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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 Ventatrao Achintalwar**

Plot No. 32, Property No. 5/2488/10840, Gut No. 1023,
Venkatesh Nagar, Degaon Road, Village – Degaloor, Taluka – Degaloor,
District – Nanded, State – Maharashtra, Country - India.

Longitude Latitude: 18.555716, 77.568380

Intended User:

Axis Bank

Nanded Main Branch

Nikhil Heights, Vazirabad Bus Stand Road, Kalamandir, Nanded,
PIN Code – 431602, 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**

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VALUER'S OPINION REPORT

This is to certify that the property situated on Plot No. 32, Property No. 5/2488/10840, Gut No. 1023, Venkatesh Nagar, Degaon Road, Village – Degaloor, Taluka – Degaloor, District – Nanded, State – Maharashtra, Country - India. belongs to **Mr. Pravin Ventatrao Achintalwar.**

Boundaries of the property.

On or towards the North by	:	Land of Gut No. 1029
On or towards the South by	:	6.00 m. vide Internal Road
On or towards the East by	:	Plot No. 31
On or towards the West by	:	Open Land

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. 3,29,400.00
Fair Market Value of the Property	Rs. 10,80,000.00
Realizable Value of the Property	Rs. 9,72,000.00
Forced/ Distress Sale value of the Property	Rs. 8,64,000.00

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

Encl: Valuation report.

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VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND)

1.	CBB/CCMC/CCSU	Request No	-	
		Proposal No.	-	
2.	Name of Owner & Address:		Mr. Pravin Ventatrao Achintalwar R/o. Line Galli, Degloor, Tq. Degloor, Dist. Hingoli. Cell # 94221 85107	
	Name of Borrower & Address		Mr. Pravin Ventatrao Achintalwar R/o. Line Galli, Degloor, Tq. Degloor, Dist. Hingoli. Cell # 9422185107	
3.	Name of the Bank Official Present		No.	
	Name of the Representative & Mobile No.		1. Siddappa (Owner's Representative) Mob. # 9949044561 2. Md Shareq Salim (Technical Assistant) Mob. # 7020555018	
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 Open Plot No. 32, Property No. 5/2488/10840, Gut No. 1023, Venkatesh Nagar, Degaon Road, Village – Degaloor, Taluka – Degaloor, District – Nanded, State – Maharashtra, Country - India There is no demarcation of layout Presently land is being used for agriculture use only Plot size: 12.00 m x 9.00 m. Plot area: 108.00 Sq. m 	
4.2	Location of Property		The Subject Property under valuation is Freehold Open Plot No. 32, Property No. 5/2488/10840, Gut No. 1023, Venkatesh Nagar, Degaon Road, Village – Degaloor, Taluka – Degaloor, District – Nanded, State – Maharashtra, Country - India	
	(Rural / Semi Urban / Urban)		Urban	
4.3	Documents Provided:			
	1	Photo Copy of Sale Deed No. 472/2013, dated. 31.12.2012, Registered at Sub – Registrar, Degloor		
	2	Photo Copy of Gunthewari Order vide Outward No. 4733/2012, Permit No. 294, dated 06.10.2012, Degloor Municipal Council, Degloor.		
	3	Photo Copy of Regularized under Gunthewaru Plan, Degloor Municipal Council, Degloor.		
	4	Photo Copy of Property Certificate No. 802/16 dated 25.01.2016, Chief Officer, Degloor Municipal Council, Degloor.		
	5	Photo Copy of Namuna No. 43 Rule (74) Tax Assesment year 2000-2001 dated 25.01.2016 Chief Officer, Degloor Municipal Council, Degloor		
	6	Photo Copy of Tax Paid Receipt No. 14, Book No. 865, dated 15.11.2021, year 2021-2022, Degloor Municipal Council, Degloor.		
	7	Photo Copy of Ferfar Registered No. 9688, dated 15.11.2015, Talathi L.N. Godhane, Talathi Saja, Degloor.		
	8	Photo Copy of Title Investigation Report dated 27.11.2018 prepared by Adv. Madhav B. Pawde, Nanded		
4.4	Plot No / Survey No. /Gut No. / Khasra No:		Plot No. 32, Gut No. 1023	
	Road		Degaon Road	
4.5	Colony / Nagar / Sector	Degloor	Locality / Landmark	Venkatesh Nagar
4.6	Village/Town/City	Degloor	District:	Nanded
4.7	State	Maharashtra	Pin code:	431 717
4.8	Distance from Area Office		@ 84 Km from Nanded Branch to Degloor	
5. Type of Property				
	(A) Plot: (Residential / Commercial / Industrial)		Open Plot	
	Level of land with topographical conditions		Plain	
	Whether situated in Municipal / Corporation Limit		Village Panchayat.	
	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 @ 84 Km		Bus stop/ Taxi/ Auto Stand @ 1.8 Km	
6.3	Does the approach road to the Property /Building is independent and accessible	Yes.	Will it be able to accommodate a fire extinguisher	No.
6.4	Does the property falls under land locked area	No.	Does the property falls in a community dominated area	No.
6.5	Cornered / Intermittent Plot		Intermittent	
6.6	Gut No.105			
	Boundaries	As Per Site	As Per Sale Deed	
	North	Land of Gut No. 1029	Land of Gut No. 1029	
	South	6.00 m. vide Internal Road	6.00 m. vide Internal Road	
	East	Plot No. 31	Plot No. 31	
	West	Open Land	Open Land	
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)	Open Plot	Actual usage of property (Industrial / Commercial / Residential / Mix)	Open Plot
6.11	Restrictive covenants in regards to Land Use, (if any)		Open Plot	
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	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 Sq. M.	
10.02	Plot Area As per Sale Deed		12.00 x 9.00 m.	
	a) Plot No. 4 & Plot No. 5, Gut No. 1023		108.00 Sq. m	

Undertaking:

1. I have / our / representative Md. Shareq Salim Md. Jilani Pasha (Technical Assistant) has inspected the subject property on 21.10.2024 along with Owner's Representative Mr.Siddappa 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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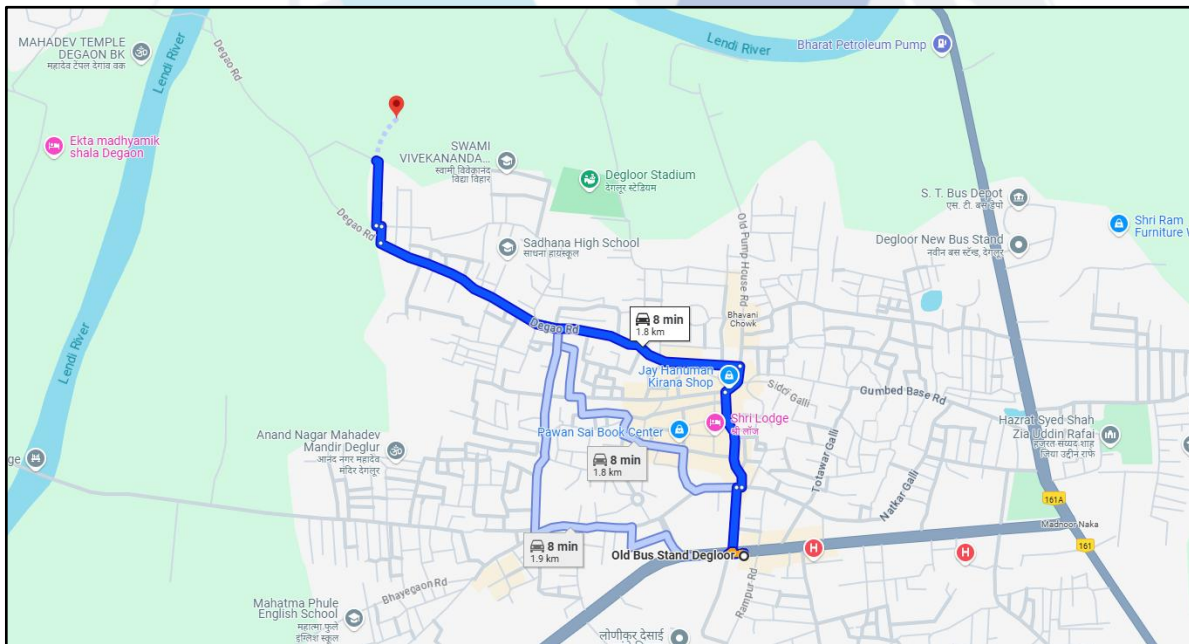
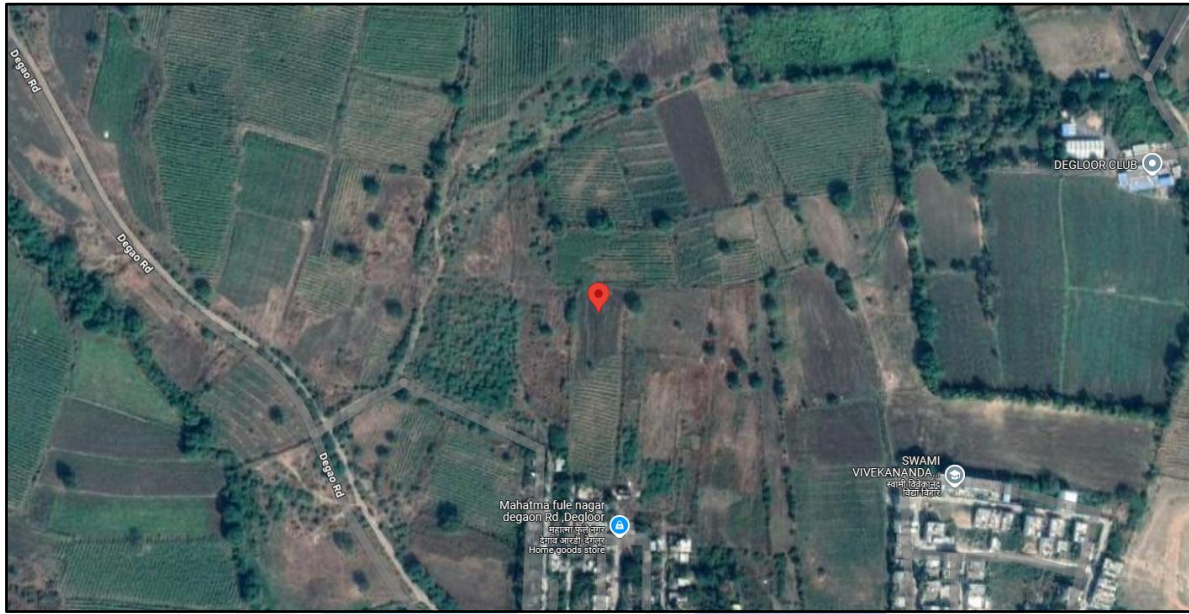
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Actual Site Photographs



Route Map of the Property



Longitude Latitude: 18.555716, 77.568380

Note:

- Red Pointer shows Approx. Property Location.
- Blue line shows Route from Degloor Old Bus Stand @ 1.8 Km.

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.61-नगरेश्वर नगर व सर्वे रहिवासी मुख्य रस्त्यावर दोन्ही बाजूचे मिळकत	3050	17670	20320	22500	0	चौ. मीटर
SurveyNo	1.62-सर्वे नाविकास मिळकत प्र.चौ.मी.	330	0	0	0	0	चौ. मीटर
SurveyNo	1.63-स्टेडीयम ते नदिपलिकडे जाणाऱ्या रस्त्यावरील दोन्ही बाजूची मिळकत	730	16800	19320	22500	0	चौ. मीटर
SurveyNo	1.64-मोडा कॉर्नर ते पंप हाऊस जाणारा रस्ता	770	17280	19870	22500	0	चौ. मीटर
SurveyNo	1.65-सर्वे अंतर्गत मिळकत	1830	16800	19320	22500	0	चौ. मीटर
... 10 11 12 13 14 15 16 17 18 19							

Price Indicator

99acres
Post property FREE

Home > Commercial property for sale in Nanded > Agricultural land for sale in Nanded > Agricultural land for sale in Degloor

₹ 1.25 Cr @ 50,00,000 per acres | Agricultural/Farm Land for Sale in Degloor, Nanded, Maharashtra

Estimated EMI ₹ 99,838


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

Posted on Oct 11, 2024 | Ready to move

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

Overview | Owner Details

Property (3)



Photos (1/3)

Why should you consider this property?

Close to Highway

Dimensions Plot area 2.5 acres <small>(10117.15 sq.m.)</small>	Price ₹ 1.25 Crore @ 50,00,000 per acres
Address Degloor, Nanded	Facing West
Authority approved Yes	No. of Open Sides 4
Possession Immediate	Width of facing road 164.0 Feet

Transaction Type: Resale	Property Ownership: Freehold	Width of facing road: 164.0 Feet	Property Code: K71772484 <small>www.99acres.com/K71772484</small>
No. of Open sides: 4	Approved By*: Local Authority <small>(as provided by dealer)</small>		

About Property

Address: Sarve No.50, Degloor, Nanded, Maharashtra

Its more useful for buisness and big project or industrial planing causes also ngo planning .its high way on road

Owner Details



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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

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