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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 Client: **Sanjay Baburao Jogdand**

Residential Bungalow bearing on Plot No. 17/A, 17/B, Gut No. 136, Mauje - Taroda Khu., Chakradhar Swami Nagar, Malegaon Road, Tal. & Dist. – Nanded, PIN - 431605  
State – Maharashtra, India.

**Longitude Latitude: 19.189726,77.296110**

### Intended Users:

**Axis Bank**

**Regional Legal & Tech. Manager**

Stellar Enclave, Shop No. 203-204, 2<sup>nd</sup> Floor, Above McDonalds, Aundh,  
Pune- 411 007, State – Maharashtra, India.

**Nanded:** 28, S.G.G.S Stadium Complex, Nanded - 431 602, (M.S), INDIA  
Email: [nanded@vastukala.co.in](mailto: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](mailto:mumbai@vastukala.co.in)

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## VALUER'S OPINION REPORT

This is to certify that the property situated Residential Bungalow bearing on Plot No. 17/A, 17/B, Gut No. 136, Mauje - Taroda Khu., Chakradhar Swami Nagar, Malegaon Road, Tal. & Dist. – Nanded, PIN - 431605 State – Maharashtra, India is belonging to **Sanjay Baburao Jogdand**.

Boundaries of the property.

North	:	30 Ft wide Road
South	:	Plot No. 16.
East	:	20 Ft wide Road
West	:	Part of Gut No. 136

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:

<b>Guideline Value of the Property</b>	<b>Rs. 74,84,034.00</b>
<b>Fair Market Value of the Property</b>	<b>Rs. 1,78,32,320.00</b>
<b>Realizable Value of the Property</b>	<b>Rs. 1,60,49,088.00</b>
<b>Forced/ Distress Sale value of the Property</b>	<b>Rs. 1,42,65,856.00</b>

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 AND BUILDING)**

1.	CBB/CCMC/CCSU		Assignment No	-
			Proposal No.	-
2.	Name of Client & Security Description Address:	<b>Sanjay Baburao Jogdand</b> R/o. Bungalow at Gat No. 136 Plot No 17/A & 17/B Pin No. 4060103930 And 4060103858, Pawan Nagar Taroda, dist. Nanded State – Maharashtra, Country - India. Mob. No. # 9850015032		
3.	Name of the Bank Official Present	No.		
4.	<b>Details of the Property Being Valued</b>			
4.1	Description of the Property	<b>G + 3 Storied Residential Building.</b>		
4.2	Location of Property	Residential Bungalow bearing on Plot No. 17/A, 17/B, Gut No. 136, Mauje - Taroda Khu., Chakradhar Swami Nagar, Malegaon Road, Tal. & Dist. – Nanded, PIN – 431 605 State – Maharashtra, India		
	(Rural / Semi Urban / Urban)	Semi Urban		
4.3	Documents Provided:			
	1	Details as per Mail Dated 23.11.2024 of Shri. Sandesh Burde (Regional Legal and Tech Manager of Axis Bank)		
4.4	Plot No / Survey No. / Gut No. / Khasra No:	Survey No. 17/A, 17/B, Gut No. 136	Road	Malegaon Road
4.5	Colony / Nagar / Sector	Chakradhar Swami Nagar	Locality / Landmark	Vitthal Temple
4.6	Village/Town/City	Nanded	District:	Nanded
4.7	State	Maharashtra	Pin code:	431 605
5.	<b>Type of Property</b>			
	<b>(A) Plot:</b> (Residential / Commercial / Industrial)	Residential.		
	Level of land with topographical conditions	Levelled		
	Whether situated in Municipal / Corporation Limit	Village Panchayat		
	Any construction observed on plot	Yes, G + 3 Storied Residential Building		
	<b>(B) Residential Property:</b> (Independent house / Bungalow / Row House / Flat)	Independent Bungalow		
	Civic Amenities like school, hospital, market, etc. (Available, within the radius of Km./ Not Available)	All available nearby.		
	<b>(C) Commercial / Industrial Property :</b> (Office / Shop / Unit in a Mall / Gowdown)	N.A.		
6.	<b>Accessibility / Boundaries / Others</b>			
6.1	Availability of local transport (Metro / Local Train / Bus / Personal Transport)	Local Transport, Bus Stand, Railway Station.		
6.2	Distance from Nanded Railway station 4.6 Kms.	Bus stop/ Taxi/ Auto Stand 600 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	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	Boundaries	As Per Site	As Per Documents
	North	30 Ft wide Road	30 Ft wide Road
	South	Plot No. 16.	Plot No. 16.
	East	20 Ft wide Road	20 Ft wide Road
	West	Part of Gut No. 136	Part of Gut No. 136
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) Residential
6.11	Restrictive covenants in regards to Land Use, (if any)		Residential
6.12	Type of Structure (Load Bearing / RCC / Aluform shuttering)		RCC Framed Structure
6.13	Number of floors	As per Actual	Ground Floor + 3 Floor.
6.14	Occupancy Details (Self-Occupied / Rented / Vacant)		Owner Occupied
<b>7.</b>	<b>If the property is on rent:</b>		
7.1	Name of tenant / lease: N.A.,	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	Yes.	Development of surrounding area Underdeveloped / Developing / Developed Developed.
<b>8.</b>	<b>If the property is Leasehold</b>		
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
<b>9.</b>	<b>Approval Details</b>		
9.1	RERA Registration Number		Not Applicable
9.2	Layout Approval Number:		Not Available.
	Date of Approval		N.A.
	Expiry Date		N.A.
9.3	Building Plan Approval Number:		Not Available.
	Date of Approval		N.A.
	Expiry Date		N.A.
<b>10.</b>	<b>Plot Area Details.</b>		
<b>10.01</b>	<b>Plot Area</b>	<b>Area in Sq. Ft.</b>	
10.02	Plot Area As per Attached Mail	1847.96	
10.03	Plot Area As per Gram panchayat Sanctioned Plan	-	
10.04	Demarcation at Site	Yes.	

10.05	Plot Area Considered for Valuation			1847.96				
10.06	<b>Construction Area Details</b>							
	<b>Sr. No.</b>	<b>Floor</b>	<b>As per Mail Built up Area in Sq. Ft.</b>					
	1.	Total Built Up Area	2030.84					
	2.							
	<b>Total</b>		<b>2030.84</b>					
10.07	• As per Attached Mail Built up Area Considered for Valuation: <b>2030.84 Sq. Ft.</b>							
10.08	<b>Floor wise break up as follows</b>			<b>Current Usage</b>				
	<b>Floor</b>	<b>Actual Built up Area in Sq. Ft.</b>	<b>(Storage / Parking / Commercial /Residential)</b>					
			Residential					
10.09	Amenities Details (if any):			Borewell etc.				
10.10	Floor Space Index permissible.			Basic FSI	-			
			Premium FSI	-				
			TDR	-				
			Ancillary FSI	-				
			Maximum building potential on Plot including in-situ FSI	-				
10.12	Whether the construction is as per approved building plan and / or local building bye laws:							
10.13	Details of Extra Construction			Floor	Built up Area in Sq. Ft.			
10.14	Percentage of Extra Construction			-				
10.15	Whether the extra construction is Compoundable OR Non-Compoundable?			Compoundable.				
10.16	Quality of construction			Good.				
10.17	Maintenance of the Property			Well maintained.				
10.18	Condition of Building			Good.				
10.19	Current Life of the structure	2 year. (As per Owners information)	Projected Future Life of the Structure	98 Years.				
10.20	Land Revenue / Taxes Paid upto (for Land)	Details not available	Municipal Taxes Paid upto (for Building)	Details not available				
11.	<b>Details of Valuation:</b>							
	<b>S. L</b>	<b>Particulars of Item</b>	<b>Plinth / Built up Area in Sq. Ft.</b>	<b>Age of Building</b>	<b>Estimated Replacement Rate of Construction</b>	<b>Replacement cost</b>	<b>Depreciation</b>	<b>Net Value after Depreciation</b>
		Total Area	2030.84	2	3,000.00	60,92,520.00	-	60,92,520.00
	<b>Total</b>							<b>60,92,520.00</b>

12. Details of Amenities					
	1	Interiors & Land Developments			25,00,000.00
				<b>Total</b>	<b>25,00,000.00</b>
13. Government Guideline value					
	Particulars	Area in Sq. Ft.	Rate in Rs.	Value in Rs.	
1	Land	1847.96	753.00	13,91,514.00	
	Construction			60,92,520.00	
	<b>TOTAL</b>			<b>74,84,034.00</b>	
14. Market Value of Land					
	Particulars	Area in Area in Sq. Ft.	Rate in Rs.	Value in Rs.	
	Land	1847.96	5,000.00	92,39,800.00	
15. Value of the Property					
		Land	Building	Amenities	Total
	Government Guideline value	13,91,514.00	60,92,520.00	-	74,84,034.00
	Market Value	92,39,800.00	60,92,520.00	25,00,000.00	1,78,32,320.00
	Realizable Value				1,60,49,088.00
	Distressed/Forced Sale Value				1,42,65,856.00
Remarks					
1. Details as per Mail Dated 23.11.2024 of Shri. Sandesh Burde (Regional Legal and Tech Manager of Axis Bank)					

**Undertaking:**

- I have / our / representative Sharadkumar B. Chalikwar (Chairman & Managing Director) has inspected the subject property on 28.11.2024 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.
- 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.
- 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



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<b>Attachments</b>		
Photographs of the Property from inside & outside	:	Attached
Location sketch for the property:	:	Attached.
Geo Tagging	:	Attached.
Topography	:	Leveled Land.
Government Value Document	:	Attached.

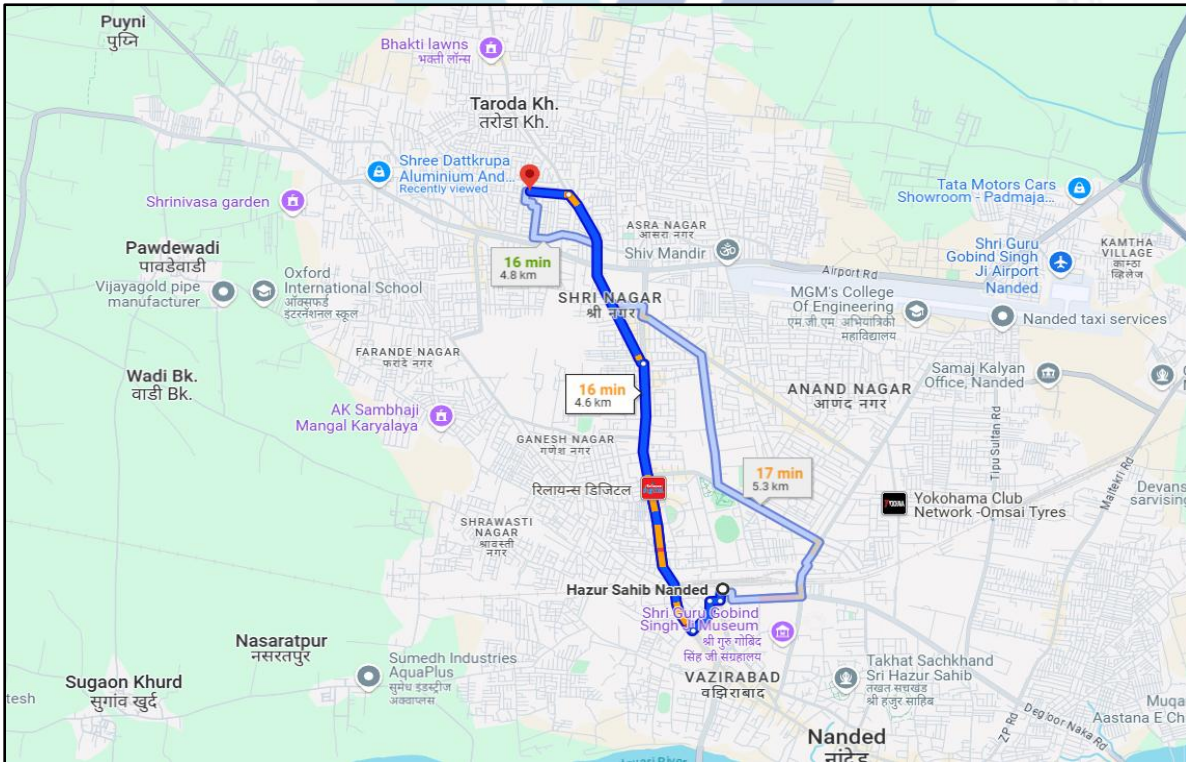


## Actual Site Photographs





### Route Map of the Property



**Longitude Latitude: 19.189726,77.296110**

**Note:**

- Red Pointer shows Approx. Property Location.
- Blue line shows Route from Nanded Railway Station @ 4.6 Km.




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## Ready Reckoner Rate



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महाराष्ट्र शासन



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

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Year

Selected District

Select Taluka

Select Village

Search By  Survey No.  SubZones

Enter Survey No

Language

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
17.239-रस्खालगत प्र.चौ.मी./ मालेगाव रस्ता प्र.चौ.मी	8100	28000	32200	35000	0	चौ. मीटर	सर्वेक्षण नंबर

## Gmail Attachment

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**Fwd: Re-valuation of Existing cases\_Latur\_MH**

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==== Forwarded message =====  
 From: Burdesandesh Dnyaneshwar <[Burdesandesh.Dnyaneshwar@axisbank.com](mailto:Burdesandesh.Dnyaneshwar@axisbank.com)>  
 To: "Sharad kumar Chalikwar" <[sbchalikwar@gmail.com](mailto:sbchalikwar@gmail.com)>, "[MUMBAI@VASTUKALA.ORG](mailto:MUMBAI@VASTUKALA.ORG)" <[MUMBAI@VASTUKALA.ORG](mailto:MUMBAI@VASTUKALA.ORG)>, "[cmd@vastukala.org](mailto:cmd@vastukala.org)" <[cmd@vastukala.org](mailto:cmd@vastukala.org)>  
 Date: Sat, 23 Nov 2024 15:55:07 +0530  
 Subject: Re-valuation of Existing cases\_Latur\_MH  
 ===== Forwarded message =====

Dear Team,

Please find cases details for re-valuation.

1. Kindly visit the property with prior appointment
2. Required Fair market value with supporting docs
3. In case of Any adverse observation, Kindly discuss before mention in remarks.
4. Report to be share with existing bank format.
5. There will be additional documents as all are existing bank cases
6. Request you please check discuss for any query.

Thanks & Regards,

Sandesh Burde.  
 Regional Legal and Tech Manager  
 Axis Bank | Stellar Endave | Shop No 203-204 | 2nd Floor | Above McDonalds | Aundh, Pune  
 – 411 007  
 Mobile +91 7030983009

---

**From:** Sharad kumar Chalikwar <[sbchalikwar@gmail.com](mailto:sbchalikwar@gmail.com)>  
**Sent:** Monday, October 28, 2024 6:12 PM  
**To:** Burdesandesh Dnyaneshwar <[Burdesandesh.Dnyaneshwar@axisbank.com](mailto:Burdesandesh.Dnyaneshwar@axisbank.com)>  
**Subject:** Your e-mail. Re: valuation report for Kailas\_Vitthalrao\_Bokhare

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Thanks. With reference to your mail I will call you back.  
 Regards  
 Sharad Chalikwar  
 CMD

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Fwd: Re-valuation of Existing cases\_Latur\_MH


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Regards  
Sharad Chalikwar  
CMD  
Vastukala Consultants (I) Pvt Ltd

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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  
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Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
IBBI Reg.No. IBBI/RV/07/2019/11744

Date: 05.12.2024

Place: Nanded.