



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Ganesh Venkatrao Achintalwar

M. H. 6109, Market Yard, Mondha Area, Degloor, Taluka Degloor, Dist. Nanded,
PIN – 431 717, State – Maharashtra, Country – India

Longitude Latitude: 18°33'01.3"N 77°34'33.8"E

Valuation Done for:

Axis Bank

Nanded Main Branch

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

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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

🌐 www.vastukala.co.in



Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Axis Bank / Nanded Main Branch /Mr. Ganesh Venkatrao Achintalwar(012154/2309509) Page 2 of 13

Vastu/Axis Bank/Nanded/12/2024/012154/2309509
10/3-207-SHAS
Date: 10.12.2024

www.vastukala.co.in

VALUER'S OPINION REPORT

This is to certify that the property bearing M. H. 6109, Market Yard, Mondha Area, Degloor, Taluka Degloor, Dist. Nanded, PIN – 431 717, State – Maharashtra, Country – India belongs to **Mr. Ganesh Venkatrao Achintalwar**.

Boundaries of the property.

North	:	Market Yard Road
South	:	Shop of Mohd. Yunus Mohd. Yusuf
East	:	Shop of Mohd. Yunus Mohd. Yusuf
West	:	Shop of Sow Shobha Adishalawar

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.	19,09,165.00
Fair Market Value of the Property	Rs.	85,23,000.00
Realizable Value of the Property	Rs.	76,71,000.00
Forced/ Distress Sale value of the Property.	Rs.	68,18,000.00

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

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:



- Nanded
- Mumbai
- Aurangabad
- Thane
- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- Jaipur

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

www.vastukala.co.in

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. Email Id: 295942@axisbank.com Cell # 9145702020	
2.	Name of Owner & Address:	Mr. Ganesh Venkatrao Achintalwar M. H. 6109, Market Yard, Mondha Area, Degloor, Taluka Degloor, Dist. Nanded, PIN – 431 717, State – Maharashtra, Country – India Mob. No. # 9422185107	
	Name of Borrower & Address	Mr. Ganesh Venkatrao Achintalwar M. H. 6109, Market Yard, Mondha Area, Degloor, Taluka Degloor, Dist. Nanded, PIN – 431 717, State – Maharashtra, Country – India Mob. No. # 9422185107	
3.	Name of the Bank Official Present	No.	
	Name of the Representative & Mobile No.	Mr. Ganesh Venkatrao Achintalwar Mob. No. # 9422185107	
4.	Details of the Property Being Valued		
4.1	Description of the Property	Ground + 2 Upper Floor	
4.2	Location of Property	M. H. 6109, Market Yard, Mondha Area, Degloor, Taluka Degloor, Dist. Nanded, PIN – 431 717, State – Maharashtra, Country – India	
	(Rural / Semi Urban / Urban)	Semi Urban.	
4.3	Documents Provided:		
	1	Photo Copy of Sale Deed No. 1859/2009, Registered at Sub. Register, Degloor	
	2	Photo Copy of Property Register Certificate Vide No. N. P. / 6362 / 2021, Dated 15.11.2021, Chief Officer, Degloor Municipal Council, Degloor.	
		Photo Copy Namuna No. 43 Rule (74) Tax Assessment Year 2000 – 2001 Dated 15.11.2021, Chief Officer, Degloor Municipal Council, Degloor.	
	3	Photo Copy of Tax Paid Receipt No. 07, Book No. 865, Dated 15.11.2021 upto 31.03.2022, Degloor Municipal Council, Degloor.	
	4	Photo Copy of Construction Permission Letter No. N. P. 09 / Construction 5190 / 11 Date 01.01.2011, Chief Officer, Degloor Municipal Council, Degloor.	
	5	Photo Copy of Sanctioned Plan Dated 01.01.2011, Chief Officer, Degloor Municipal Council, Degloor.	
	6	Photo Copy of Title Investigation Report Dated 27.11.2018, Prepared by Adv. Madhav B. Pawde, Nanded	
	7	Photo Copy of MSEDCL Light Bill Consumer No. 558010006067 in the month of October 2021	
	8	Photo Copy of Electricity Bill Consumer No. 558010006067 dated 17.11.2024 issued by MSEDCL	
4.4	Plot No / Survey No. / Gut No./ Khasra No:	Survey No. M.H. 6109	Road 20 Mts. Kaccha Road
4.5	Colony / Nagar / Sector	Mukund Nagar	Locality / Landmark Near Degloor Market
4.6	Village/Town/City	Market Yard, Mondha Area, Degloor	District: Nanded
4.7	State	Maharashtra	Pin code: 431 717
4.8	Distance from Area Office (Nanded Branch)	@ 1.2 Km. Nanded Main Branch	
5.	Type of Property		

	(A) Plot: (Residential / Commercial / Industrial)		Commercial	
	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 Floor	
	(B) Residential Property: (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.	
	(C) Commercial / Industrial Property: (Office / Shop / Unit in a Mall / Gowdown)		Commercial 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 @ 1 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.	
6.6	Boundaries			
	Boundaries	As Per Sale Deed	As Per Site	
	North	Market Yard Road	Market Yard Road	
	South	Shop of Mohd. Yunus Mohd. Yusuf	Shop of Mohd. Yunus Mohd. Yusuf	
	East	Shop of Mohd. Yunus Mohd. Yusuf	Shop of Mohd. Yunus Mohd. Yusuf	
	West	Shop of Sow Shobha Adishalawar	Shop of Sow Shobha Adishalawar	
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)	Hospital cum Residential Mix use.
6.11	Restrictive covenants in regards to Land Use, (if any)		Commercial	
6.12	Type of Structure (Load Bearing / RCC / Alu form shuttering)		RCC Framed Structure	
6.13	Number of floors	As per Actual	Ground + 2 Upper Floor Ground floor – Shop cum Godown, Staircase etc. First floor & Second Floor – 3 Rooms + Toilets each floor, Staircase etc.	
		As per Sanctioned Plan	Ground + 2 Upper Floor Ground floor – Shop + Office + Staircase First floor – Hall + Staircase Second Floor – Hall + Room + Toilet + Staircase	
6.14	Occupancy Details (Self-Occupied / Rented / Vacant)		Owner 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	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.
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 Sanctioned Plan Dated 01.01.2011, Chief Officer, Degloor Municipal Council, Degloor.	
	Date of Approval		01.01.2011	
	Expiry Date		As per Degloor Municipal Council valid till construction completion.	
9.4	Occupancy Certificate		Not Available.	
10.00 Plot Area Details.				
10.01	Plot Area			Area in Sq. M.
10.02	Plot Area As per Sale Deed (A) –			53.42
10.03	Plot Area as per sanctioned Plan (B)			53.42
10.04	Plot Area Considered for Valuation (Minimum of A & B)			53.42
10.05 Construction Area Details				
	Floor	Built up area as per Sanctioned Plan in Sqm.	Floor	Built up area as per Actual in Sqm.
	Ground Floor	35.10	Ground Floor	53.42
	First Floor	27.00	First Floor	53.42
	Second Floor	27.00	Second Floor	53.42
	Total	89.10	Total	160.26
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 Sqm.	Floor	Actual Built-up area in Sqm.
	Ground Floor	35.10	Ground Floor	53.42
	First Floor	27.00	First Floor	53.42
	Second Floor	27.00	Second Floor	53.42
	Total	89.10	Total	160.26
10.08	Amenities Details (if any):		RCC footing, ceramic tiles, granite trades and riser, SS railings, false ceiling, emulsion paint internally, cement paint external	
10.9	Floor Space Index permissible		As per Degloor Municipal Council's Norms	
10.10	FSI Utilized		As per Degloor Municipal Council's Norms	
10.11	Whether the construction is as per approved building plan and / or local building bye laws:		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	13 Years	Projected Future Life of the Structure	47 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										
12.	Details of Structural Value:									
	Structure No.	Built Up Area	Year Of Const.	Valuation Year	Total Life of Structure	Estimated Replacement Rate	Balance Life of Structures in Years	Final Depreciated Rate to be considered	Final Depreciated Value to be considered	Estimated Replacement Cost / Insurable Value
		(Sq. Ft.)				(%)		(%)	(%)	(%)
	Ground + 3 Upper floors	89.10	2011	2024	60.00	22000	60.00	3,82,239	15,77,961	19,60,200
	Total	89.10							15,77,961	19,60,200
13.	Government Guideline value									
	Particulars		Area in Sq. M.		Rate in Rs.			Value in Rs.		
1	Land		53.42		6,200.00			3,31,204.00		
2	Construction: Ground Floor, First Floor, Second Floor		89.10					15,77,961.00		
	TOTAL								19,09,165.00	
14.	Market Value of Land									
	Particulars		Area in Sq. M.		Rate in per Sq. M.			Value in Rs.		
	Land		53.42		1,30,000.00			69,44,600.00		
15.	Value of the Property									
			Land		Building		Amenities		Total	
	Market Value		69,44,000.00		15,77,961.00		0.00		85,22,561.00	
	Say								85,23,000.00	
	Total Market Value								85,23,000.00	
	Realizable Value								76,71,000.00	
	Distressed/Forced Sale Value								68,18,000.00	
	Insurable Value								13,41,267.00	

Undertaking:

1. I have / our / representative Sharadkumar B. Chalikwar has inspected the subject property on 22.10.2024 along with Mr. Ganesh Venkatrao Achintalwar Tungenwar 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: 10.12.2024

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



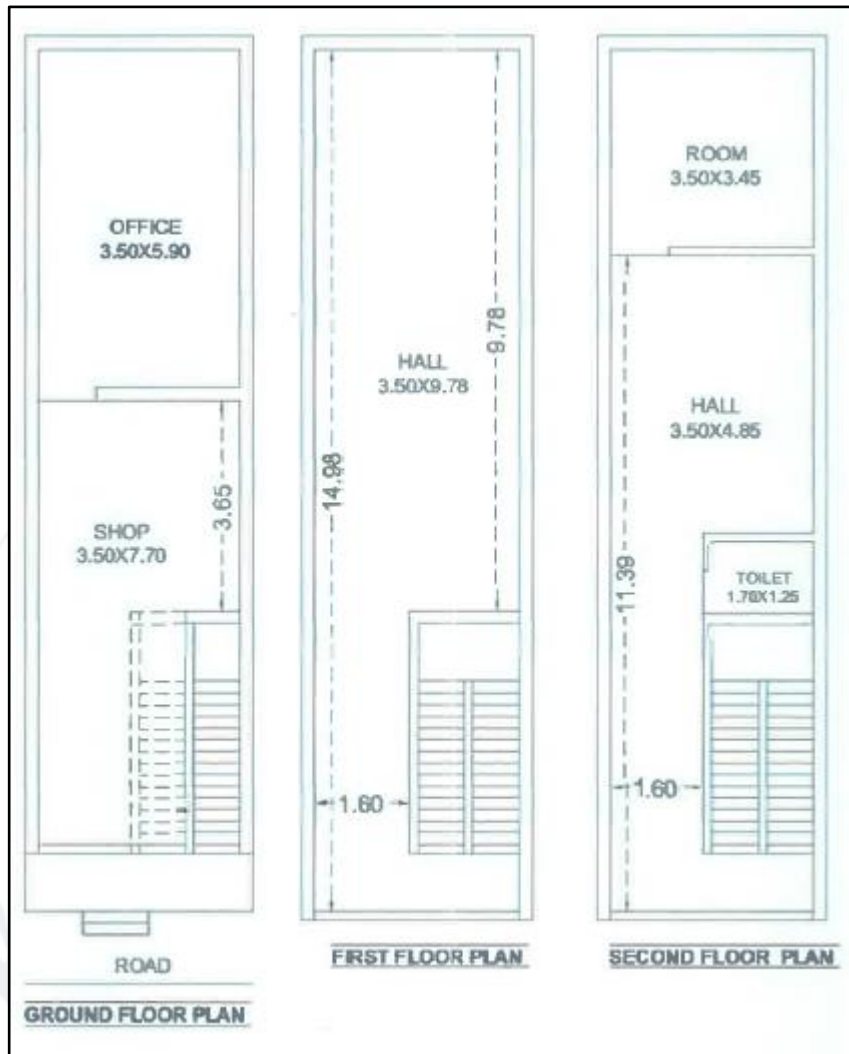
Actual Site Photographs



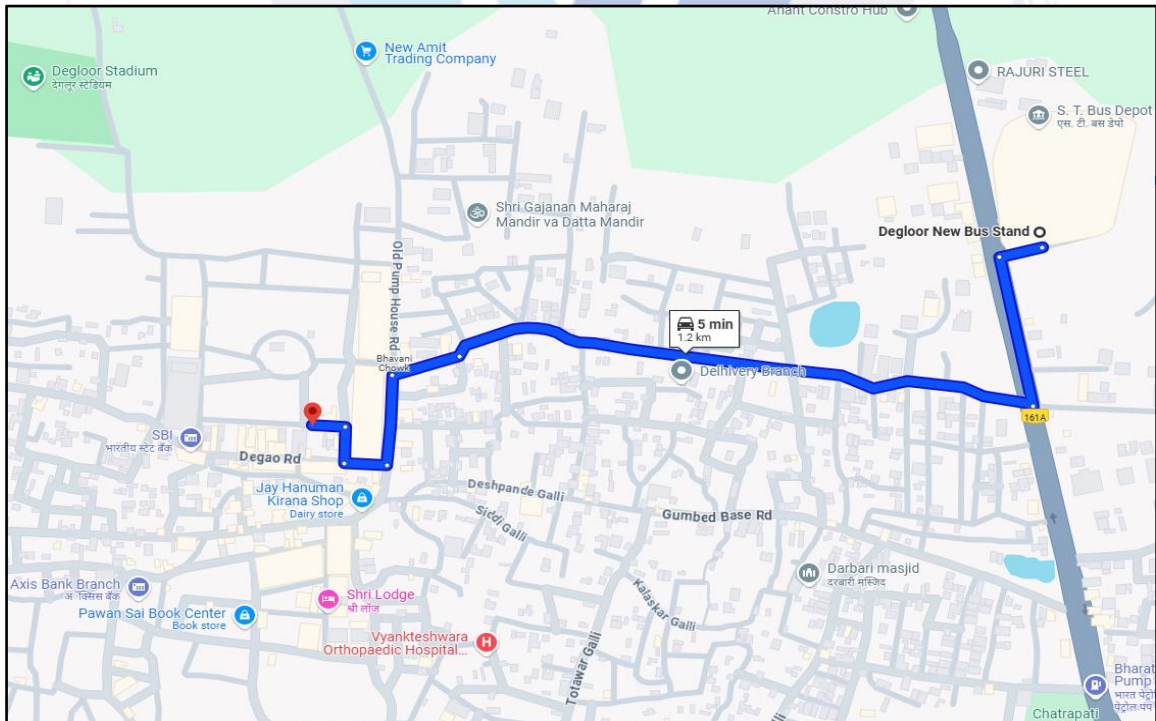
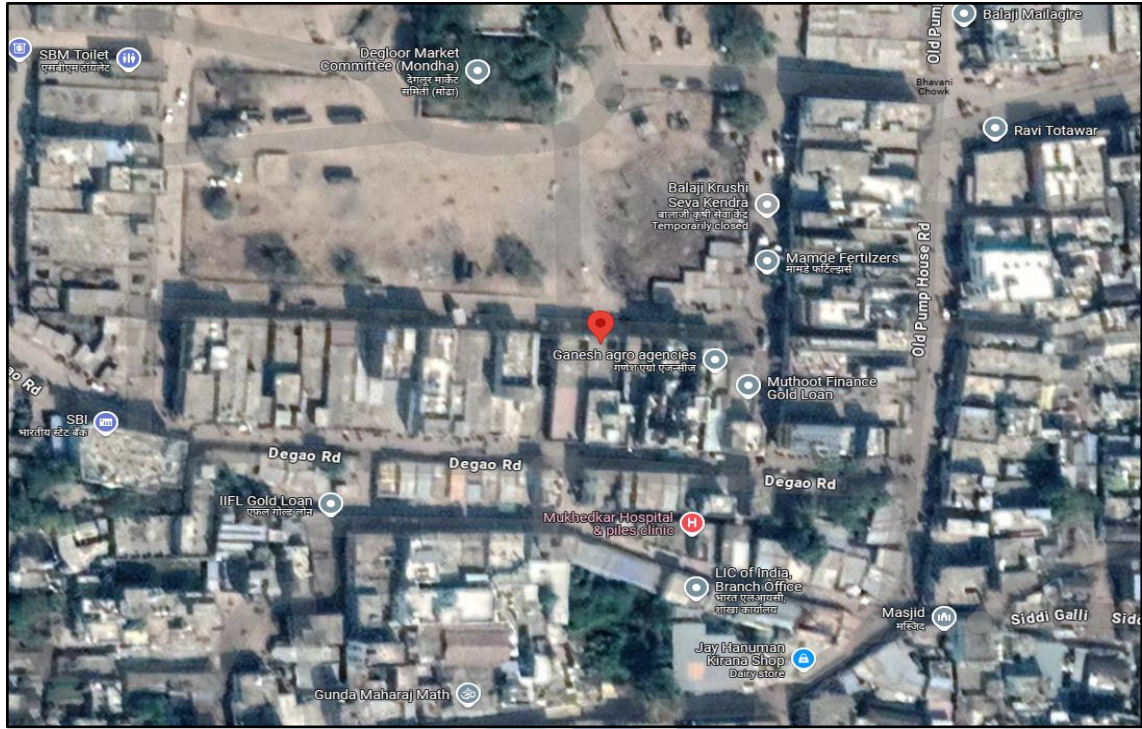
Actual Site Photographs



Construction Plan




Route Map of the property Site u/r



Latitude Longitude: 18°33'01.3"N 77°34'33.8"E


Note: The Blue line shows the route to site from nearest Bus Stand (Degloor – 1.2 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)

[Home](#)
[Valuation Guidelines | User Manual](#)

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	1.16-जुना बसस्टॅड ते जूना सरकारी दवाखाना पर्यंत दोन्ही बाजुच्या मिळकत, गावठाण	4890	16800	19320	33500	0	चौ. मीटर
SurveyNo	1.17-देगांव नाका ते मोठा कॉर्नर, हैद्राबाद बँक पर्यंत, मुख्य रस्त्यावरील दोन्ही बाजुच्या मिळकत गावठाण	4940	16800	19320	33500	0	चौ. मीटर
SurveyNo	1.18-उपरोक्त रस्त्यावरील मिळकत वगळा सर्व मिळकत, मुकुंदनगर, वडार गल्ली, जयभिमनगर, भुताले गल्ली, गावठाण	2810	16800	19320	23000	0	चौ. मीटर
SurveyNo	1.19-माच्छली मार्केट चौक ते कापड बाजार ते मारुती मंदीर पर्यंत रस्त्यावरील दोन्ही बाजुच्या मिळकत गावठाण	5880	16800	19320	41700	0	चौ. मीटर
SurveyNo	1.20.-मोंढया मधील सर्व मिळकती - गावठाण	6200	16800	19320	42000	0	चौ. मीटर

1 2 3 4 5 6 7 8 9 10 ...

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: 10.12.2024

Place: Nanded.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

