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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. Rajiv Venkatrao Achintalwar

Plot No. 11, Property No. 5/2457/10819, Gut No. 1023, Venkatesh Nagar,
Degaon Road, Taluka – Degloor, District – Nanded, Maharashtra, 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

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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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VALUER'S OPINION REPORT

This is to certify that the property situated on Plot No. 11, Property No. 5/2457/10819, Gut No. 1023, Venkatesh Nagar, Degaon Road, Taluka – Degloor, District – Nanded, Maharashtra, India. belongs to **Mr. Rajiv Venkatrao Achintalwar.**

Boundaries of the property.

On or towards the North by	:	6 M. Wide Internal Road
On or towards the South by	:	Plot No. 10
On or towards the East by	:	Plot No. 12
On or towards the West by	:	Land of Gut No. 1023

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 AGRICULTURE LAND)

1.	CBB/CCMC/CCSU		Request No	-
			Proposal No.	-
2.	Name of Owner & Address:		Mr. Rajiv Venkatrao Achintalwar R/o. Line Galli, Degloor, Taluka – Degloor, District – Nanded. Sole Ownership	
	Name of Borrower & Address		Mr. Rajiv Venkatrao Achintalwar R/o. Line Galli, Degloor, Taluka – Degloor, District – Nanded. Sole Ownership	
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 Land Plot No. 11, Property No. 5/2457/10819, Gut No. 1023, Venkatesh Nagar, Degaon Road, Taluka – Degloor, District – Nanded, Maharashtra, India. There is no demarcation of layout Presently land is being used for Agriculture use only. Total Plot Area As per Sale Deed is 108 Sqm. same is considered for valuation. 	
4.2	Location of Property		Plot No. 11, Property No. 5/2457/10819, Gut No. 1023, Venkatesh Nagar, Degaon Road, Taluka – Degloor, District – Nanded, Maharashtra, India	
	(Rural / Semi Urban / Urban)		Rural	
4.3	Documents Provided:			
	1	Photo Copy of Sale Deed No. 475/2013, dated. 31.12.2012, Registered at Sub – Register, Degloor		
	2	Plan copy of Gunthewari Order Vide Outward No. 44618/2012, permit No. 288, dated. 06.10.2012, Degloor Municipal Council, Degloor.		
	3	Photo Copy of Regularized under Gunthewari Plan, Degloor Municipal Council, Degloor.		
	4	Photo Copy of Property Certificate Vide No. 805/16, dated. 25.01.2016, Chief Officer, Degloor Municipal Council, Degloor.		
	5	Photo Copy of Namuna No 43 Rule (74) Tax Assessment year 2000 – 2001 dated. 25.01.2016, Chief Officer, Degloor Municipal Council, Degloor		
	6	Photo Copy of Tax Paid Receipt No. 15, Book NO. 865, dated. 15.11.2021, year 2021-22, Degloor Municipal Council, Degloor		
	7	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. 26, Property No. 5/2482/10834, Gut No. 1023, Venkatesh Nagar, Degaon Road, Taluka – Degloor, District – Nanded, Maharashtra, India		
	Road	Degaon Road		
4.5	Colony / Nagar / Sector	Degloor	Locality / Landmark	Near Shree Krishna temple, Venkatesh nagar, Degaon road, Degloor.
4.6	Village/Town/City	Degloor	District:	Nanded
4.7	State	Maharashtra	Pin code:	431717
4.8	Distance from Area Office		@ 84 Km. from Nanded Branch to Degloor	
5. Type of Property				
(A) Plot: (Residential / Commercial / Industrial)			Agricultural Land	

	Level of land with topographical conditions		Normal	
	Whether situated in Municipal / Corporation Limit		Village Panchayat.	
	Any construction observed on plot		No.	
	(B) Residential Property: (Independent house /Bungalow / Row House / Flat)		Agricultural Land	
	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 @ 83 Km		Bus stop/ Taxi/ Auto Stand @ 2.3 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.360			
	Boundaries	As Per Site	As Per Documents	
	North	6 M. Wide Internal Road	6 M. Wide Internal Road	
	South	Plot No. 10	Plot No. 10	
	East	Plot No. 12	Plot No. 12	
	West	Land of Gut No. 1023	Land of Gut No. 1023	
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)	Agricultural Land	Actual usage of property (Industrial / Commercial / Residential / Mix)	Agricultural Land
6.11	Restrictive covenants in regards to Land Use, (if any)		Agricultural Land	
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 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 havebasic amenities	No.	Development of surrounding area Underdeveloped / Developing / Developed.	Developing
9.	Approval Details			
9.1	RERA Registration Number	Not applicable being open plot		
	Layout Approval Number:	-		

9.2	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	12 m x 9 m						
	Total Area	108 Sq. m						
10.03	Demarcation at Site	No.						
10.04	Plot Area Considered for Valuation	108 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						
10.15	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 Life of the Structure	Not applicable being open plot				
10.17	Land Revenue / Taxes Paid upto (for Land)	Not applicable being open plot	Municipal Taxes Paid up to (for Building)	Not applicable being open plot				
11.	Details of Valuation:							
	S.L	Particulars of item	Plinth / Built up Area In Ha.	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 Sq. m	Rate in Rs.		Value in Rs.		
1	Land		108	3,050.00		Rs. 3,29,400.00		
	TOTAL						Rs. 3,29,400.00	
14.	Market Value of Land							
	Particulars		Area in Sq. m	Rate in Rs.		Value in Rs.		
	Land		108	10,000.00		Rs. 10,80,000.00		
15.	Value of the Property							
		Land	Building	Amenities	Total			
	Government Guideline value	3,29,400.00	Nil	Nil	Rs. 3,29,400.00			
	Market Value	10,80,000.00	Nil	Nil	Rs. 10,80,000.00			
	Realizable Value				Rs. 9,72,000.00			
	Distressed/Forced Sale Value				Rs. 8,64,000.00			
	Insurable Value				Nil			

Remarks

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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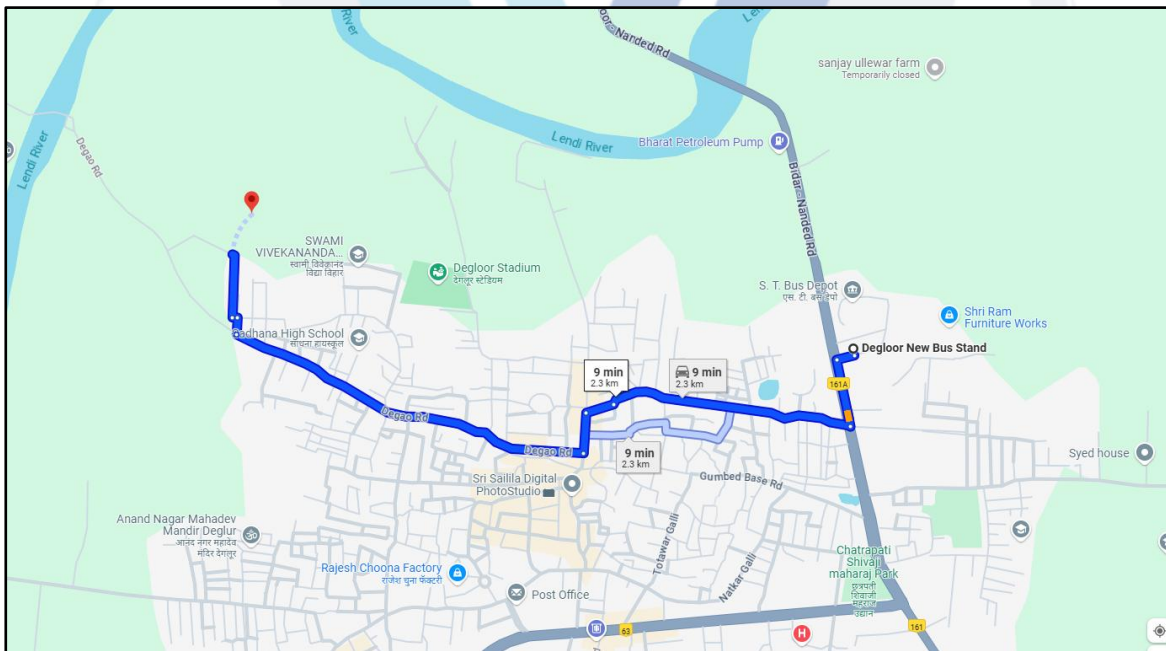
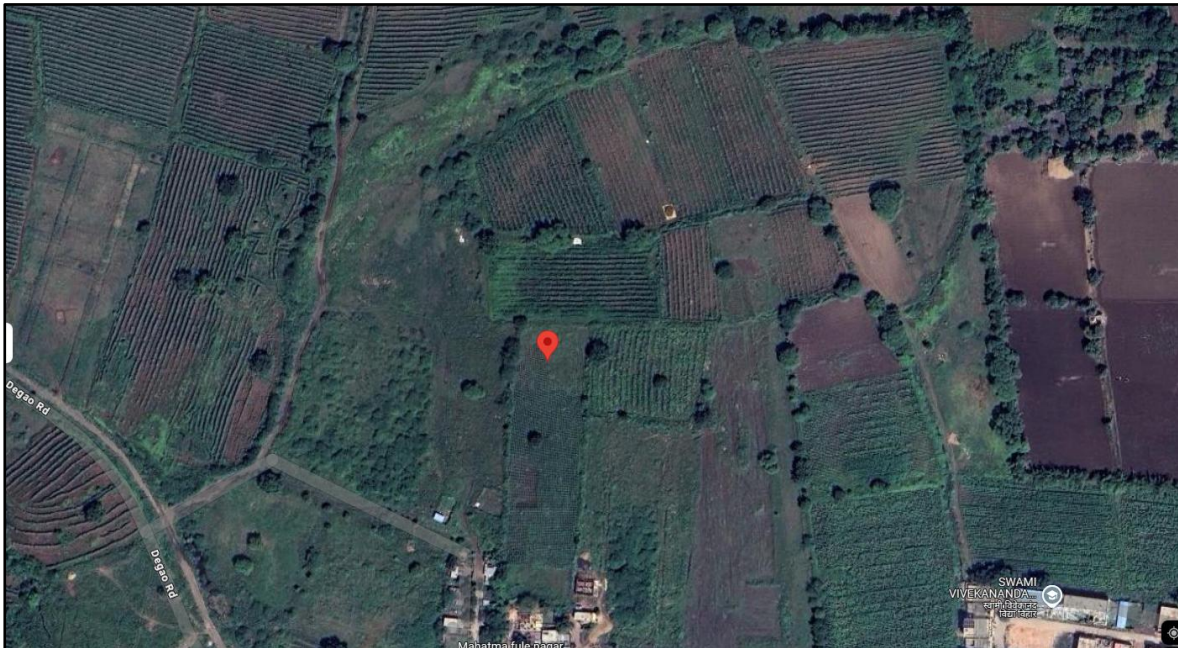
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Actual Site Photographs



Route Map of the Property



Longitude Latitude: 18.555716, 77.568380

Note:

- Red Pointer shows Approx. Property Location.
- Blue line shows Route from Degloor Bus Stand @ 2.3 Km.




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Ready Reckoner Rate



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Government of Maharashtra

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महाराष्ट्र शासन



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(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	खली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक एकक (Rs./)
SurveyNo	1.61-नगरेश्वर नगर व सर्व रहिवासी मुख्य रस्त्यावर दोन्ही बाजूचे मिळकत	3050	17670	20320	22500	0 चौ. मीटर
SurveyNo	1.62-सर्व 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-सर्व अंतर्गत मिळकत	1830	16800	19320	22500	0 चौ. मीटर

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


Price Indicators

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Home > Property for sale in Nanded > Nanded Agricultural/Farm Land > Chaitsanya Nagar Agricultural/Farm Land
Posted on: Sep 18, 24 Property ID: 72741075

₹ 50.0 Lac EMI - ₹ 23k | [Get pre-approved loan](#)

Agricultural Land For Sale in **Degloor, Nanded** [View on map](#)



Plot Area 100 guntha	No Of Open Sides 2	Status Legal & Infra Status
Boundary Wall Yes	Type Of Ownership Freehold	Transaction Type New Property

Contact Owner

Vilas Tandlikar Vilas Tandlikar
-91-99XXXXXXX

Request Photos

Contact Owner

Request Photos

Last contact made 2 days ago

More Details

Price Breakup **₹ 50 Lac**

Address **At post lakha Degloor Maharashtra, Nanded, Maharashtra**

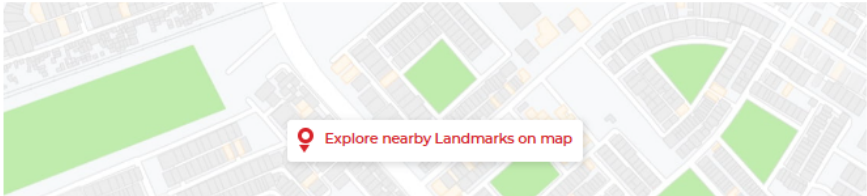
Landmarks **Near Vazarga**

Type of Ownership **Freehold**

Description: Fram to sell it is an 2.5 Acre of agriculture land at river bank

Contact Owner

Popular Landmarks Nearby



Explore nearby Landmarks on map

Price Indicators

99acres
Commercial Buy ▾ Enter Locality / Project / Society / Landmar
Post property FREE

Home > Commercial property for sale in Nanded > Agricultural land for sale in Nanded > Agricultural land for sale in Degloor Posted on Oct 12, 2024 | Ready to move

₹50 Lac @ 20,00,000 per acres
Estimated EMI ₹39,935

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

Agricultural/Farm Land for Sale
in Degloor, Nanded, Maharashtra

Contact Owner FREE
Shortlist

Overview Owner Details

Property (0)

Photos not shared by advertiser

Request Photos

<p><small>Dimensions</small> Plot area 2.5 acres <small>(10117.15 sq.m.)</small></p>	<p><small>Price</small> ₹ 50 Lac @ 20,00,000 per acres (Negotiable)</p>
<p><small>Address</small> Degloor, Nanded</p>	<p><small>Facing</small> North</p>
<p><small>No. of Open Sides</small> 2</p>	<p><small>Possession</small> Immediate</p>
<p><small>Width of facing road</small> 20.0 Feet</p>	

Why should you consider this property?

North Facing

Transaction Type: Resale	Property Ownership: Freehold	Width of facing road: 20.0 Feet	Property Code: F75224817 <small>www.99acres.com/F75224817</small>
No. of Open sides: 2			

About Property

Address: Degloor, Nanded, Maharashtra
Interested to sell agricultural/farm land.Placed at degloor.Want to sell it for rs 5000000.

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

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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