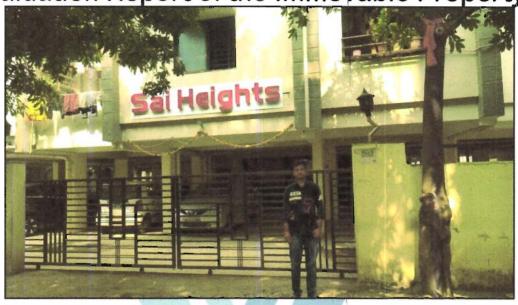


Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Ramesh Balaji Yerawar

Residential Flat No. 203, 2nd Stilt Floor, P. R. Card No. 10313(Part), "Sai Heights", Anand Nagar, Plot No. 13, 14 & 15, Survey No. 30/A/2 of Village - Asadullabad, Taluka - Nanded, District - Nanded, PIN - 431601, Maharashtra, India.

Longitude Latitude: 19.197131, 77.301451

Valuation Done for: Axis Bank Kalamandir Branch

Nikhil Heights, Vazirabad Bus Stand Road, Kalamandir, Nanded - 431601, 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 Our Pan India Presence at:

Nanded

Pahmedabad Delhi NCR

Mumbai Nashik Raikot Aurangabad
Pune

Raipur Regd. Office

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

2 +91 2247495919

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Axis / Kalamandir Branch / Mr. Ramesh Balaji Yerawar (012838/2309479)

Vastu/Nanded/12/2024/012838/2309479 09/15-177-SCSK

Date: 09.12.2024

VALUER'S OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Stilt Floor, P. R. Card No. 10313(Part), "Sai Heights", Anand Nagar, Plot No. 13, 14 & 15, Survey No. 30/A/2 of Village - Asadullabad, Taluka - Nanded, District – Nanded, PIN – 431601, Maharashtra, India is belongs to Mr. Ramesh Balaji Yerawar.

Boundaries of the property

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North	Residential Building
South	Internal Road
East	Raj Residency
West	Open Plot

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:

Fair Market Value of the Property	Rs. 62,09,670.00
Realizable Value	Rs. 55,88,703.00
Forced/ Distress Sale value.	Rs. 49,67,736.00
Guideline Value of the Property	Rs. 48,55,935.00

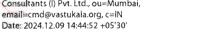
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For, Vastukala Consultants (I) Pvt. Ltd.

Sharadkumar Chalikwar

Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org, c=IN Date: 2024.12.09 14:44:52 +05'30'



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

Mumbai

Aurangabad

Encl: Valuation report.





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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Nonded **♥**Thone

Nashik O Pune

Raikat **∮**Indore

PAhmedabad PDelhi NCR Raipur **♀** Jaipur

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 www.vastukala.co.in

VALUATION REPORT (IN RESPECT OF RESIDENTIAL FLAT)

1.	CBB/CCMC/CCSU		Assignme	nt No		
2.	Name of Owner & Address:			Mr. Ramesh Balaji Yerawar Residential Flat No. 203, 2 nd Stilt Floor, P. R. Card No.		
				nand Nagar, Plot No.		
				- · · · · · · · · · · · · · · · · · · ·	30/A/2 of Village -	
				District - Nanded, PIN		
	Name of Borrower & Address			Maharashtra, India.		
	Name of Borrower & Address		Mr. Ramesh Balaji Yerawar Residential Flat No. 203, 2 nd Stilt Floor, P. R. Card No.			
			10313(Part), "Sai Heights", Anand Nagar, Plot No.			
			1	•	30/A/2 of Village -	
			ad, Taluka – Nanded, , Maharashtra, India.	District – Nanded, PIN		
3.	Name of the Bank Official Pre	Name of the Daule Official David				
J.	Name of the Representative &		No. Mr. Rame	esh Balaji Yerawar		
	Traine of the Fredericans of		Contact N	lo.: 9423709472		
4.		Details of the Pi				
4.1	Description of the Property		+ 3 Upper F	and the second s	laar D. D. Card No.	
4.2	Location of Property	THE RESEARCH AND ADDRESS OF THE PARTY OF THE	Annual Control of the		loor, P. R. Card No. agar, Plot No. 13, 14 &	
	V		ACCUMULATION OF THE PERSON OF		Asadullabad, Taluka –	
	No.		led, District – Nanded, PIN – 431601, Maharashtra, India			
	(Rural / Semi Urban / Urban)	Urba	n.			
4.3	Documents Provided:		y An	0.10	1 " D 1 01 1	
		And the second s	1 between M/s. Sai Developers through its Partners Shri. nakant Jonnawar (the Builders) AND Mr. Ramesh Balaji			
	Yerawar (the Purchasers)		anain Joini	awai (tile Dulldels) Al	ND MI. Namesh Dalaji	
	2. Copy of Sauda Chitthi da		en M/s. Sai	Developers through it	s Partners Shri. Harish	
	Mohandas Lalwani & Shi	i. Sunil Ramakant Jo	onnawar (the	e Builders) AND Mr. F	Ramesh Balaji Yerawar	
	(the Purchasers).	10001/001	20 20 2011			
	3. Copy of Sale Deed No Partners Shri. Harish Mo					
	Ramesh Balaji Yerawar (1		onn. Sunn i	Maniakani Johnawai (the builders) AND IVII.	
	4. Copy of Construction Pe	,	NC / NRV	/ 119 / A / 10 dated	05.06.2010 issued by	
	Nanded – Waghala City N	·				
	5. Copy of Construction Cor			CMNC / NRV / 119 / B	/ 10 dated 05.06.2010	
	issued by Nanded – Wag 6. Copy of Approved Plan I	•	•	secued by Nanded – V	Vaghala City Municipal	
	Corporation.	NO. 1197 DI Galed O	0.00,20101	ssued by Nanded – v	vagnala City Municipal	
	7. Copy of Property Tax Re	eceipt No. 17 dated (02.12.2023	in the name of Mr. R	Ramesh Balaji Yerawar	
	issued by Nanded – Wag				-	
4.4	Plot No / Survey No. / Gut			Road	Bhagya Nagar Road	
	No. / Khasra No:	No. 30/A/2 of No. Asadullabad	Village –			
4.5	Colony / Nagar / Sector	Anand Nagar		Locality / Landmark	Near Raj Residency	
4.6	Village/Town/City	Asadullabad		District:	Nanded	



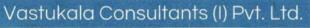
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4.7	State	Maharashtra			Pin code:	431601		
4.8	Distance from Ar	om Area Office				2.4 Km.		
5.	Type of Propert							
	(A) Plot: (Residential / Commercial / Industrial)					Residential		
	Level of land with topographical conditions					Levelled		
	Whether situated in Municipal / Corporation Limit					Corporation		
	Any construction observed on plot					Stilt + 3 Upper Floors	Docidential D) uilding
							Residential B	building
	(B) Residential Property: (Independent house / Bungalow /					Flat		
	Row House / Flat)				All available nearby.			
		Civic Amenities like school, hospital, market, etc. (Available, within the radius of Km./ Not Available)			All available flearby.			
	(C) Commercial			Office / Chan /	I Init in	No		
	a Mall / Gowdow		pperty: (Office / Shop /	UIIII III	INO		
6.	a Iviali / Gowdow		A	ssibility / Bou	ndorio.	1 Others		
-	Availability of la	and transport (A)					and Dailman	Chatian
6.1	Personal Transp		rietro / L	Local Train / E	sus /	Local Transport, Bus St	and, Rallway	Station.
6.2	Distance from Na	<u> </u>	tation 2	4 Kms		Bus stop/ Taxi/ Auto Sta	and 500 M	_
6.3	Does the approa	<u>-</u>		Yes		Will it be able to accor		No
0.0	/ Building is			163	100	fire extinguisher	IIIIIouale a	INO
	accessible	macpendem	anu	A		ille extiliguisitei		
6.4	Does the prop	orty foll undo	r land	No	-	Doos the property	foll in a	Ma
0.4	locked area	erty ian unde	i iaiiu	INO	7	Does the property	I	No
6.5		nittont Dist	-	The All		community dominated a Intermittent.	area	
0.0	Cornered / Intermittent Plot				mtermittent.			
CC	Daundarias		An Dan	Cian		An Day Cole Dead (Flat Daumdan	-iV
6.6	Boundaries	Dan	As Per			As Per Sale Deed (The second secon	ries)
6.6	North		idential	Building		Flat No	. 202	ries)
6.6	North South	l	idential nternal	Building Road		Flat No Road & Ope	. 202 en Space	ries)
6.6	North South East	l	idential nternal laj Resid	Building Road dency		Flat No Road & Ope Open S	. 202 en Space Space	ries)
	North South East West	li R	idential nternal laj Resid Open I	Building Road dency Plot	lace	Flat No Road & Ope Open S Flat No	. 202 en Space Space	ries)
6.6	North South East West Class of locality	R (Posh / Higher N	idential nternal laj Resid Open I	Building Road dency Plot	class	Flat No Road & Ope Open S	. 202 en Space Space	ries)
	North South East West	(Posh / Higher Notass / Poor)	idential nternal laj Resid Open I Middle C	Building Road dency Plot Class / Middle C		Flat No Road & Ope Open S Flat No	. 202 en Space Space	ries)
6.7	North South East West Class of locality / Lower Middle C	(Posh / Higher Notass / Poor)	idential nternal laj Resid Open I Middle C	Building Road dency Plot Class / Middle C		Flat No Road & Ope Open S Flat No Middle Class	. 202 en Space Space	ries)
6.7	North South East West Class of locality / Lower Middle C Quality of Infras Average / Poor) Ownership Statu	(Posh / Higher National) (Posh / Poor) tructure in the	idential nternal laj Resid Open I Middle C	Building Road dency Plot Class / Middle C	od /	Flat No Road & Ope Open S Flat No Middle Class	. 202 en Space Space	ries)
6.7	North South East West Class of locality / Lower Middle C Quality of Infras Average / Poor) Ownership Statu Govt. Authority)	(Posh / Higher Malass / Poor) tructure in the value of the Property	idential Internal Itaj Resid Open I Middle C vicinity (Building Road dency Plot Class / Middle C (Excellent / Go	od /	Flat No Road & Ope Open S Flat No Middle Class Good Freehold	. 202 en Space Space . 204	
6.7	North South East West Class of locality / Lower Middle C Quality of Infras Average / Poor) Ownership Statu Govt. Authority) Approved usa	(Posh / Higher Malass / Poor) tructure in the value of property	idential Internal Caj Resid Open I Middle C Vicinity (Y (Free II Perty Residual)	Building Road dency Plot Class / Middle C	od /	Flat No Road & Ope Open S Flat No Middle Class Good Freehold Actual usage of pro	en Space Space 204 perty Reside	
6.7	North South East West Class of locality / Lower Middle C Quality of Infras Average / Poor) Ownership Statu Govt. Authority) Approved usa (Industrial /	(Posh / Higher Mass / Poor) tructure in the second	idential Internal Itaj Resid Open I Middle C vicinity (Building Road dency Plot Class / Middle C (Excellent / Go	od /	Flat No Road & Ope Open S Flat No Middle Class Good Freehold Actual usage of proj (Industrial / Commerce)	en Space Space 204 perty Reside	
6.7 6.8 6.9 6.10	North South East West Class of locality / Lower Middle C Quality of Infras Average / Poor) Ownership Statu Govt. Authority) Approved usa (Industrial / Residential / Mix	(Posh / Higher Milass / Poor) tructure in the visual softhe Property ge of property Cornmercial	idential Internal Itaj Resid Open I Vicinity (Vicinity	Building Road dency Plot Class / Middle C (Excellent / Go Hold / Reg. Lea	od /	Flat No Road & Ope Open S Flat No Middle Class Good Freehold Actual usage of proj (Industrial / Commerc Residential / Mix)	en Space Space 204 perty Reside	
6.7 6.8 6.9 6.10	North South East West Class of locality / Lower Middle Class of Infrast Average / Poor) Ownership Statu Govt. Authority Approved usa (Industrial / Residential / Mix Restrictive cover	(Posh / Higher Market Property s of the Property Ge of proper Corrimercial () hants in regards	idential Internal Itali Resid Open I Middle C Vicinity (Vicinity	Building Road dency Plot Class / Middle C (Excellent / Go Hold / Reg. Lea esidential Use, (if any)	ood /	Flat No Road & Ope Open S Flat No Middle Class Good Freehold Actual usage of prop (Industrial / Commerc Residential / Mix) Residential.	en Space Space 204 perty Reside	
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6.7 6.8 6.9 6.10 6.11 6.12 6.13 7.1 7.1 7.2	North South East West Class of locality / Lower Middle Class of locality / Lower Middle Class Average / Poor) Ownership Statu Govt. Authority) Approved usa (Industrial / Residential / Mix Restrictive cover Type of Struct shuttering) Number of floors Occupancy Deta If the property i Name of tenant / Was there any res	(Posh / Higher Manager Poor) tructure in the vertical state of the Property ge of proper Commercial state of the Property nants in regards ure (Load Beautilla (Owner Occus on rent: lease & Number esistance for value of the Property lease & Number of the Property of	idential Internal Ital Resid Open I Vicinity (Vicinity	Building Road dency Plot Class / Middle C (Excellent / Go Hold / Reg. Lea esidential Use, (if any) RCC / Alu actual canctioned Planented / Vacant) rs in tenancy	form N.A. If yes	Flat No Road & Ope Open S Flat No Middle Class Good Freehold Actual usage of prop (Industrial / Commerc Residential / Mix) Residential. RCC Framed Structure Stilt + 3 Upper Floors Stilt + 3 Upper Floors Owner Occupied	en Space Space 204 perty Residential /	ential
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Since 1989



8.	If the property is Lease	hlor						
8.1	Name of Lesser: N.A.	and the same of th	Nature of Lease: N.A.				Condition of the Condit	
8.2	Total Period of Lease: N.				If yes, from the current occupants: N.A.			
8.3			Development of surrounding area Underdeveloped Developed.				Davelaned	
0.3	Does property have basic amenities		/ Developing / Developed			Developed,		
9.	Dasic afficiation	/						
9.1	RERA Registration Number: Not Applicable Occupancy Certifica					nata: Not Provided		
9.1		1.			ancy Certificate: Not Provided			
9.2		ut Approval Number:			Copy of Approved Plan No. 119 / BP dated 05.06.201			
	Date of Approval Expiry Date				issued by Nanded – Waghala City Municipal Corporation.			
9.3	Building Plan Approval Number:			Copy	of Approve	d Plan No. 119 /	BP dated 05.06.2010	
0.0	Date of Approval	arribor.		1 ' '			unicipal Corporation.	
	Expiry Date			100000	by manaca	rragnala olty m	amorpai Gorporationi	
10.		4	Con	structio	n Details			
10.1	Area of the Flat No. 203	As per S	auda Chitthi		I		eclaration Total Area	
					1 '	00 Sq. Ft. and Sale	eable Area is 1,347.00	
10.0	Cornet Area				Sq. Ft.			
10.2	Carpet Area				- Van			
10.4	Demarcation at Site	14:			Yes	Deed & Deed of D	eclaration Total Area	
10.5	Area Considered for Valu	ation					eable Area is 1,347.00	
						me is considered		
10.6	Floor wise break up as	follows		2019		Current U		
		er Sale		Deed of	(Storac	e / Parking / Comm	nercial / Residential)	
		Deed	Declar		,			
10 =		1.37	51.37	Sqm		Resideri	tial	
10.7	Amenities Details (if any)				No.	<u> </u>		
10.8	Floor Space Index permi		A III FOI	0004	4.40			
	(Max Building Potential of As per UDCPR 2020)	n Plot	Ancillary FSI	00%	1.40			
	Actually utilized F.S.I.		1000	A	It is an Apartment building.			
10.9	Actually utilized 1.0.1.		Villa Control		l a lt ic or			
10.5	Whether the construction	is as no	er approved	1		Apartment buildin	9.	
	Whether the construction building plan and / or local				No.			
	Whether the construction building plan and / or local				No. Where		Declared the Saleable	
				1	No.Where area in	eas developer has n Deed of Declarati	Declared the Saleable	
				T	No.Where area irValuat condi	eas developer has n Deed of Declarati ion is done for tion" for the Salea	Declared the Saleable on	
40.60	building plan and / or loca	al buildin			No.Where area irValuat condition	eas developer has n Deed of Declarati ion is done for	Declared the Saleable on "As is where is	
10.10	building plan and / or local	al buildin	g bye laws:		 No. Where area ir Valuat condition per De N.A. 	eas developer has n Deed of Declarati ion is done for tion" for the Salea	Declared the Saleable on "As is where is	
10.11	building plan and / or local building plan an	al buildin tion struction	g bye laws:	ible OR	 No. Where area ir Valuat condinger Delivation N.A. N.A. 	eas developer has n Deed of Declarati ion is done for tion" for the Salea sed of Declaration.	Declared the Saleable on "As is where is	
	Details of Extra Construct Percentage of Extra Construct Whether the extra const	al buildin tion struction	g bye laws:	ible OR	 No. Where area ir Valuat condition per De N.A. 	eas developer has n Deed of Declarati ion is done for tion" for the Salea sed of Declaration.	Declared the Saleable on "As is where is	
10.11	building plan and / or local building plan an	al buildin tion struction	g bye laws:		 No. Where area ir Valuat condinger Delivation N.A. N.A. 	eas developer has n Deed of Declarati ion is done for tion" for the Salea sed of Declaration.	Declared the Saleable on "As is where is	
10.11	Details of Extra Construct Percentage of Extra Construct Whether the extra const Non-Compoundable?	tion struction ruction is	s Compounda		No. Where area ir Valuat condit per De N.A. N.A. Compoun	eas developer has n Deed of Declarati ion is done for tion" for the Salea sed of Declaration.	Declared the Saleable on "As is where is	
10.11 10.12 10.13 10.14 10.15	Details of Extra Construct Percentage of Extra Construct Whether the extra const Non-Compoundable? Quality of construction Maintenance of the Propic Condition of Building	al buildin	s Compounda Good Well I	maintaine	No. Where area ir Valuat condir per De N.A. N.A. Compounded.	eas developer has a Deed of Declaration is done for the Salea and of Declaration. dable.	Declared the Saleable on "As is where is	
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10.11 10.12 10.13 10.14 10.15	Details of Extra Construct Percentage of Extra Construct Whether the extra const Non-Compoundable? Quality of construction Maintenance of the Propoundable Condition of Building Current Life of the structure Land Revenue / Taxe	tion struction is erty e 13 y	s Compounda Good Well I Good rears. Projecthe S ails Municipal	maintaine cted Fute tructure cipal Ta	No. Where area ir Valuat condit per De N.A. N.A. Compounded.	eas developer has n Deed of Declaration is done for tion" for the Salested of Declaration. dable. 47 Years. Tax Amount in F	Declared the Saleable on "As is where is able Area available as Rs. 6,316.00, Tax Paid	
10.11 10.12 10.13 10.14 10.15 10.16	Details of Extra Construct Percentage of Extra Construct Non-Compoundable? Quality of construction Maintenance of the Propic Condition of Building Current Life of the structure	tion struction ruction is erty 13 y Deta	Good Well rears. Projecthe Sails Municup to	maintaine cted Futi tructure	No. Where area ir Valuat condit per De N.A. N.A. Compounded.	eas developer has a Deed of Declaration is done for tion" for the Salested of Declaration. dable. 47 Years. Tax Amount in Freceipt No. 17, 6	Declared the Saleable on "As is where is able Area available as Rs. 6,316.00, Tax Paid dated 02.12.2023, PIN	
10.11 10.12 10.13 10.14 10.15 10.16	Details of Extra Construct Percentage of Extra Construct Whether the extra const Non-Compoundable? Quality of construction Maintenance of the Propoundable Condition of Building Current Life of the structure Land Revenue / Taxe	tion struction ruction is erty 13 y Deta	S Compounda Good Well I Good rears. Proje the S ails Munic up to	maintaine cted Fute tructure cipal Ta (for Flat)	No. Where area ir Valuat condit per De N.A. N.A. Compounded.	eas developer has a Deed of Declaration is done for tion" for the Salea eed of Declaration. dable. 47 Years. Tax Amount in Faceipt No. 17, No. 4020119198	Declared the Saleable on "As is where is able Area available as Rs. 6,316.00, Tax Paid dated 02.12.2023, PIN	



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1	Flat No. 203	1,347.00	5,000.00	67,35,000.00
2	Depreciation: 19.50 %			- 5,25,330.00
	(1,347.00 Sq. Ft. x Rs. 2,000.00 x 19.50%)			
3	TOTAL (1-2)	1890 15 15 15 18	ALCOHOL:	62,09,670.00
12.	Details of Amenities	No.		
13.	Gove	ernment Guideline val	lue	
	Particulars	Area in Sq. Ft.	Rate in Rs.	Value in Rs.
1	Flat No. 203	1,347.00	3,995.00	53,81,265.00
2	Depreciation: 19.50 %			- 5,25,330.00
	(1,347.00 Sq. Ft. x Rs. 2,000.00 x 19.50%)			
3	TOTAL (1-2)			48,55,935.00

14.		Value of the Property		
		Flat No. 203	Amenities	Total
	Government Guideline value	48,55,935.00	Nil	48,55,935.00
	Market Value	62,09,670.00	Nil	62,09,670.00
	Distressed/Forced Sale Value			55,88,703.00
	Realizable Value		9.	49,67,736.00
		Remarks	Yell Silver	
	Whereas developer has Declared the Status Valuation.			
	 Valuation is done for "As is where i 	s condition" for the Sa	leable Area available	e as per Deed of

Undertaking:

Declaration.

- 1. I have our representative, has inspected the subject property on 08.11.2024 visited the property & 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. If 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.
- 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

Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org, c=IN Date: 2024.12.09 14:46:03 +05'30'

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

Chalikwar

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

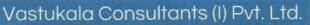
IBBI Reg.No. IBBI/RV/07/2019/11744

Date: 09.12.2024

:	Attached
:	Attached
:	Attached
:	Leveled Land
:	Attached



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An ISO 9001: 2015 Certified Company



Actual Site Photographs





















Actual Site Photographs





















Route Map of the Property





Longitude Latitude: 19.197131, 77.301451

Note:

- Red rectangle shows Approx. Property Location.
- Blue line shows Route from Nanded Railway Station @ 2.4 Km.



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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 Chalikwar

Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org, c=IN Date: 2024.12.09 14:46:16 +05'30'

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.



