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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner:

Mr. Rajesh Venkatrao Achintalwar

Gut No.970, Village – Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India.

Longitude Latitude: 18.549767, 77.569574

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

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

☎️ **+91 2247495919**

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VALUER'S OPINION REPORT

This is to certify that the property situated on Gut No.970, Village – Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India belongs to **Mr. Rajesh Venkatrao Achintalwar.**

Boundaries of the property.

On or towards the North by	:	Land of Saylu Baganna Bhumawar
On or towards the South by	:	Land of Shaikh Mahamad Shaikh Mehtabsab
On or towards the East by	:	Road
On or towards the West by	:	Land of Shaikh Mahamad Shaikh Mehtabsab

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. 1,96,500.00
Fair Market Value of the Property	Rs. 37,50,000.00
Realizable Value of the Property	Rs. 33,75,000.00
Forced/ Distress Sale value of the Property	Rs. 30,00,000.00

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

Nagendra Kalegore

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

Encl: Valuation report.

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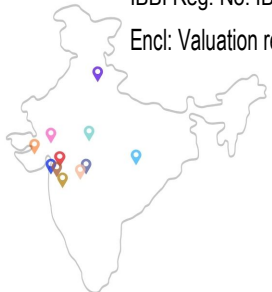
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VALUATION REPORT (IN RESPECT OF AGRICULTURE LAND)

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. Rajesh Venkatrao Achintalwar R/o. Laine Galli, Degloor, Tq. Degloor, Dist. Hingoli. Sole Ownership		
	Name of Borrower & Address	Mr. Rajesh Venkatrao Achintalwar R/o. Laine Galli, Degloor, Tq. Degloor, Dist. Hingoli. Sole Ownership		
3.	Name of the Bank Official Present	No.		
	Name of the Representative & Mobile No.	Mr. Gansesh Achintalwar (Owner's Representative) Mob. # 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 Land Gut No.970, Village – Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India. 		
4.2	Location of Property	Gut No.970, Village – Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India.		
	(Rural / Semi Urban / Urban)	Rural		
4.3	Documents Provided:			
	1	Photo Copy of 7/12 Extract of Gut No. 970		
	2	Photo Copy of Legal Report prepared by J.S. Pande, Nanded dated 17.11.2021		
4.4	Plot No / Survey No. /Gut No. / Khasra No:	Gut No.970, Village – Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India.		
	Road	-		
4.5	Colony / Nagar / Sector	Degloor	Locality / Landmark	Shree Maruti Temple
4.6	Village/Town/City	Degloor	District:	Nanded
4.7	State	Maharashtra	Pin code:	431717
4.8	Distance from Area Office	@ 84.1 Km. from Nanded Main Branch to Degloor		
5.	Type of Property			
	(A) Plot: (Residential / Commercial / Industrial)		Residential Land	
	Level of land with topographical conditions		Normal	
	Whether situated in Municipal / Corporation Limit		Degloor Municipal Council, Degloor	
	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 within 2 Km. range	
	(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 @ 82 Km		Bus stop/ Taxi/ Auto Stand @ 1.2 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	Land of Saylu Baganna Bhumawar		Land of Saylu Baganna Bhumawar
	South	Land of Shaikh Mahamad Shaikh Mehtabsab		Land of Shaikh Mahamad Shaikh Mehtabsab
	East	Road		Road
	West	Land of Shaikh Mahamad Shaikh Mehtabsab		Land of Shaikh Mahamad Shaikh Mehtabsab
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)		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)	Open 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	Developed
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 havebasic amenities	No.	Development of surrounding area Underdeveloped / Developing / Developed.	Developed
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		-	

	Total Area		1.50 R. i.e. 150.00 Sqm.					
10.03	Demarcation at Site		No.					
10.04	Plot Area Considered for Valuation		1.50 R. i.e. 150.00 Sqm.					
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 CompoundableOR 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 / TaxesPaid 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 Sq. m	Rate in Rs.		Value in Rs.		
1	Land		150.00	1,310.00		Rs. 1,96,500.00		
	TOTAL					Rs. 1,96,500.00		
14.	Market Value of Land							
	Particulars		Area in R.	Rate in Rs.		Value in Rs.		
	Land		1.50	25,00,000.00		Rs. 37,50,000.00		
15.	Value of the Property							
		Land	Building	Amenities	Total			
	Government Guideline value		1,96,500.00	Nil	Nil	Rs. 3,39,200.00		
	Market Value		37,50,000.00	Nil	Nil	Rs. 37,50,000.00		
	Realizable Value					Rs. 33,75,000.00		
	Distressed/Forced Sale Value					Rs. 30,00,000.00		
	Insurable Value					Nil		
	Remarks							

Undertaking:

1. I have / our / representative Md. Shareq Salim Md. Jilani Pasha (Technical Assistant) has inspected the subject property on 23.10.2024 along with Owner's Representative Mr. Gansesh Achintalwar 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
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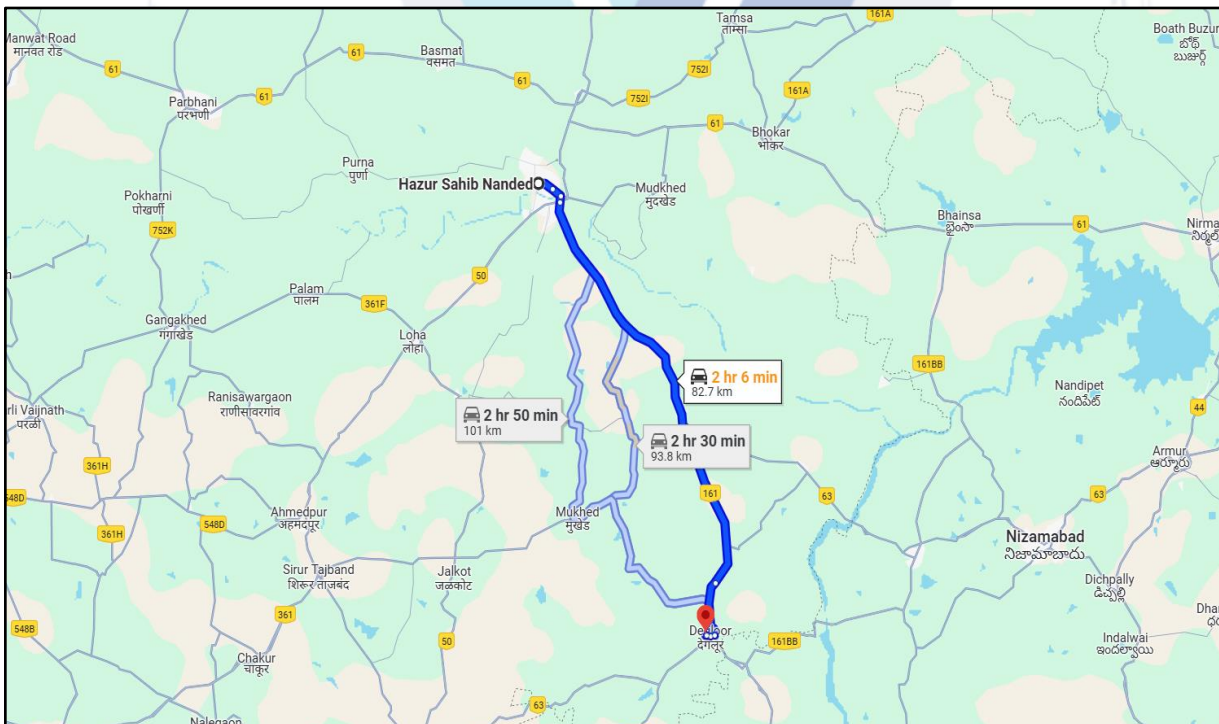
Date: 09.12.2024

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

Actual Site Photographs



Route Map of the Property



Longitude Latitude: 18.549767, 77.569574

Note:

- Red Pointer shows Approx. Property Location.
- Blue line shows Route from Nanded Railway Station (82.7 Km.)




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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
1.49-उपरोक्त रस्त्यावरील मिळकत वगळता सर्व उर्वरित अंतर्गत मिळकत	1310	17270	19860 22500	0	चौ. मीटर	गट नंबर

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.**

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Date: 09.12.2024

Place: Nanded



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