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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. Vishwanath P. Nagnath Dake

Land and Building Known as "Fitbeat Fitness Forever", House No. 776/3, Plot No. 01/P, Survey No. 110/1/K & 110/1/D, Near Kisan Tractors, Village - Basmath, Taluka – Basmath, District – Hingoli, PIN – 431 512, Maharashtra, India.

Longitude Latitude: 19°19'14.1"N 77°10'35.8"E

Valuation Done for:

Axis Bank

Basmath Hingoli Branch

Plot No A-498, Ground Floor, Mama Chowk Basmath, Tal. - Basmath, Dist. – Hingoli, Basmath, PIN – 431512, State – Maharashtra, Country – India

Nanded: 28, S.G.G.S Stadium Complex, Nanded – 431 602, (M.S), INDIA
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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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Valuation Report Prepared For: Axis Bank / Mr. Vishwanath P. Nagnath Dake (13548/2310006) Page 2 of 13

Vastu/Axis Bank/Nanded/01/2025/13548/2310006
10/08-125-SOVSM
Date: 10.01.2025

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VALUER'S OPINION REPORT

This is to certify that the property bearing **Land and Building** Known as “**Fitbeat Fitness Forever**”, House No. 776/3, Plot No. 01/P, Survey No. 110/1/K & 110/1/D, Near Kisan Tractors, Village - Basmath, Taluka – Basmath, District – Hingoli, PIN – 431 512, Maharashtra, India belongs to **Mr. Vishwanath P. Nagnath Dake**.

Boundaries of the property.

North	:	Parbhani Nanded Road
South	:	Open Plot
East	:	Open Plot
West	:	Sarda Traders Shop & 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:

Guideline Value of the Property	Rs. 67,79,023.00
Fair Market Value of the Property	Rs. 1,97,18,940.00
Realizable Value of the Property	Rs. 1,77,47,046.00
Forced/ Distress Sale value of the Property.	Rs. 1,57,75,152.00

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



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VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

1.	CBB/CCMC/CCSU			-
2.	Name of Owner & Address:	Mr. Vishwanath P. Nagnath Dake Gunj, Taluka Basmat, District Hingoli		
	Name of Borrower & Address	Mr. Vishwanath P. Nagnath Dake Gunj, Taluka Basmat, District Hingoli		
3.	Name of the Bank Official Present	No.		
	Name of the Representative & Mobile No.	Mr. Gangaprasad Vishwanath Dake (Owner's Son) Mob. No. # 80077 77377		
4.	Details of the Property Being Valued			
4.1	Description of the Property	Semi Under Ground Floor + Ground Floor RCC framed structure with RCC slab.		
4.2	Location of Property	Land and Building Known as " Fitbeat Fitness Forever ", House No. 776/3, Plot No. 01/P, Survey No. 110/1/K & 110/1/D, Near Kisan Tractors, Village - Basmath, Taluka – Basmath, District – Hingoli, PIN – 431 512, Maharashtra, India.		
	(Rural / Semi Urban / Urban)	Urban.		
4.3	Documents Provided:			
	1	Copy of Agreement for sale dated 17.01.2019 between Mr. Dattatray P. Gangadharsa Nampalli, Mr. Sanjay P. Harikishor Kabra, Mr. Arun P. Nagoba Shahari & Mr. Kamal Bh. Suresh Bobade (The Transferor) & Mr. Vishwanath P. Nagnath Dake (The Purchaser)		
	2	Copy of 7/12 Extract		
	3	Copy of N.A Order No. Ja. No. 2017/ Plot / 1 / Pra. No. 32 Dated. 15.06.2018 issued by District Collector Hingoli		
	4	Copy of Commencement Certificate No. vide Grampanchayat Tharav No. 09 / dated 23.08.2021 issued by Grampanchayat Malvata, Taluka Basmat, District Hingoli		
	5	Copy of Plan issued by Group Grampanchayat Malvata, Taluka Basmat, District Hingoli.		
	6	Copy of Property Tax Receipt No. 05 dated 18.04.2023 for the year 2023 – 2024 for House No. 776/3 issued by Gramp Panchayat Malvata.		
4.4	Plot No / Survey No. / Gut No./ Khasra No:	House No. 776/3, Plot No. 01/P, Survey No. 110/1/K & 110/1/D	Road	12 Mtr. Service Road
4.5	Colony / Nagar / Sector	Basmat	Locality / Landmark	Near Kisan Tractors
4.6	Village/Town/City	Village - Basmat	District:	Hingoli
4.7	State	Maharashtra	Pin code:	431 512
4.8	Distance from Area Office (Nanded Branch)	@ 2.3 Km Basmat Main Branch		
5.	Type of Property			
	(A) Plot: (Residential / Commercial / Industrial)		Commercial	
	Level of land with topographical conditions		Leveled	
	Whether situated in Municipal / Corporation Limit		Grampanchayat Basmat	
	Any construction observed on plot		Yes, Semi Under Ground Floor + Ground Floor	
	(B) Residential Property: (Independent house / Bungalow / Row House / Flat)		Commercial Property	
	Civic Amenities like school, hospital, market, etc. (Available, within the radius of Km./ Not Available)		All available in village Basmat.	
	(C) Commercial / Industrial Property : (Office / Shop / Unit in a Mall / Gowdown)		Commercial Property used for Gym and storage purpose.	

6.0 Accessibility / Boundaries / Others			
6.1	Availability of local transport (Metro / Local Train / Bus / Personal Transport)		Local Transport, Bus Stand, Railway Station, Personal Transport.
6.2	Distance from Nanded Railway station @ 29.3 Km		2.2 km. from Basmat Bus Depo
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 fall under land locked area	No.	Does the property fall in a community dominated area No
6.5	Cornered / Intermittent Plot		Intermittent Plot.
6.6 Boundaries			
Boundaries		As Per Sale Deed	As Per Site
	North	12 Mtr. Service Road	Parbhani Nanded Road
	South	Plot No. 2	Open Plot
	East	12 Mtr. Internal Road	Open Plot
	West	Part of Plot No. 1 belongs to Santosh Toshniwal	Sarda Traders Shop & Open Plot
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)	Commercial as per Plan issued by Gram Sevak, Group Grampanchayat Malvata, Taluka Basmat, District Hingoli.	Actual usage of property (Industrial / Commercial / Residential / Mix) Commercial
6.11	Restrictive covenants in regards to Land Use, (if any)		Commercial
6.12	Type of Structure (Load Bearing / RCC / Alu form shuttering)		RCC Framed Structure
6.13	Number of floors	As per Actual	Semi Under Ground Floor + Ground Floor Semi Under Ground Floor – Godown + Storage area Ground floor – Gymkhana + Waiting area + Staircase
		As per Sanctioned Plan	Semi Under Ground Floor + Ground Floor+ First floor Semi Under Ground Floor – Shop Ground Floor – Shop First Floor – Shop
6.14	Occupancy Details (Self-Occupied / Rented / Vacant)		Owner Occupied.
7. If the property is on rent			
7.1	Name of tenant / lease & Number of years in tenancy		No.
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 Underdeveloped / Developing / Developed Under 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 have basic amenities	No.	Development of surrounding area Underdeveloped / Developing / Developed Underdeveloped
9. Approval Details			

9.1	RERA Registration Number	Not Applicable		
9.2	Layout Approval Number:	Not Available.		
	Date of Approval	Not Available.		
	Expiry Date	Not Available.		
9.3	Building Plan Approval Number:	Copy of Plan issued by Group Grampanchayat Malvata, Taluka Basmat, District Hingoli.		
	Date of Approval	Not mentioned in the plan		
	Expiry Date	Not mentioned in the plan		
9.4	Occupancy Certificate	Not available.		
10.00	Plot Area Details.			
10.01	Plot Area	Area in Sq. M.		
10.02	Plot Area As per Sale Deed (A) –	311.58		
10.03	Plot Area as per sanctioned Plan (B)	311.58		
10.04	Plot Area Considered for Valuation (Minimum of A & B)	311.58		
10.05	Construction Area Details			
	Floor	Built up area as per Sanctioned Plan in Sq. M.	Floor	Constructed area as per Actual in Sq. M.
	Semi Under Ground Floor	303.51	Under Ground Floor = Godown + Store	135.00
	Ground Floor	303.51	Ground Floor = Gym + Waiting + Staircase	166.00
	First Floor	303.51	First Floor	Not constructed at site
	Total	910.53	Total	301.00
10.06	Floor wise break up as follows			Current Usage
	Floor	Built up area as per Sanctioned Plan in Sq.M.	Floor	Actual Constructed area in Sq.M.
	Semi Under Ground Floor	303.51	Under Ground Floor	135.00
	Ground Floor	303.51	Ground	166.00
	First Floor	303.51	First Floor	-
	Total	910.53	Total	301.00
10.07	Amenities Details (if any):	RCC footing, Kota stone tiles, Vitrified tiles, granite trades and riser, SS railings, false ceiling, emulsion paint internally, cement paint external		
10.08	Floor Space Index permissible	As per local norms		
10.09	FSI Utilized	Details not available		
10.10	Whether the construction is as per approved building plan and / or local building bye laws:	<ul style="list-style-type: none"> No We have considered actual area at site for valuation. 		
10.11	Details of Extra Construction	No		
10.12	Percentage of Extra Construction	-		
10.13	Whether the extra construction is Compoundable OR Non-Compoundable?	Not applicable		

10.14	Quality of construction	Good.		
10.15	Maintenance of the Property	Good		
10.16	Condition of Building	Good.		
10.17	Current Life of the structure	3 Years	Projected Future Life of the Structure	57 Years.
10.18	Land Revenue / Taxes Paid upto (for Land)	Details not available	Municipal Taxes Paid up to (for Building)	Copy of Property Tax Receipt No. 05 dated 18.04.2023 for the year 2023 – 2024 for House No. 776/3 issued by Gram Panchayat Malwata

11. Details of Valuation:

Floor	Constructed Area	Year Of Const.	Age of the building	Total Life of Structure	Estimated Replacement Rate	Balance Life of Structures in Years	Depreciated Rate to be considered	Depreciated Value to be considered	Replacement Cost
	(Sq. M)		(Years)		(₹)		(₹)	(₹)	(₹)
Under Ground Floor = Godown + Store	135.00	2022	3	60.00	21,000.00	57.00	N.A.	N.A.	28,35,000.00
Ground = Gym + Waiting + Staircase	166.00	2022	3	60.00	21,000.00	57.00	N.A.	N.A.	34,86,000.00
								TOTAL	63,21,000.00

12. Government Guideline value

Particulars	Area in Sq. M.	Rate in Rs.	Value in Rs.
1 Land	311.58	1,470.00	4,58,023.00
2 Construction	As per valuation table		63,21,000.00
TOTAL			67,79,023.00

13. Market Value of Land

Particulars	Area in Sq. M.	Rate in Rs.	Value in Rs.
Land	311.58	43,000.00	1,33,97,940.00

14. Value of the Property

	Land	Building	Amenities	Total
Market Value	1,33,97,940.00	63,21,000.00	-	1,97,18,940.00
Interior and other Development				-
Land Development Value				-
Total Market Value				1,97,18,940.00
Realizable Value				1,77,47,046.00
Distressed/Forced Sale Value				1,57,75,152.00
Insurable Value				53,72,850.00

Remark:

- We have considered the plot area as per Plan issued by Gram Sevak, Gram Panchayat Malwata.
- As per Approved Plan structure is Semi Underground Floor + Ground floor + First Floor. As per site structure is Semi Underground Floor + Ground floor used for commercial purpose.
- As per Approved Plan total Built up area of Semi Underground Floor + Ground floor + First Floor is 910.53 Sq. M. As per our actual site measurement area of Semi Underground Floor + Ground floor is 301.00 Sq. M. We have considered least area for the purpose of valuation.
- Recent sale / purchase listings are not available on internet site. Our rate is based on local enquiry, Estate Agent etc. (Estate Agent – Kasim Popular - 91 70202 42685). All the sale transactions as per Government IGR site are very much below than the market rate.

Undertaking:

1. I have / our / representative Md. Shareq has inspected the subject property on 10.01.2025 along with Mr. Vishwanath P. Nagnath Dake 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: 10.01.2025

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



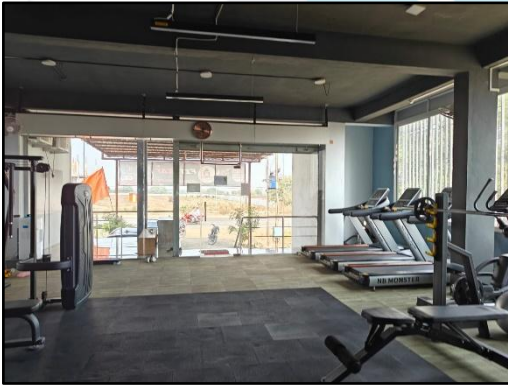
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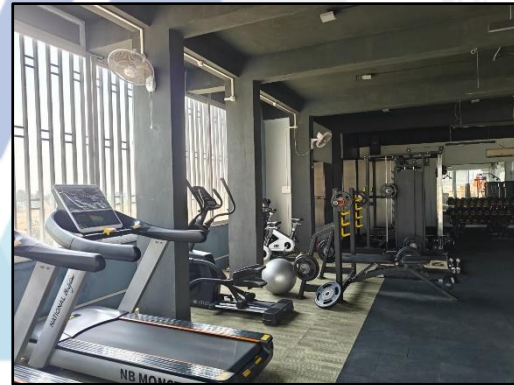
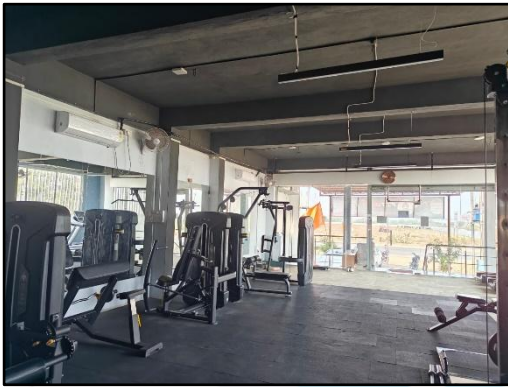
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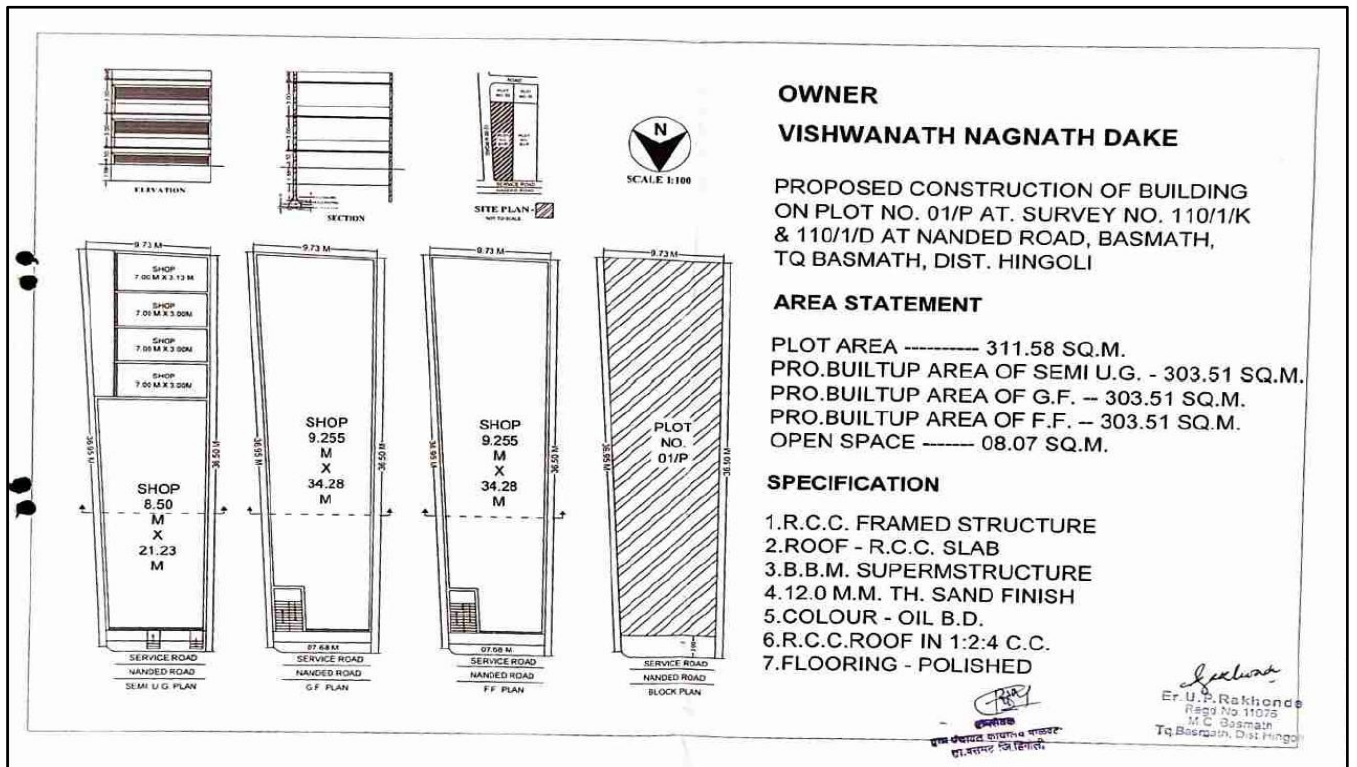
Actual Site Photographs



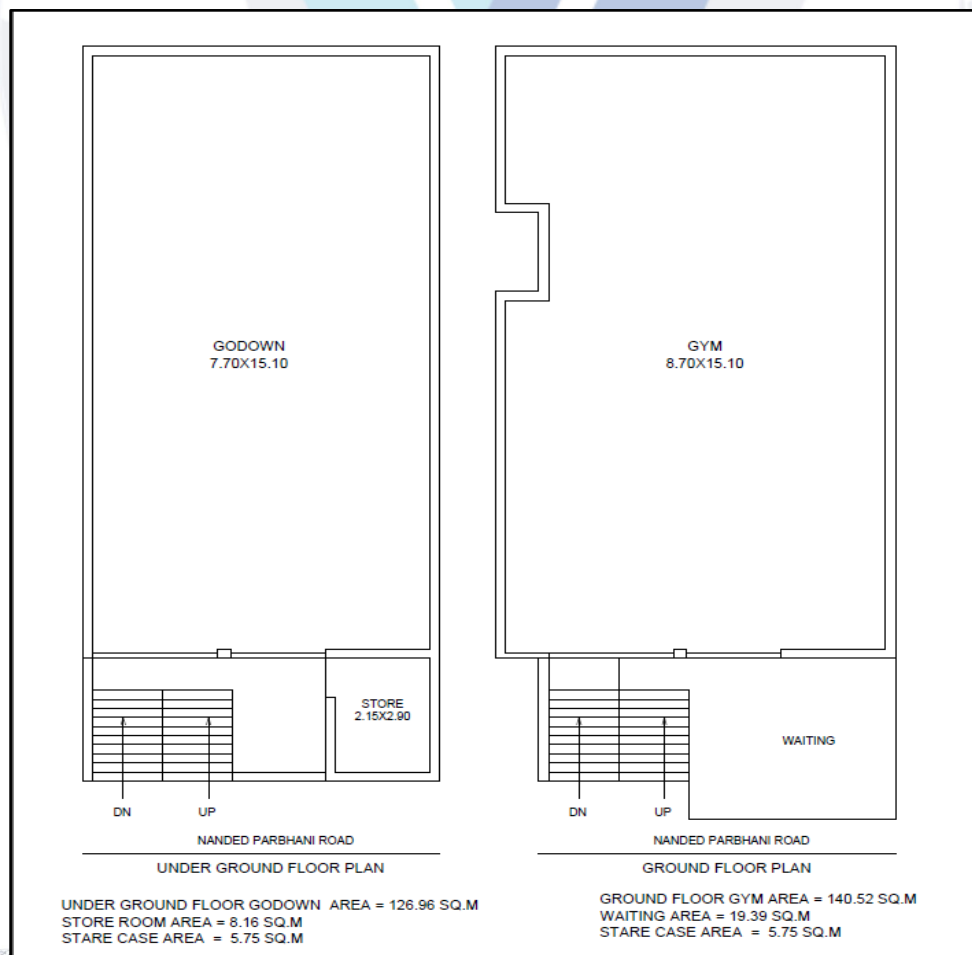
Actual Site Photographs



Construction Plan issued by Group Gram Panchayat

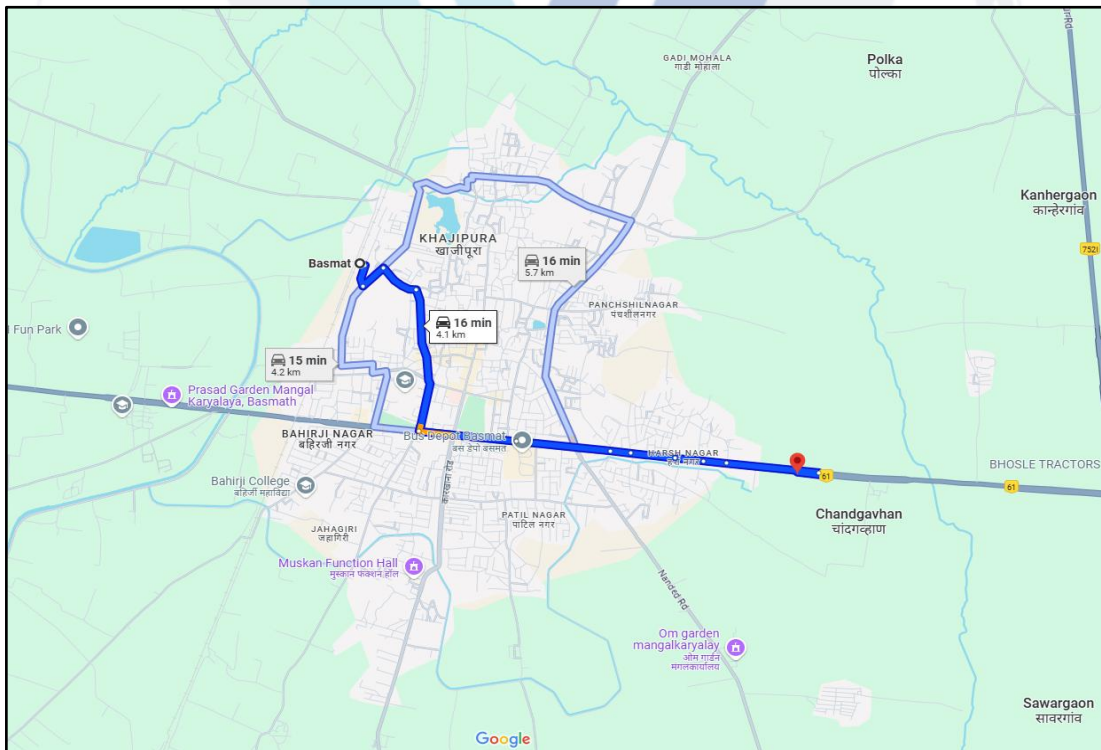


Construction as per site



Route Map of the property

Site u/r



Latitude Longitude: 19°19'14.1"N 77°10'35.8"E

Note: The Blue line shows the route to site from nearest railway station (Basmat – 4.1 KM.)




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Year *Annual Statement of Rates*

20242025 ▾

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Search By Survey No Location

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SurveyNo	9/9.1	बिनशेती झालेल्या जमिनी (गावठाण परिघस्त क्षेत्रातील महामार्गसन्मुख) / प्र.चौ.मी.	1520	चौ. मीटर
SurveyNo	9/9.2	बिनशेती झालेल्या जमिनी (गावठाण परिघस्त क्षेत्रातील महामार्गसन्मुख जमीनी - 9.1 व्यतिरिक्त उर्वरित जमिनी) / प्र.चौ.मी.	1400	चौ. मीटर
SurveyNo	9/9.3	गावठाण परिघस्त क्षेत्राबाहेरील अधिकृत बिनशेती झालेल्या महामार्ग सन्मुख जमिनी प्र.चौ.मी.	1470	चौ. मीटर
SurveyNo	9/9.4	गावठाण परिघस्त क्षेत्राबाहेरील अधिकृत बिनशेती झालेल्या उर्वरित जमिनी	1350	चौ. मीटर
SurveyNo	9/0	-	0	NA

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

Date: 10.01.2025

Place: Nanded.

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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