

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 Client: Suresh Ganesh Rudrakanthwar

Building bearing on Survey No. 46 & 47, CTS No. 3933, Muncipal No. 3-1-349, Pin No. 4040300963, **"Om Plaza"**, Dr. Lane (Old Ghamodiya Factory), Mouje – Vazirabad, PIN-431 601 Tal. & Dist. – Nanded, State – Maharashtra, India.

Longitude Latitude: 19.158561,77.309179

Intended Users: Axis Bank Regional Legal & Tech. Manager Stellar Enclave, Shop No. 203-204, 2nd Floor, Above McDonalds, Aundh, Pune- 411 007, State – Maharashtra, India.

Vastukala Consultants (I) Pvt. Ltd. Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nasik

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

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Valuation Report Prepared For: Axis Bank / Suresh Ganesh Rudrakanthwar.(012565/2309395)

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Vastu/Nanded/12/2024/012565 /2309395 05/38-93-BHBS 05.12.2024

VALUER'S OPINION REPORT

This is to certify that the property situated Building bearing on Survey No. 46 & 47, CTS No. 3933, Plot No. 19/A & 19/B, Muncipal No. 3-1-349, Pin No. 4040300963, **"Om Plaza"**, Dr. Lane (Old Ghamodiya Factory), Mouje – Vazirabad, PIN-431 601, Tal. & Dist. – Nanded, State – Maharashtra, India is belonging to **Suresh Ganesh Rudrakanthwar**.

Boundaries of the property.

North	:	Plot No. 20, 21 & Part of Plot No. 22
South	:	12.00 M wide Road
East	:	12.00 M wide Road
West	:	Plot No. 18

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. 63,98,712.00
Fair Market Value of the Property	Rs. 1,16,44,900.00
Realizable Value of the Property	Rs. 1,04,80,410.00
Forced/ Distress Sale value of the Property.	Rs. 93,15,920.00

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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우 Nanded	💡 Thane	Ahmedabad	💡 Delhi NCR
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	O Duno	0 Indore	

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND AND BUILDING)

1.	CBB/CCMC/CCSU		Assig	nment N	No	-		
				osal No.		-		
2.	Name of Client & S Address:	ecurity Description	Suresh Ganesh Rudrakanthwar R/o. Survey No.46 and 47, CTS No.3933, Plot No. 19/A & 19/B, Muncipal No.3-1-349, Pin No. 4040300963, "Om Plaza", Dr lane (Old Ghamodiya Factory), Mouje Vazirabad Nanded., State – Maharashtra, Country - India. Mob. No. # 8600133971					
3.	Name of the Bank Offic	cial Present	No.					
4.		Details	of the	Propert	y Being	Valued		
4.1	Description of the Prop	perty	Unde	erground	d + Uppe	er ground + 1 st to 3 rd Upper Floors		
4.2	Location of Property (Rural / Semi Urban /	Urban)	Building bearing on Survey No. 46 & 47, CTS No. 3933, Plot No. 19/A & 19/B, Municipal No. 3-1-349, Pin No. 4040300963, "Om Plaza" , Dr. Lane (Old Ghamodiya Factory), Mouje – Vazirabad, PIN-431 601, Tal. & Dist. – Nanded, State – Maharashtra, India Urban					
4.3	Documents Provided :	orbarry	orbai					
4.5	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. 46 & 47, Road CTS No. 3933, Plot No. 19/A & 19/B				Dr. Lane		
4.5	Colony / Nagar / Sector	Vazirabad		Localit Landm	-	Dr. Lane		
4.6	Village/Town/City	Nanded		District	t:	Nanded		
4.7	State	Maharashtra		Pin co	de:	431 601		
5.				e of Pro	perty			
	(A) Plot: (Residential		trial)			mmercial		
	Level of land with topo				Levelled			
	Whether situated in Mu		Limit		Village Panchayat			
	Any construction obser	rved on plot			Underground + Upper ground + 1 st to 3 rd Upper Floors			
	(B) Residential Prope Row House / Flat)	erty: (Independent he	ouse / I	Bungalo	w / Ind	lependent Building		
	Civic Amenities like so within the radius of Km		et, etc.	(Availab	ole, All	available near by.		
	(C) Commercial / Indu in a Mall / Gowdown)	ustrial Property: (C	Jnit N.A	A.				
6.		Access	sibilitv	/ Bound	daries / (Others		
6.1	Availability of local tran Personal Transport)					ansport, Bus Stand, Railway Station.		
6.2	Distance from Nanded	Railway station 230	Mts.		Bus stop	o/ Taxi/ Auto Stand 100 Mts.		
6.3	Does the approach roa	ad to the Property /	Yes.		Will it be	e able to accommodate a fire Yes		
	Building is independen	t and accessible			extinguis	sher		
6.4	Does the property falls	s under land locked	No.		Does the	e property falls in a community No.		
	area				dominate	ed area		
6.5	Cornered / Intermittent	Plot			Intermitte	ent.		
6	T IN					CONSULTANZO		



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North Plot No. 20, 21 & Part of Plot No. 22 Plot No. 20, 21 & Part of Plot No. 22 South 12 00 M wide Road 12 00 M wide Road 12 00 M wide Road East 12 00 M wide Road 12 00 M wide Road Plot No. 18 Class of locality (Posh / Higher Middle Class / Middle Class / Lower Middle Class / Poor) Middle Class Middle Class 6.8 Quality of Infrastructure in the vicinity (Excellent / Good / Average / Poor) Good Freehold 6.9 Consership Status of the Property (Free Hold / Reg. Lease / Gort. Authority) Residential / Mix; Residential / Industrial / Commercial / Residential / Mix; Actual usage of property (Industrial / Commercial / Residential / Mix; Residential / Mix; Residential 6.11 Restrictive covenants in regards to Land Use, (if any) Commercial / Residential / Mix; Residential / Mix; 6.13 Number of floors As per Actual Underground + Upper ground + 1* to 3* Upper Floors 6.14 Occupancy Detais (Self-Occupied / Rented / Vacant) Tenant Occupied 7.1 Name of floors As per Actual Number of yaars in tenancy: N. A. 7.1 Name of Lease: N.A. Nutrue of Lease: N.A. If the property	6.6	Boundaries	As Per Site			As Per Documents			
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If the property is on rent: Name of tenant / lease: N.A., Number of years in tenancy: N. A. 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 / Developed 8. If the property is Leasehold If yes, from the current occupants: N.A. Exercised of Lease: N.A. 8.1 Name of Lesser: N.A. Nature of Lease: N.A. Development of surrounding area Underdeveloped / Developed 8.1 Name of Lesser: N.A. If yes, from the current occupants: N.A. Exercised of Lease: N.A. 8.2 Total Period of Lease: N.A. If yes, from the current occupants: N.A. Exercised of Lease: N.A. 8.3 Does property have basic amenities No. Development of surrounding area Underdeveloped / Developed 9.4 Experival Approval Number: Not Applicable Development of surrounding area Underdeveloped / Developed 9.2 Layout Approval Number: Not Available. Date of Approval N.A. Expiry Date N.A. Expiry Date N.A. Expiry Date NA. 1							$\Delta \Delta $		
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	2.	First Floo	r			_				_	_	
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10.08					as follows			(0)		Current U		
		Floor	Actua	l Built	-up Area in	Sqm.		(Storag	je / Parki			(Residential)
		nd Floor					-			Residen	tiai	
10.0	First		f		-		Dere	well etc				
10.9		nities Details (i Space Index p	• /	viblo			Bore).			
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10.12		her the constru	uction i	s as p	er approved		2					
		ng plan and / o		-								
10.13	Detai	Is of Extra Cor	nstructi	on			Floor	•			Built	up Area in Sqm
	18											
	/											
10.14	Percentage of Extra Construction						-					
10.15		her the extra c Compoundable		ction is	Compound	able OR	Non-	Compo	oundable)	
10.16	Quali	ty of construct	ion				Good	J.			- 14	
10.17		tenance of the		ty			Well	mainta	ined.			
10.18	Cond	ition of Buildin	g				Good	J.				
10.19	Curre struct		the	· ·	ear. ber Owners mation)	Projecte Life of t		⁼ uture ucture	50 Yea	irs.		
10.20		Revenue /		Deta avail	ils not	Municip Paid Building	upto	Taxes (for	Details	not availa	able	
11.		ils of Valuatio										
	S. L	Particulars of Item	Plin Buil Are Sq.	t up a In	Age of Building	Estima Replace Rate (Construe	ment Of	-	cement ost	Deprec 13.50		Net Value afte Depreciation
	1 1	Fotal Area	248	8.20	10	2,500.	00	62,20	,500.00	- 9,33,0	075.00	52,87,425.0
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12.		ils of Amenition	es								Ţ	
	1	NIL										N
13.					Gov	ernment	Guide	line va	lue			
6			1989							A STA	ONSULTANTS	PIL

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VASTUKALA Unlocking Excellence CUNSULTAW'S Neuers & Appraisers Architects & Appraisers Chartered Engineers Lender's Engineer MH2010 VIC¹⁰

	Particulars	Area in Sq. M.	Value in Rs.						
1	Land	2542.99	11,11,287.00						
2	Construction	nstruction							
		TOTAL			63,98,712.00				
14.		Market	Value of Land						
	Particulars	Area in Sq. M.	Rate ir	n Rs.	Value in Rs.				
	Land	2542.99	63,57,475.00						
15.		Value of the Property							
		Land	Building	Amenities	Total				
	Government Guideline value	11,11,287.00	52,87,425.00	Nil	63,98,712.00				
	Market Value	63,57,475.00	52,87,425.00	Nil	1,16,44,900.00				
	Distressed/Forced Sale Value				1,04,80,410.00				
	Realizable Value								
	Remarks								
	 Details as per Mail Dated 23.11.2024 of Shri. Sandesh Burde (Regional Legal and Tech Manager of Axis Bank) Consider Single valuation Reports for two separate Plot No. 19/A & 19/B with reference of Shri. 								

Sandesh Burde (Regional Legal and Tech Manager of Axis Bank)



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Undertaking:

- 1. I have / our / representative Sharadkumar B. Chalikwar (Chairman & Managing Director) has inspected the subject property on 28.11.2024 along with Owner's Representative Shri. Anil Magar 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: 05.12.2024

Attachments		
Photographs of the Property from inside & outside	:	Attached
Location sketch for the property:	:	Attached.
Geo Tagging	1	Attached.
Topography	:	Leveled Land.
Government Value Document	:	Attached.

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Actual Site Photographs

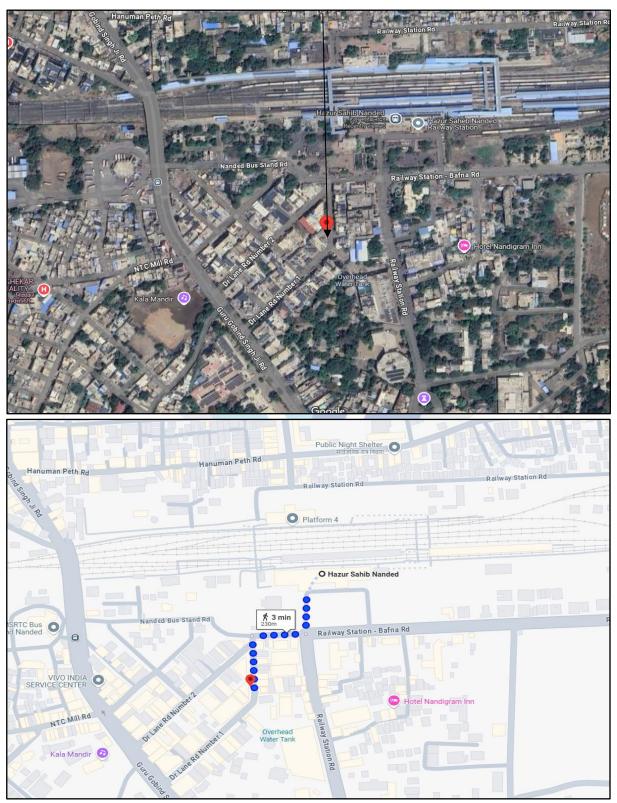




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Route Map of the Property



Longitude Latitude: 19.158561,77.309179

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Note:

• Red Pointer shows Approx. Property Location.

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• Blue line shows Route from Nanded Railway Station @ 230 Mts





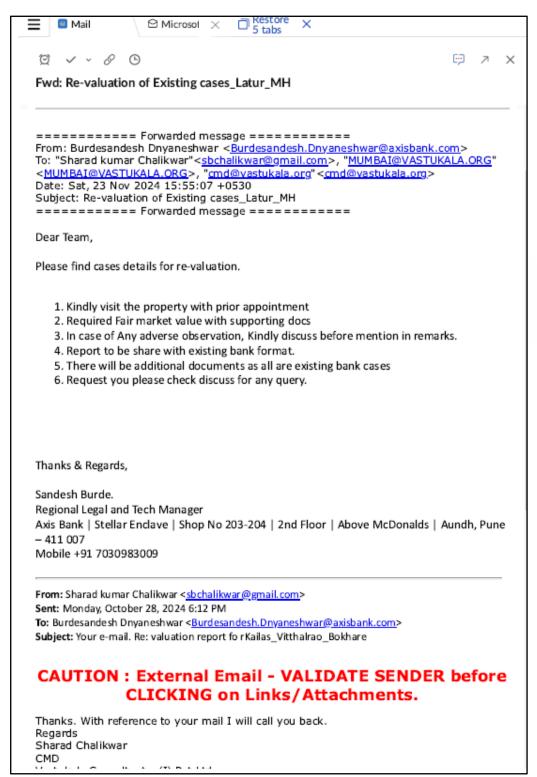
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	Selected District	Nanded						
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	Select Village	Mauje : Vajira	bad (Nar	ided Wagh	ala Sha			
	Search By	Survey No.		SubZone	s			
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Gmail Attachment





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Vastukala Consultants (I) Pvt. Ltd.

Gmail Attachment

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Fwd: Re-valuation of Existing cases_Latur_MH	
CAUTION : External Email - VALIDATE SENDER befo CLICKING on Links/Attachments.	re
Thanks. With reference to your mail I will call you back. Regards Sharad Chalikwar CMD Vastukala Consultants (I) Pvt Ltd Disclaimer: "Information contained and transmitted by this E-MAIL including any attachment is proprietary to Axis Bank Ltd and is intended solely for the addressee/s, is may contain information that is privileged, confidential or exempt from disclosure under applicable law. Access to this e-mail and/or to the attachment by anyone else is unauthorized. If this is a forwarded message, the content and the views expressed in the E-MAIL may not reflect those of the Bank. If you are not the intended recipient, an age of the intended recipient or a person responsible for delivering the information to the named recipient, you are notified that any use, distribution, transmission, printing, copying or dissemination of this information in any way or in any manner is strictly prohibited. If you are not the intended recipient of this mail kindly delete from your system and inform the sender. There is no guarantee that the integrity of this communication has been maintained and nor is this communication free of viruses, interceptions or interference." Disclaimer: "Information contained and transmitted by the E-MAIL including any attachment is proprietary to Axis Bank Ltd and is intended solely the addressee/s, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. Access to this e-mail and/or to the attachment by anyone else is unauthorized. If this is a forwarded message, the content and the views expressed in this E-MAIL may not reflect those of the Bank. If you are not the intended recipient, an agent of the intended recipient or a person responsible for delivering the information to the named recipient, you are notified that any use, distribution, transmission, printing, copying or dissemination of this information in any way or in an manner is strictly prohibited. If you are not the intended recipient of this mail kindly	his nt for y y
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Reply • Reply All • Forward • Edit as new	



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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: 05.12.2024 Place: Nanded.



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