



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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 Owner:

Mr. Ganesh Venkatrao Achintalwar

Gut No. 797, S. No. 343/2/AA, Near Siddheshwar Paradise Mangal Karyalay, Village – Degloor, Taluka – Degloor, District – Nanded,
Maharashtra, India

Longitude Latitude: 18.535715, 77.561803

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:

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 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



Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.co.in

Vastu/Axis Bank/Nanded/12/2024/012968/2309518
10/12-216-AS
Date: 10.12.2024

VALUER'S OPINION REPORT

This is to certify that the property situated on Gut No. 797, S. No. 343/2/AA, Near Siddheshwar Paradise Mangal Karyalay, Village – Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India belongs to **Mr. Ganesh Venkatrao Achintalwar.**

Boundaries of the property.

On or towards the North by	:	Government Road
On or towards the South by	:	Agriculture land of Venkat Shetti
On or towards the East by	:	Agriculture land of Sayalu Yenkawar
On or towards the West by	:	Agriculture land of Gangaram

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. 44,10,000.00
Fair Market Value of the Property	Rs. 4,60,00,000.00
Realizable Value of the Property	Rs. 4,14,00,000.00
Forced/ Distress Sale value of the Property	Rs. 3,68,00,000.00

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
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

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

Our Pan India Presence at:

📍 Nanded	📍 Thane	📍 Ahmedabad	📍 Delhi NCR
📍 Mumbai	📍 Nashik	📍 Rajkot	📍 Raipur
📍 Aurangabad	📍 Pune	📍 Indore	📍 Jaipur

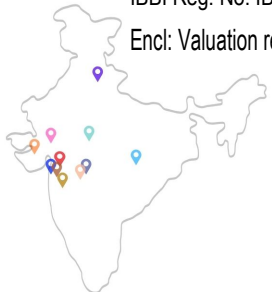
Regd. Office

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 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 Venkatrao Achintalwar R/o. Laine Galli, Degloor, Tq. Degloor, Dist. Hingoli. Sole Ownership		
	Name of Borrower & Address	Mr. Ganesh 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	The Subject Property under valuation is Freehold Agricultural Land Gut No. 797, S. No. 343/2/AA, Near Siddheshwar Paradise Mangal Karyalay, Village – Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India.		
4.2	Location of Property	Gut No. 797, S. No. 343/2/AA, Near Siddheshwar Paradise Mangal Karyalay, Village – Degloor, Taluka – Degloor, District – Nanded, Maharashtra, India.		
	(Rural / Semi Urban / Urban)	Rural		
4.3	Documents Provided:			
	1	Photo Copy of 7/12 Revenue Extract in the name of Mr. Ganesh Venkatrao Achintalwar		
	2	Photo Copy of Decree vide R.C.S. No. 715/2021 between Mr. Ganesh S/o Venkatrao Achintalwar (Plaintiff) and Pravin S/o Venkatrao Achintalwar and 3 others (Defendants).		
	3	Photo Copy of 9 Extract in the name of Mr. Ganesh S/o Venkatrao Achintalwar.		
	4	Photo Copy of Title Report dated 20.12.2021 issued by Madhav B. Pawde (Legal Advisor)		
	5	Photo Copy of 7/12 Revenue Extract in the name of Nalinibai Venkatrao Achintalwar.		
	6	Photo Copy of 8-A Extract in the name of Nalinibai Venkatrao Achintalwar.		
	7	Photo Copy of Death Certificate of Nalinibai Venkatrao Achintalwar.		
4.4	Plot No / Survey No. /Gut No. / Khasra No:	Gut No. 797, S. No. 343/2/AA, Near Siddheshwar Paradise Mangal Karyalay, 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)	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 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	Government Road	Government Road	
	South	Agriculture land of Venkat Shetti	Agriculture land of Venkat Shetti	
	East	Agriculture land of Sayalu Yenkarwar	Agriculture land of Sayalu Yenkarwar	
	West	Agriculture land of Gangaram	Agriculture land of Gangaram	
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)		Developing	
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	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 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	0.30 R i.e. 3,000.00 Sqm.						
	Total Area	0.30 R i.e. 3,000.00 Sqm.						
10.03	Demarcation at Site	No.						
10.04	Plot Area Considered for Valuation	0.30 R i.e. 3,000.00 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 / 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 Sqm.	Rate in Rs.		Value in Rs.		
1	Land		3,000.00	1,470.00		Rs. 44,10,000.00		
	TOTAL						Rs. 44,10,000.00	
14.	Market Value of Land							
	Particulars		Area in Sqm.	Rate in Rs.		Value in Rs.		
	Land			As table below				
	Plot area (Sqm.)		Rate / Sqm. (Rs.)		Value (Rs.)			
	1,000.00		16,000.00		1,60,00,000.00			
	1,500.00		15,200.00		2,28,00,000.00			
	500.00		14,400.00		72,00,000.00			
			Total		4,60,00,000.00			
15.	Value of the Property							
		Land	Building	Amenities	Total			
	Government Guideline value	44,10,000.00	Nil	Nil	Rs. 44,10,000.00			
	Market Value	4,60,00,000.00	Nil	Nil	Rs. 4,60,00,000.00			
	Realizable Value				Rs. 4,14,00,000.00			

Distressed/Forced Sale Value		Rs. 3,68,00,000.00
Insurable Value		Nil
Remarks		

Undertaking:

1. I have / our / representative Md. Shareq Salim Md. Jilani Pasha (Technical Assistant) has inspected the subject property on 22.10.2024 along with Owner- 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
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: 10.12.2024

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

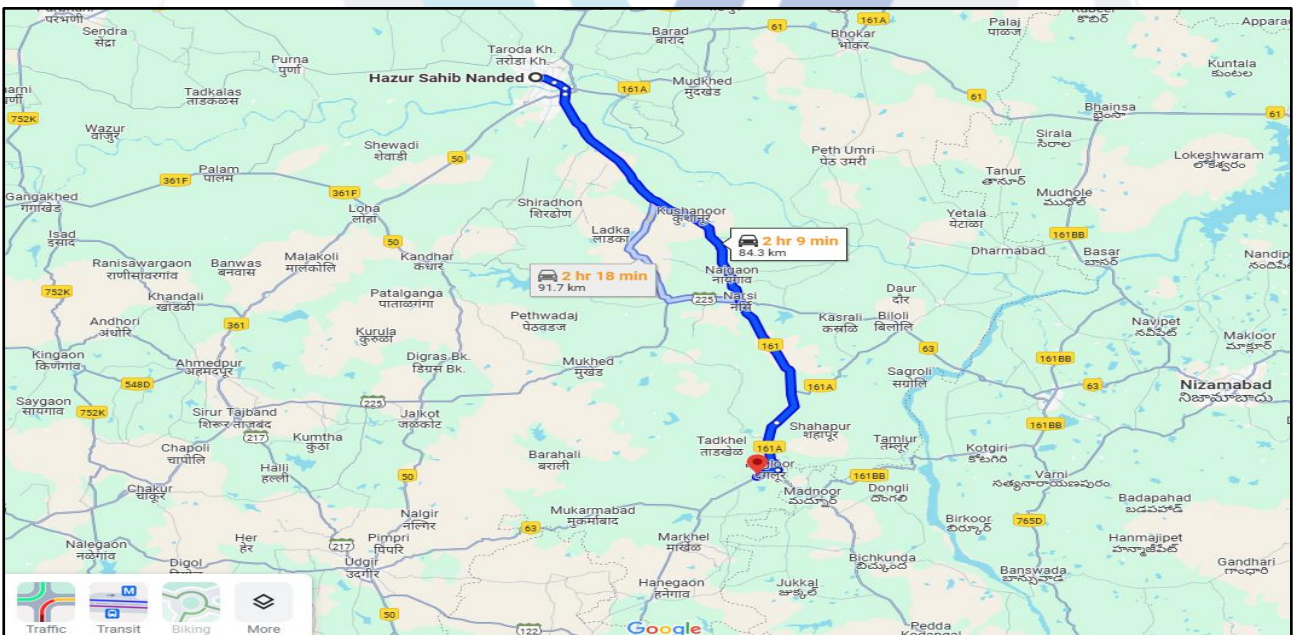
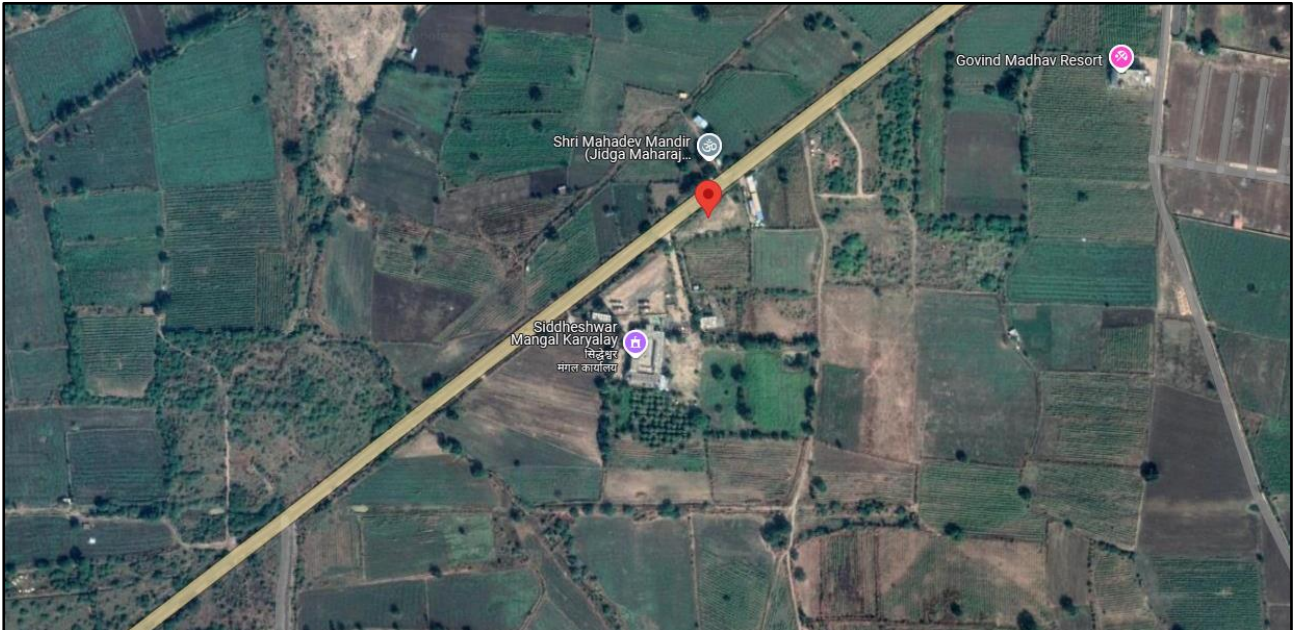
An ISO 9001 : 2015 Certified Company



Actual Site Photographs



Route Map of the Property



Longitude Latitude: 18.535715, 77.561803

Note:

- Red Pointer shows Approx. Property Location.
- Blue line shows Route from Nanded Railway station @ 84.3 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)

[Home](#)

[Valuation Guidelines](#) | [User Manual](#)

Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

उपविभाग	खली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.74-हायवेवरील मिळकती	1470	0	0	0	0	चौ. मीटर	गट नंबर
1.74 (अ)-हायवेवरील मिळकती	1700000	0	0	0	0	हेक्टर	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.**

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: 10.12.2024

Place: Nanded



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

