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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 Client: **Sanjay Baburao Jogdand**

Land Bearing on Plot No. 62, Gut No. 136, Mauje - Taroda Khu. Chakradhar Swami Nagar,  
Malegaon Road, Tal. & Dist. Nanded, 431 605, PIN – 431 605,  
State – Maharashtra, Country - India.

Longitude Latitude: 19.189782,77.296260

### 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

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# Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Axis Bank / Sanjay Baburao Jogdand (012564 /2309387)

Page 2 of 12

Vastu/Nanded/12/2024/012564/2309387

05/30-85 -BHBS

Date: 05.12.2024

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## VALUER'S OPINION REPORT

This is to certify that the property situated on Land Bearing on Plot No. 62, Gut No. 136, Mauje - Taroda Khu. Chakradhar Swami Nagar, Malegaon Road, Tal. & Dist. Nanded 431605, PIN – 431 605, State – Maharashtra, Country - India is belongs to **Sanjay Baburao Jogdand**.

Boundaries of the property.		As Per Site	As per mail
North	:	Plot No. 63	Plot No. 63
South	:	30 Ft. wide Road	30 Ft. wide road
East	:	Road	Open Space
West	:	Open Space & Vithal mandir	20 Ft. wide road

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. 11,23,400.00</b>
<b>Fair Market Value of the Property</b>	<b>Rs. 92,25,000.00</b>
<b>Realizable Value of the Property</b>	<b>Rs. 83,02,500.00</b>
<b>Forced/ Distress Sale value of the Property.</b>	<b>Rs. 73,80,000.00</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

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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. Resi. Bungalow at Gat No. 136, Plot No 62 Pin No 4060103969, Waghala, Tal. & Dist. Nanded 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>Open Plot</b>		
4.2	Location of Property	Land Bearing on Plot No. 62, Gut No. 136, Mauje - Taroda Khu. Chakradhar Swami Nagar, Malegaon Road, Tal. & Dist. Nanded 431605, PIN – 431 605, State – Maharashtra, Country – India.		
	(Rural / Semi Urban / Urban)	Rural		
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:	Plot No. 62, Gut No. 136	Road	Malegaon Road
4.5	Colony / Nagar / Sector	Chakradhar Swami Nagar	Locality / Landmark	Vitthal Rukmini 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)		Proposed Residential.	
	Level of land with topographical conditions		Levelled	
	Whether situated in Municipal / Corporation Limit		Village Panchayat	
	Any construction observed on plot		Construction work is in Progress	
	<b>(B) Residential Property:</b> (Independent house / Bungalow / Row House / Flat)		Construction work is in Progress	
	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 6.4 Kms.		Bus stop/ Taxi/ Auto Stand 2.1 kms	
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	<b>Boundaries</b>	<b>As Per Site</b>	<b>As Per Mail</b>	
	<b>North</b>	Plot No. 63	Plot No. 63	
	<b>South</b>	30 Ft. wide Road	30 Ft. wide road	

	East	Road	Open Space
	West	Open Space & Vithal mandir	20 Ft. wide road
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)	Proposed Residential	Actual usage of property (Industrial / Commercial / Residential / Mix)
6.11	Restrictive covenants in regards to Land Use, (if any)		Residential
6.12	Type of Structure (Load Bearing / RCC / Aluform shuttering)		Construction work is in Progress
6.13	Number of floors	Construction work is in Progress	Construction work is in Progress
6.14	Occupancy Details (Self-Occupied / Rented / Vacant)		Construction work is in Progress
<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
<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
<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	2050.00	
10.03	Plot Area As per Gram panchayat Sanctioned Plan	-	
10.04	Demarcation at Site		
10.05	Plot Area Considered for Valuation	2050.00	
<b>13.</b>	<b>Government Guideline value</b>		
	<b>Particulars</b>	<b>Area in Sq. Ft.</b>	<b>Rate in Rs.</b>
1	<b>Land</b>	2050.00	548.00
			<b>Value in Rs.</b>
			11,23,400.00

	<b>TOTAL</b>			<b>11,23,400.00</b>
14.	<b>Market Value of Land</b>			
	<b>Particulars</b>	<b>Area in Sq. Ft.</b>	<b>Rate in Rs.</b>	<b>Value in Rs.</b>
	Land	2050.00	4,500.00	Rs. 92,25,000.00
15.	<b>Value of the Property</b>			
		<b>Area</b>	<b>Rate</b>	<b>Total</b>
	Government Guideline value	<b>2050.00</b>	4,500.00	<b>Rs. 11,23,400.00</b>
	Market Value			<b>Rs. 92,25,000.00</b>
	Realizable Value			<b>Rs. 83,02,500.00</b>
	Distressed/Forced Sale Value			<b>Rs. 73,80,000.00</b>
	<b>Remarks</b>			
	<ol style="list-style-type: none"> <li>1. Old existing construction is dismantle &amp; new construction is in progress, old construction area is not considered for Valuation hence only plot area is considered for Valuation</li> <li>2. Boundaries are mismatch corrected boundaries as per attached mail.</li> <li>3. Details as per Mail Dated 23.11.2024 of Shri. Sandesh Burde (Regional Legal and Tech Manager of Axis Bank)</li> </ol>			

**Undertaking:**

1. I have / our / representative Sharadkumar B. Chalikwar (Chairman & Managing Director) has inspected the subject property on 28.11.2024
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: 05.12.2024

<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.



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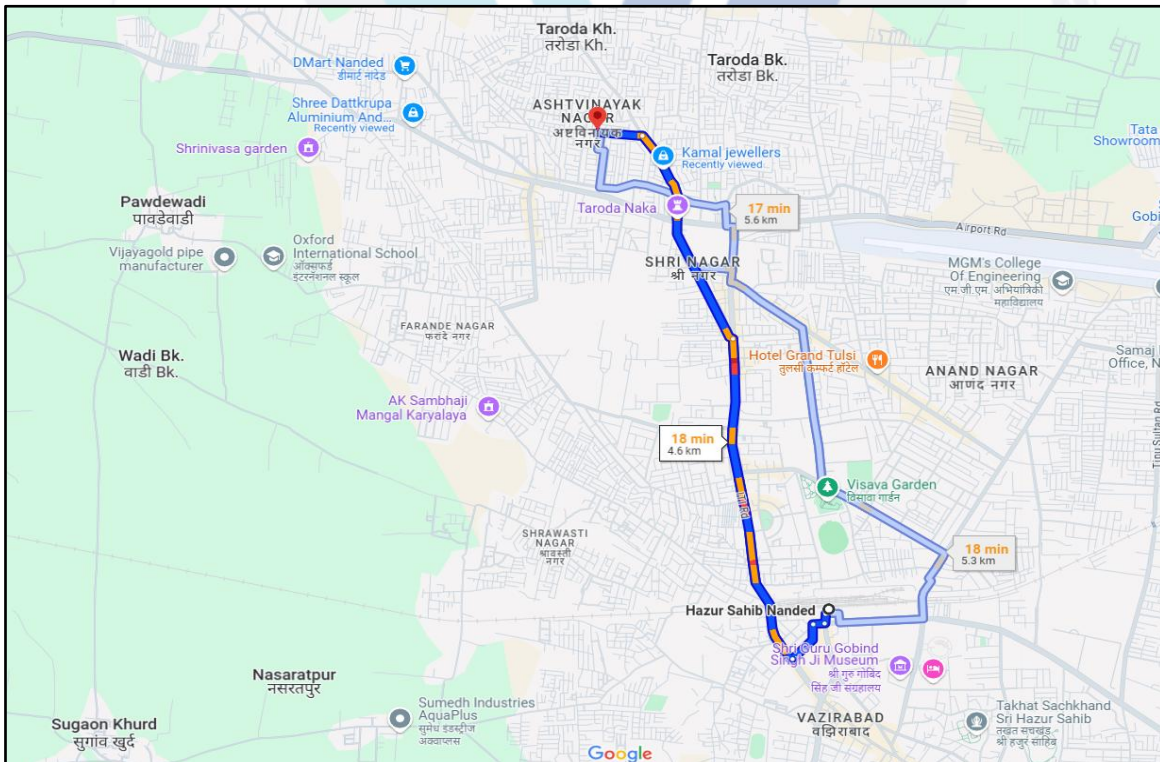
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## Actual Site Photographs



### Route Map of the Property



**Longitude Latitude: 19.189782,77.296260**

**Note:**

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



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### 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

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
17.240-रस्त्वालगत प्र.चौ.मी	5900	23000	28100	36000	0	चौ. मीटर	सर्वेक्षण नंबर

## Gmail Attachment

Mail Microsoft 5 tabs

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

==== 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 Enclave | 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 fo rKailas\_Vitthalrao\_Bokhare

**CAUTION : External Email - VALIDATE SENDER before CLICKING on Links/Attachments.**

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

## Gmail Attachment

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


---

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Thanks. With reference to your mail I will call you back.  
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**

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Date: 05.12.2024

Place: Nanded.