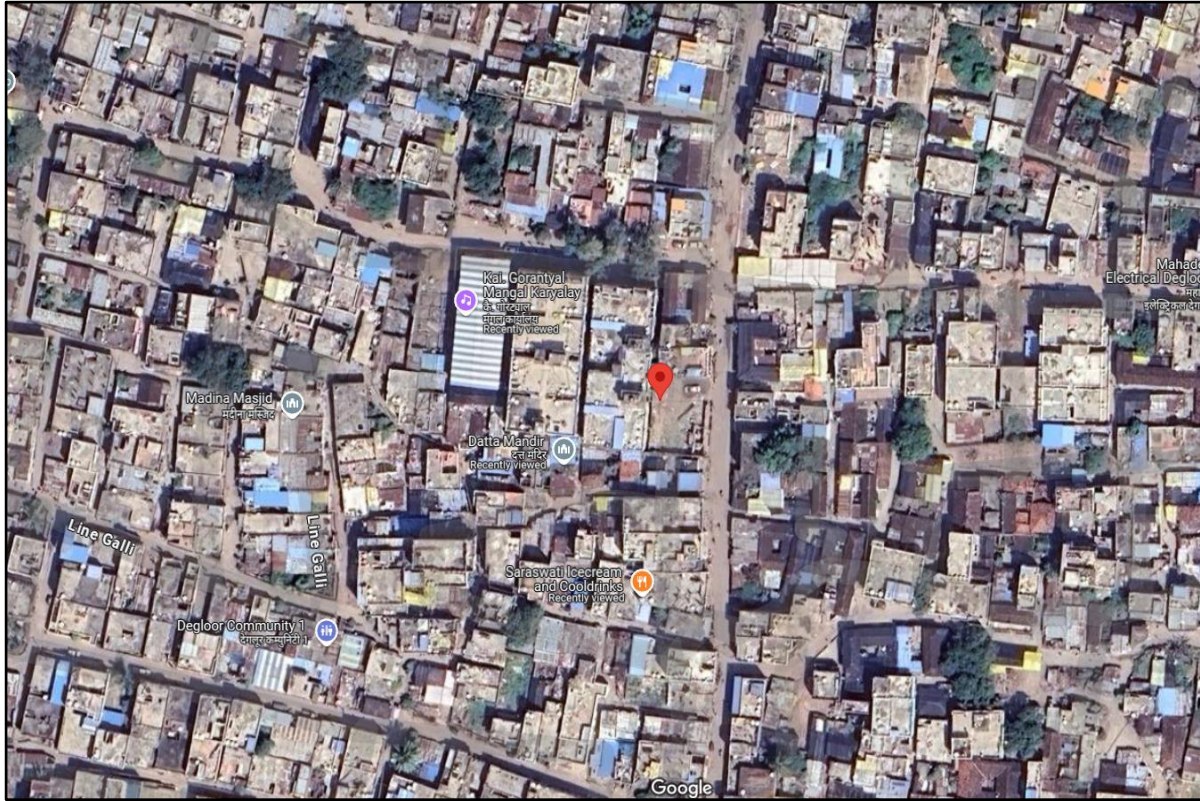
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Actual Site Photographs



Route Map of the Property



Longitude Latitude: 18.549009,77.572007

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. 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.)
 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

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. (133.08 sq.m.)

Price
 ₹ 1 Crore @ 6,877 per sq.ft.

Address
 Waghala, Nanded

Possession
 Immediate

Boundary wall
 Yes

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
Buy > Enter Locality / Project / Society / Landmark
Post property FREE

Home > Property in Nanded > Plots in Nanded

₹72 Lac @ 6,000 per sq.ft. Residential Land/Plot for Sale
Estimated EMI ₹ 57,507
in Taroda Kh, Nanded, Maharashtra

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

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?

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

Transaction Type: **Resale**
Property Code: **074349317**
www.99acres.com/074349317

Property Ownership: **Freehold**
No. of Open sides: 1

Width of facing road: **20.0 Feet**
Approved By*: **Local Authority**
(as provided by dealer)

Boundary Wall: **No**

About Property
 Address: Taroda Kh, Nanded, Maharashtra
 Property located at malegaon road , behind bhakti lawns , nanded.

Owner Details

Posted on Nov 11, 2024 | Ready to move

Contact Owner FREE

Shortlist

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Department of Registration & Stamps
 Government of Maharashtra

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 महाराष्ट्र शासन



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Year
2024/2025

Annual Statement of Rates

Language
English

Selected District: नांदेड

Select Taluka: देगलूर

Select Village: मोजे : देगलूर (ब. वग 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	0	चौ. मीटर
SurveyNo	1.7- शंकरराव चव्हाण बालक मंदीर ते फिरोजद्दीन टॉकिज ते देगांवाका मुख्य रस्त्यावरील दोन्ही बाजूच्या मिळकती गावठा	4580	16800	19320	30700	0	चौ. मीटर
SurveyNo	1.8-उपरोक्त रस्त्यावरील मिळकती वगळता उर्वरित सर्व उर्वरित मिळकती पिरोजधीन टॉकीजच्या 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

... 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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