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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 Owner:

**Mr. Ganesh S/o Venkatrao Achintalwar,
Mr. Pravin S/o Venkatrao Achintalwar &
Mr. Raju S/o Venkatrao Achintalwar**

Gut No.40, Udgir - Degloor Road, Mouje – Karadkhed, Taluka – Degloor, District – Nanded, Maharashtra, India.

Longitude Latitude: 18.484016, 77.495226

Intended User:

Axis Bank

Nanded Main Branch

Nikhil Heights, Vazirabad Bus Stand Road, Kalamandir, Nanded,
PIN Code – 431602, 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:

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Regd. Office

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

☎ **+91 2247495919**

✉ mumbai@vastukala.co.in

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Valuation Report / Axis Bank /Nanded Main Branch / Mr. Ganesh Venkatrao Achintalwar & Other (012936/2309475)

Page 2 of 12

Vastu/Axis Bank/Nanded/12/2024/012936/2309475

09/11-173 -AS

Date: 09.12.2024

VALUER'S OPINION REPORT

This is to certify that the property bearing Gut No.40, Udgir - Degloor Road, Mouje – Karadkhed, Taluka – Degloor, District – Nanded, Maharashtra, India belongs to **Mr. Ganesh S/o Venkatrao Achintalwar, Mr. Pravin S/o Venkatrao Achintalwar & Mr. Raju S/o Venkatrao Achintalwar.**

Boundaries of the property.

On or towards the North by	:	Land of Allauddin
On or towards the South by	:	Udgir - Degloor Road
On or towards the East by	:	Village River
On or towards the West by	:	Levan Land

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. 87,37,000.00
Realizable Value of the Property	Rs. 78,63,000.00
Forced / Distress Sale Value of the Property	Rs. 69,90,000.00
Guideline Value of the Property	Rs. 6,24,887.00

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.

Nagendra Kalegore

M.Sc (Agri)
Ex. Professor & Agriculture Valuer
PVAI Reg. No. LM-3459



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:

- | | | | |
|--------------|----------|-------------|-------------|
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| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

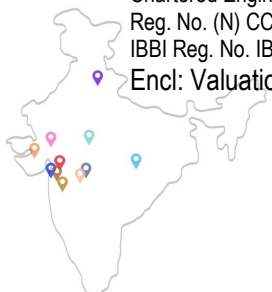
Regd. Office

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

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

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VALUATION REPORT (IN RESPECT OF AGRICULTURE LAND)

1.	CBB/CCMC/CCSU	Request No	-		
		Proposal No.	-		
	Authorization Letter of Bank	Telephonic discussion with Mr. Shivkumar Chandsure, Manager, Axis Bank, Nanded Main Branch dated 19.10.2024. Email Id: 295942@axisbank.com Cell # 9145702020			
2.	Name of Owner & Address:	Mr. Ganesh S/o Venkatrao Achintalwar, Mr. Pravin S/o Venkatrao Achintalwar & Mr. Raju S/o Venkatrao Achintalwar R/o. H. No. 4644, Line Galli, Degloor. Mr. Ganesh S/o Venkatrao Achintalwar (Co-Owner) Cell # 9422185107 Joint Ownership Details of Ownership share is not available.			
	Name of Borrower & Address	Mr. Ganesh Venkatrao Achintalwar R/o. Laine Galli, Shivaji Chowk, Tq. Degloor, Dist. Hingoli. Cell # 9422185107			
3.	Name of the Bank Official Present	No.			
	Name of the Representative & Mobile No.	Mr. Ganesh S/o Venkatrao Achintalwar (Co-Owner) Cell # 9422185107			
4.	Details of the Property Being Valued				
4.1	Description of the Property	<ul style="list-style-type: none"> The Subject Property under valuation is Freehold Agricultural Land Bearing Gut No.40, Udgir - Degloor Road, Mouje – Karadkhed, Taluka – Degloor, District – Nanded, Maharashtra, India. The property has good marketability and good Residential Value. It is situated in developing area. All civic amenities, the transportation communication by vehical and public transportation are readily and easily available within periphery. 			
4.2	Location of Property	Gut No.40, Udgir - Degloor Road, Mouje – Karadkhed, Taluka – Degloor, District – Nanded, Maharashtra, India			
	(Rural / Semi Urban / Urban)	Rural			
4.3	Documents Provided:				
	1	Photo Copy of Sale Deed No. 459/2013, dated. 31.12.2012, Registered at Sub – Register, Degloor			
	2	Plan copy of Gunthewari Order Vide Outward No. 4728/2012, permit No. 289, dated. 06.10.2012, Degloor Municipal Council, Degloor.			
	3	Photo Copy of Regularized under Gunthewari Plan, Degloor Municipal Council, Degloor.			
	4	Photo Copy of Property Certificate Vide NO. 800/16, dated. 25.01.2016, Chief Officer, Degloor Municipal Council, Degloor.			
	5	Photo Copy of Namuna No 43 Rule (74) Tax Assessment year 2000 – 2001 dated. 25.01.2016, Chief Officer, Degloor Municipal Council, Degloor			
	6	Photo Copy of Ferfar Registered No. 9693, dated. 15.11.2015, Talathi L.N.Godhane, Talathi Sajja, Degloor.			
	7	Photo Copy of Tax Paid Receipt No. 08, Book NO. 865, dated. 15.11.2021, Degloor Municipal Council, Degloor			
	8	Photo Copy of Title Investigation Report dated. 27.11.2018, prepared by Adv. Madhav B. Pawde, Nanded			
4.4	Plot No / Survey No. /Gut No. / Khasra No:	Gut No.40, Udgir - Degloor Road, Mouje – Karadkhed, Taluka – Degloor, District – Nanded, Maharashtra, India.			
	Road	Degaon Road			
4.5	Colony / Nagar / Sector	Venkatesh Nagar	Locality / Landmark	Near Shree Krishna temple, Venkatesh nagar, Degaon road, Degloor.	
4.6	Village/Town/City	Degloor	District:	Nanded	

4.7	State	Maharashtra		Pin code:	431717	
4.8	Distance from Area Office	@ 84 Km. from Nanded Branch to Degloor				
5.	Type of Property					
	(A) Plot: (Residential / Commercial / Industrial)	Agricultural Land				
	Level of land with topographical conditions	Normal				
	Whether situated in Municipal / Corporation Limit	Village Panchayat.				
	Any construction observed on plot	No.				
	(B) Residential Property: (Independent house /Bungalow / Row House / Flat)	Agricultural Land				
	Civic Amenities like school, hospital, market, etc. (Available, within the radius of Km./ Not Available)	All available nearby.				
	(C) Commercial / Industrial Property: (Office / Shop /Unit in a Mall / Gowdown)	No.				
6.	Accessibility / Boundaries / Others					
6.1	Availability of local transport (Metro / Local Train / Bus /Personal Transport)	Local Transport, Bus Stand, Personal Transport				
6.2	Distance from Nanded Railway station @ 83 Km	Bus stop/ Taxi/ Auto Stand @ 2.3 Km				
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	Gut No.360					
	Boundaries	As Per Site		As Per Documents		
	North	6 M. Wide Road		6 M. Wide Road		
	South	Plot No. 26		Plot No. 26		
	East	Plot No. 28		Plot No. 28		
	West	Land of Gut No. 1023		Land of Gut No. 1023		
6.7	Class of locality (Posh / Higher Middle Class / MiddleClass / Lower Middle Class / Poor)	Middle Class				
6.8	Quality of Infrastructure in the vicinity (Excellent / Good /Average / Poor)	No infrastructure developed.				
6.9	Ownership Status of the Property (Free Hold / Reg.Lease / Govt. Authority)	Freehold.				
6.10	Approved usage of property(Industrial / Commercial / Residential / Mix)	Agricultural Land		Actual usage of property (Industrial / Commercial / Residential / Mix)		Agricultural Land
6.11	Restrictive covenants in regards to Land Use, (if any)	Agricultural Land				
6.12	Type of Structure (Load Bearing / RCC / Aluformshuttering)	Not applicable being open plot				
6.13	Number of floors	Not applicable being open plot				
6.14	Occupancy Details (Self-Occupied / Rented / Vacant)	Not applicable being open plot				
7.	If the property is on rent:					
7.1	Name of tenant / lease & Number of years in tenancy	Not applicable being open plot				
7.2	Was there any resistance for valuation: No	If yes, from the current occupants: N.A.				
7.3	Does property have basic amenities	No.	Development of surrounding area Underdeveloped / Developing / Developed			Developing
8.	If the property is Leasehold					
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.	Developing				
9. Approval Details								
9.1	RERA Registration Number	Not applicable being open plot						
9.2	Layout Approval Number:	-						
	Date of Approval	-						
	Expiry Date	-						
9.3	Building Plan Approval Number & Occupancy Certificate	Not applicable being open plot						
	Date of Approval	-						
	Expiry Date	-						
10.00 Plot Area Details.								
10.01	Plot Area	Area in Sq. m.						
10.02	Plot Area	Irregular in shape						
	Total Area	10,100.00 Sq. M. i.e. 1.01 Ha.						
10.03	Demarcation at Site	No.						
10.04	Plot Area Considered for Valuation	1.01 Ha.						
10.05	Construction Area Details	Not applicable being open plot						
10.06	Floor wise break up as follows	Current Usage (Storage / Parking / Commercial / Residential)						
	N.A.	N.A.						
10.07	Amenities Details (if any):	Not applicable being open plot						
10.08	FSI Utilized	Not applicable being open plot						
10.09	Whether the construction is as per approved building plan and / or local building bye laws:	Not applicable being open plot						
10.15	Details of Extra Construction	Not applicable being open plot						
10.11	Percentage of Extra Construction	Not applicable being open plot						
10.12	Whether the extra construction is Compoundable OR Non-Compoundable?	Not applicable being open plot						
10.13	Quality of construction	Not applicable being open plot						
10.14	Maintenance of the Property	Not applicable being open plot						
10.15	Condition of Building	Not applicable being open plot						
10.16	Current Life of the structure	Not applicable being open plot	Projected Future Life of the Structure	Not applicable being open plot				
10.17	Land Revenue / Taxes Paid upto (for Land)	Not applicable being open plot	Municipal Taxes Paid up to (for Building)	Not applicable being open plot				
11. Details of Valuation:								
	S.L	Particulars of item	Plinth / Built up Area In Ha.	Age of Building	Estimated Replacement Rate Of Construction	Replacement cost	Depreciation Nil	Net Value after Depreciation
								Nil
12.	Details of Amenities							N.A.
13. Government Guideline value								
	Particulars	Area in H.	Rate in Rs.	Value in Rs.				
1	Land	1.01 Ha.	6,18,700.00	6,24,887.00				
	TOTAL			6,24,887.00				
14. Market Value of Land								
	Particulars	Area in H.	Rate in Rs.	Value in Rs.				
	Land	1.01 Ha.	86,500.00	Rs. 87,36,500.00				
			Say	Rs. 87,37,000.00				
15.	Value of the Property							

	Land	Building	Amenities	Total
Government Guideline value	6,24,887.00	Nil	Nil	Rs. 3,29,400.00
Market Value	87,37,000.00	Nil	Nil	Rs. 87,37,000.00
Realizable Value				Rs. 78,63,000.00
Distressed/Forced Sale Value				Rs. 69,90,000.00
Insurable Value				Nil
Remarks				

Undertaking:

1. I have / our / representative Md. Shareq Salim Md. Jilani Pasha (Technical Engineer) has inspected the subject property on 22.10.2024 along with Owner's Representative Mr. Ganesh S/o Venkatrao Achintalwar - Coowner 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

Nagendra Kalegore

M.Sc (Agri)
Ex. Professor & Agriculture Valuer
PVAI Reg. No. LM-3459

Date: 09.12.2024

Attachments		
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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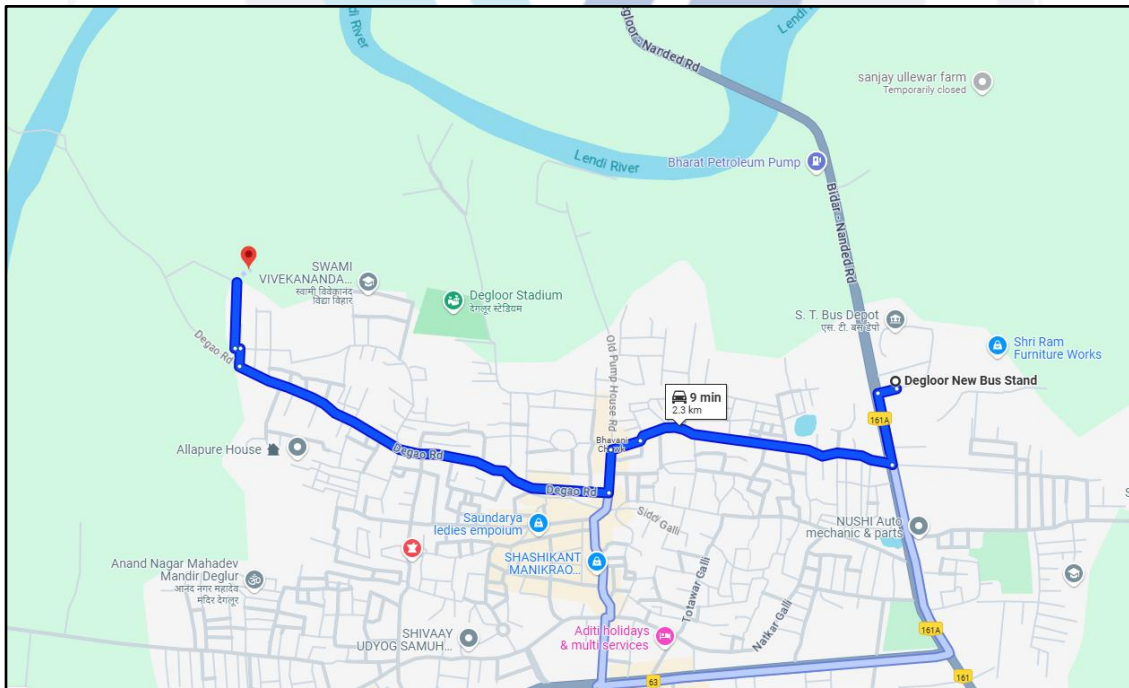
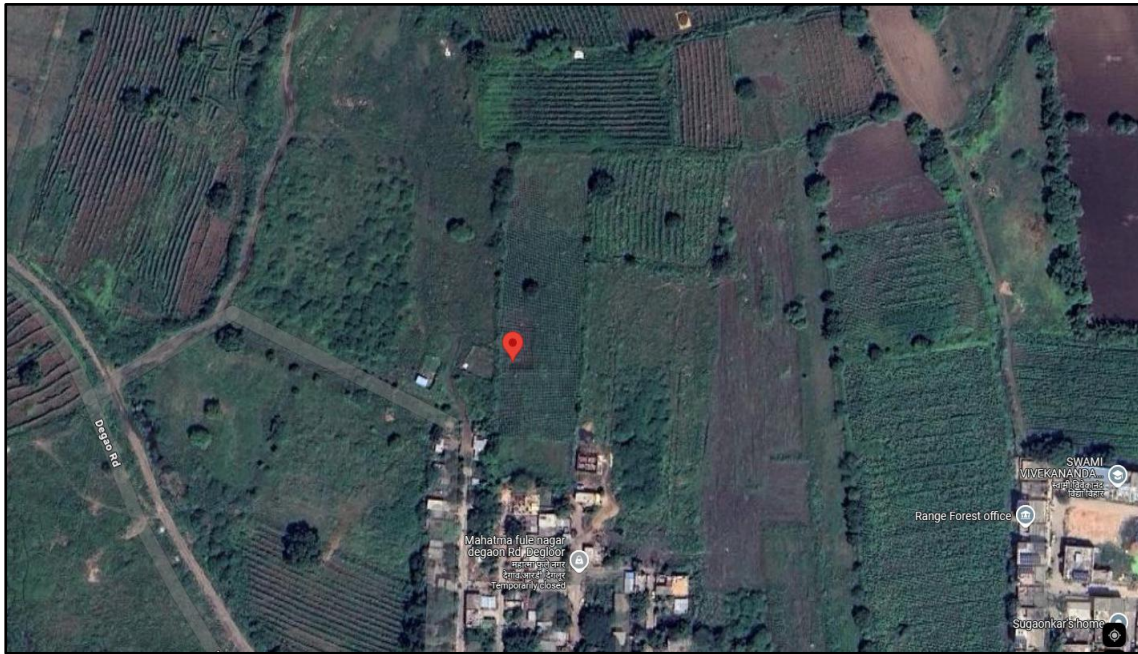
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Actual Site Photographs



Route Map of the Property




Longitude Latitude: 18.555001, 77.568227

Note:


- Red Pointer shows Approx. Property Location.
- Blue line shows Route from Degloor Bus Stand @ 2.3 Km.

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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[Valuation Guidelines | User Manual](#)

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.61-नगरेश्वर नगर व सर्वे रहिवासी मुख्य रस्त्यावर दोन्ही बाजूचे मिळकत	3050	17670	20320	22500	0	चौ. मीटर
SurveyNo	1.62-सर्वे नाविकास मिळकत प्र.चौ.मी.	330	0	0	0	0	चौ. मीटर
SurveyNo	1.63-स्टेडीयम ते नदिपलिकडे जाणाऱ्या रस्त्यावरील दोन्ही बाजूची मिळकत	730	16800	19320	22500	0	चौ. मीटर
SurveyNo	1.64-मोडा कॉर्नर ते पंप हाऊस जाणारा रस्ता	770	17280	19870	22500	0	चौ. मीटर
SurveyNo	1.65-सर्वे अंतर्गत मिळकत	1830	16800	19320	22500	0	चौ. मीटर

... 10 11 12 13 14 15 16 17 18 19

Price Indicators

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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Home > Property for sale in Nanded > Nanded Agricultural/Farm Land > Chaitanya Neger Agricultural/Farm Land
Posted on: Sep 18, 24 Property ID: 72741075

₹ 50.0 Lac EMI - ₹ 23k | [Get pre-approved loan](#)

Agricultural Land For Sale in **Degloor, Nanded** [View on map](#)

Plot Area	No Of Open Sides	Status
100 guntha ▾	2	Legal & Infra Status
Boundary Wall	Type Of Ownership	Transaction Type
Yes	Freehold	New Property

Contact Owner

Vilas Tandlikar Vilas Tandlikar
-91-99XXXXXXX

Request Photos

Contact Owner

Request Photos

Last contact made 2 days ago

More Details

Price Breakup	₹ 50 Lac
Address	At post lakha Degloor Maharashtra, Nanded, Maharashtra
Landmarks	Near Vazarga
Type of Ownership	Freehold

Description: Fram to sell it is an 2.5 Acre of agriculture land at river bank

Contact Owner

Popular Landmarks Nearby

[Explore nearby Landmarks on map](#)

Price Indicators

99acres
Commercial Buy ▾ Enter Locality / Project / Society / Landmar FREE

Home > Commercial property for sale in Nanded > Agricultural land for sale in Nanded > Agricultural land for sale in Degloor Posted on Oct 12, 2024 | Ready to move

₹50 Lac @ 20,00,000 per acres
Estimated EMI ₹ 39,935

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

[Overview](#) [Owner Details](#)

Agricultural/Farm Land for Sale
in Degloor, Nanded, Maharashtra

Contact Owner FREE
Shortlist

Property (0)

Photos not shared by advertiser

Request Photos

<div style="display: flex; justify-content: space-between;"> <div> <p>📏 Dimensions Plot area 2.5 acres (10117.15 sq.m.)</p> </div> <div> <p>💰 Price ₹ 50 Lac @ 20,00,000 per acres (Negotiable)</p> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div> <p>📍 Address Degloor, Nanded</p> </div> <div> <p>🌐 Facing North</p> </div> </div>
<div style="display: flex; justify-content: space-between;"> <div> <p>🏠 No. of Open Sides 2</p> </div> <div> <p>📅 Possession Immediate</p> </div> </div>	<p>🚶 Width of facing road 20.0 Feet</p>

Quick links

Send Feedback

Why should you consider this property?

North Facing

Transaction Type: **Resale** 📘 Property Ownership: **Freehold** 📘 Width of facing road: **20.0 Feet** Property Code: **F75224817**
www.99acres.com/F75224817

No. of Open sides: 2

About Property

Address: Degloor, Nanded, Maharashtra

Interested to sell agricultural/farm land.Placed at degloor.Want to sell it for rs 5000000.

Owner Details

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: 09.12.2024

Place: Nanded

Nagendra Kalegore

M.Sc (Agri)
Ex. Professor & Agriculture Valuer
PVAI Reg. No. LM-3459



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