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## 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, 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.

Longitude Latitude: 19.158561,77.309179

### 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.

## Vastukala Consultants (I) Pvt. Ltd.

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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 / 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, 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 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:

<b>Guideline Value of the Property</b>	<b>Rs. 63,98,712.00</b>
<b>Fair Market Value of the Property</b>	<b>Rs. 1,16,44,900.00</b>
<b>Realizable Value of the Property</b>	<b>Rs. 1,04,80,410.00</b>
<b>Forced/ Distress Sale value of the Property.</b>	<b>Rs. 93,15,920.00</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>Suresh Ganesh Rudrakanthwar</b> R/o. Survey No.46 and 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 Nanded., State – Maharashtra, Country - India. Mob. No. # 8600133971		
3.	Name of the Bank Official Present	No.		
4.	<b>Details of the Property Being Valued</b>			
4.1	Description of the Property	<b>Underground + Upper ground + 1<sup>st</sup> to 3<sup>rd</sup> Upper Floors</b>		
4.2	Location of Property	Building bearing on Survey No. 46 & 47, CTS No. 3933, Plot No. 19/A & 19/B, Municipal No. 3-1-349, Pin No. 4040300963, " <b>Om Plaza</b> ", Dr. Lane (Old Ghamodiya Factory), Mouje – Vazirabad, PIN-431 601, Tal. & Dist. – Nanded, State – Maharashtra, India		
	(Rural / Semi Urban / Urban)	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. 46 & 47, CTS No. 3933, Plot No. 19/A & 19/B	Road	Dr. Lane
4.5	Colony / Nagar / Sector	Vazirabad	Locality / Landmark	Dr. Lane
4.6	Village/Town/City	Nanded	District:	Nanded
4.7	State	Maharashtra	Pin code:	431 601
5.	<b>Type of Property</b>			
	<b>(A) Plot:</b> (Residential / Commercial / Industrial)	Commercial		
	Level of land with topographical conditions	Levelled		
	Whether situated in Municipal / Corporation Limit	Village Panchayat		
	Any construction observed on plot	<b>Underground + Upper ground + 1<sup>st</sup> to 3<sup>rd</sup> Upper Floors</b>		
	<b>(B) Residential Property:</b> (Independent house / Bungalow / Row House / Flat)	Independent Building		
	Civic Amenities like school, hospital, market, etc. (Available, within the radius of Km./ Not Available)	All available near by.		
	<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 230 Mts.	Bus stop/ Taxi/ Auto Stand 100 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 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	
	<b>North</b>	Plot No. 20, 21 & Part of Plot No. 22		Plot No. 20, 21 & Part of Plot No. 22	
	<b>South</b>	12.00 M wide Road		12.00 M wide Road	
	<b>East</b>	12.00 M wide Road		12.00 M wide Road	
	<b>West</b>	Plot No. 18		Plot No. 18	
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)		Commercial		
6.12	Type of Structure (Load Bearing / RCC / Aluform shuttering)		RCC Framed Structure		
6.13	Number of floors	As per Actual		<b>Underground + Upper ground + 1<sup>st</sup> to 3<sup>rd</sup> Upper Floors</b>	
6.14	Occupancy Details (Self-Occupied / Rented / Vacant)		Tenant 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		Developed.
			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		Developed
			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 Sale Deed			2542.99	
10.03	Plot Area As per Grampanchyat Sanctioned Plan				
10.04	Demarcation at Site			Yes.	
10.05	Plot Area Considered for Valuation			<b>2542.99</b>	
<b>10.06</b>	<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 Area		2488.20	

	2.	First Floor						
				<b>Total</b>				<b>2488.20</b>
10.07	● As per Mail Built up Area Considered for Valuation: <b>2488.20 Sq. Ft.</b>							
<b>10.08</b>	<b>Floor wise break up as follows</b>				<b>Current Usage</b>			
	<b>Floor</b>	<b>Actual Built-up Area in Sqm.</b>			<b>(Storage / Parking / Commercial /Residential)</b>			
	Ground Floor				Residential			
	First Floor	-						
10.9	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	-		
10.11	FSI Utilized				-			
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 Sqm.		
10.14	Percentage of Extra Construction				-			
10.15	Whether the extra construction is Compoundable OR Non-Compoundable?				Non-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	10 year.	Projected Future Life of the Structure	50 Years.	(As per Owners information)			
10.20	Land Revenue / Taxes Paid upto (for Land)	Details not available	Municipal Taxes Paid upto (for Building)	Details not available				
<b>11.</b>	<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 13.50%</b>	<b>Net Value after Depreciation</b>
	1	Total Area	2488.20	10	2,500.00	62,20,500.00	- 9,33,075.00	52,87,425.00
		<b>Total</b>						<b>52,87,425.00</b>
<b>12.</b>	<b>Details of Amenities</b>							
	1	NIL						NIL
<b>13.</b>	<b>Government Guideline value</b>							

	Particulars	Area in Sq. M.	Rate in Rs.	Value in Rs.	
1	Land	2542.99	437.00	11,11,287.00	
2	Construction			52,87,425.00	
	<b>TOTAL</b>			<b>63,98,712.00</b>	
14.	<b>Market Value of Land</b>				
	Particulars	Area in Sq. M.	Rate in Rs.	Value in Rs.	
	Land	2542.99	2,500.00	63,57,475.00	
15.	<b>Value of the Property</b>				
		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				93,15,920.00
	<b>Remarks</b>				
	<p>1. Details as per Mail Dated 23.11.2024 of Shri. Sandesh Burde (Regional Legal and Tech Manager of Axis Bank)</p> <p>2. Consider Single valuation Reports for two separate Plot No. 19/A &amp; 19/B with reference of Shri. Sandesh Burde (Regional Legal and Tech Manager of Axis Bank)</p>				

**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

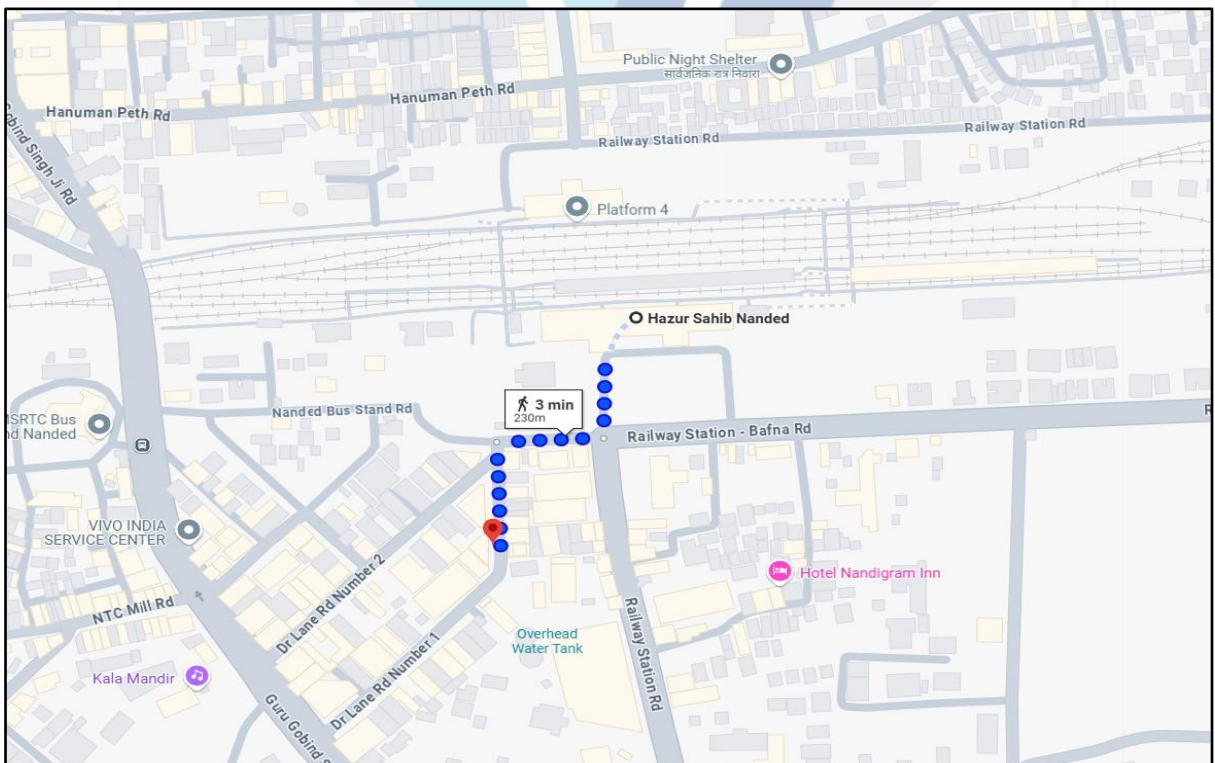
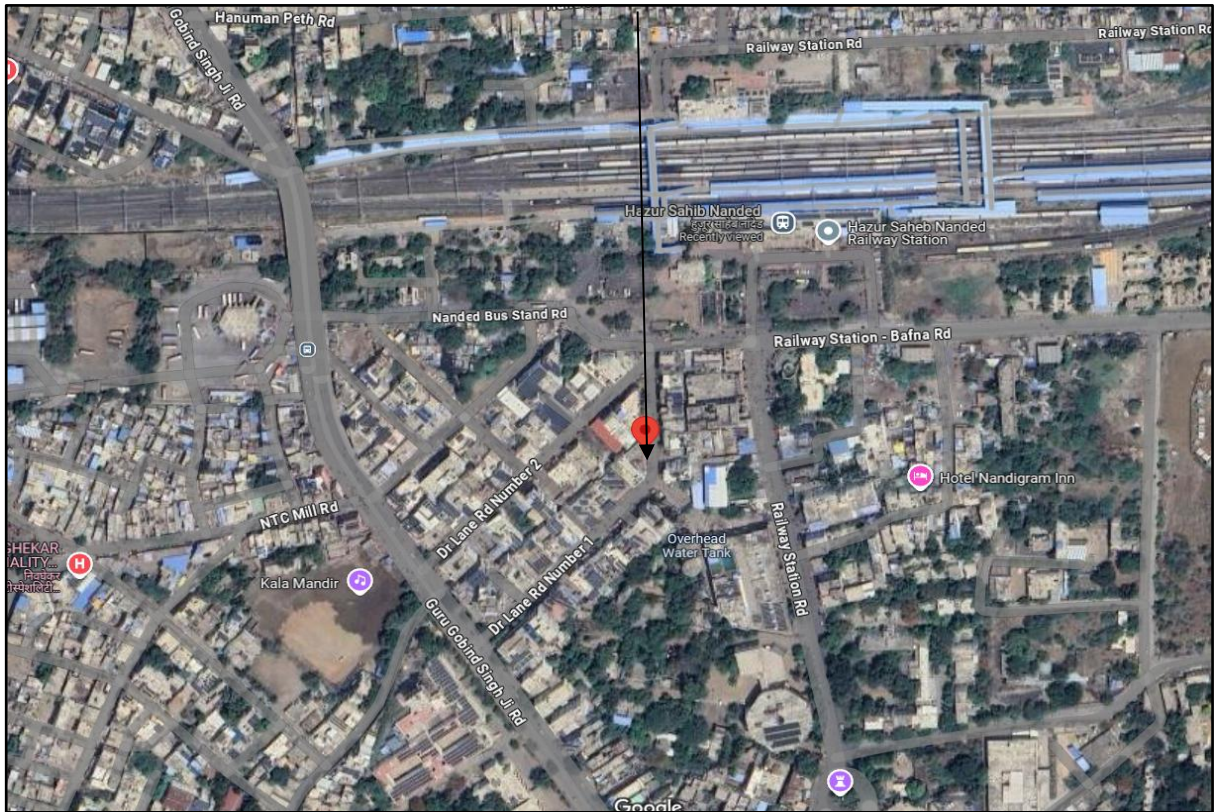
<b>Attachments</b>		
Photographs of the Property from inside & outside	:	Attached
Location sketch for the property:	:	Attached.
Geo Tagging	:	Attached.
Topography	:	Leveled Land.
Government Value Document	:	Attached.

## Actual Site Photographs





## Route Map of the Property



**Longitude Latitude: 19.158561,77.309179**

**Note:**

- Red Pointer shows Approx. Property Location.
- Blue line shows Route from Nanded Railway Station @ 230 Mts



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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 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

## 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**

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.