



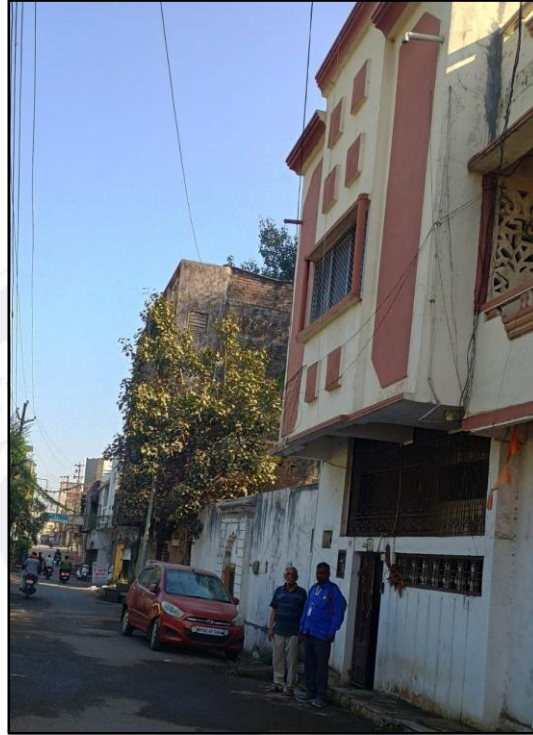
VASTUKALA
Unlocking Excellence

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. Vijaykumar Vyankati Mahajan**

Residential Land & Building bearing CTS No. 262, M.H. No. 4-5-294(Old), 4-5-355 (New), Kaliji Tekadi Road, Old Mondha, Taluka & District - Nanded, Pin Code – 431601, State - Maharashtra, Country – India

Latitude Longitude - 19°08'52.4"N 77°19'05.6"E

Intended Users:

Mr. Vijaykumar Vyankati Mahajan

R/O Mahajan Niwas, Kaliji Tekadi Road, Old Mondha, Nanded - 431601

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.

Valuation Report / Mr. Vijaykumar Vyankati Mahajan (013766/2310242)

Page 2 of 14

www.vastukala.co.in

Vastu/Nanded/01/2025/013766/2310242
25/23-361-SPAS
Date: 25.01.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Land & Building bearing CTS No. 262, M.H. No. 4-5-294(Old), 4-5-355 (New), Kaliji Tekadi Road, Old Mondha, Taluka & District - Nanded, Pin Code – 431601, State - Maharashtra, Country – India belongs to **Mr. Vijaykumar Vyankati Mahajan**.

Boundaries of the property.

North	House of Mrs. Suman Srihari Ayya
South	House of Mr. Venkati Govind Mahajan
East	House of Mr. Prabhakar Sriram Ganjewar
West	Kaliji Tekadi Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for the specific purpose at

In ₹ 79,35,240.00 (Rupees Seventy Nine Lakh Thirty Five Thousand Two Hundred Forty Only).

In US\$ 92,044.98 (United State Doller Ninety Two Thousand Forty Four Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.012 United States Dollar as on 25.01.2025

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

1	Date of Inspection	20.01.2025
2	Purpose of valuation	As per the request from Mr. Vijaykumar Vyankati Mahajan, to assess Fair Market Value of the property under reference for Immigration Visa Application purpose
3	Name and address of the Valuer	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 28, Stadium Complex, Gokul Nagar, Nanded – 431 602. <u>Email: nanded@vastukala.co.in</u>
4	List of Documents Handed Over to The Valuer By The Customer:	<ol style="list-style-type: none"> Copy of Sale Deed between Mr. Vijaykumar Vyankati Mahajan (Buyer) & Mr. Chandrakant Keraba Ganchewar (Seller) through Reg. Doc. No. 4294/1980, dated 13.11.1980 Copy of Property Tax receipt No 313/35, issued by Nanded Waghela City Municipal Corporation, Nanded, dated 31.03.2024. Copy of Approved plan No. 36, O. No. 324/17/81/82 dated 10.06.1982 issued by Chief Officer Nanded Municipal Council, Nanded.
5	Details of enquiries made/ visited to government offices for arriving fair market value.	Market analysis
6	Factors for determining its market value.	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	No
8	Present/Expected Income from the property	₹ 16,531.00 Expected rental income per month. US\$ 191.75 Expected rental income per month.
Property Details		
9	Name(s) of the Owner	Mr. Vijaykumar Vyankati Mahajan
	Address	Residential Land & Building bearing CTS No. 262, M.H. No. 4-5-294(Old), 4-5-355 (New), Kaliji Tekadi Road, Old Mondha, Taluka & District - Nanded, Pin Code – 431601, State - Maharashtra, Country – India
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	Sole Ownership
11	Brief description of the property.	The property is a Residential Building located on Ground Floor & 1 st Floor. The composition of Building is Ground Floor - Bedroom + Living Room + Kitchen + Toilet & on First Floor – Hall, Bedroom, Toilet (i.e. 2 BHK). It is at 1.9 Km travelling distance from Nanded railway station.

	If under construction, extent of completion	N.A.	
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	CTS No. 262, M.H. No. 4-5-294(Old), 4-5-355(New) of Village – Juna Mondha, Nanded	
13	Boundaries	As on site	As per documents
	North	House of Mrs. Suman Srihari Ayya	Details not available
	South	House of Mr. Venkati Govind Mahajan	Details not available
	East	House of Mr. Prabhakar Sriram Ganjewar	Details not available
	West	Kaliji Tekadi Road	Details not available
14	Matching of Boundaries	-	
15	Route map	Enclosed	
16	Any specific identification marks	NA	
17	Whether covered under Corporation/ Panchayat / Municipality.	Nanded Waghela City Municipal Corporation, Nanded	
18	Whether covered under any land ceiling of State/ Central Government.	No	
19	Is the land freehold/ leasehold.	Freehold	
20	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.	NA	
21	Type of the property	Residential	
22	Year of acquisition/ purchase.	1980	
23	Purchase value as per document	Rs. 5,000.00	
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	Owner Occupied	
25	Classification of the site		
	a. Population group	Urban	
	b. High/ Middle/ Poor class	Middle Class	
	c. Residential / Commercial	Residential	
	d. Development of surrounding area	Developing	
	e. Possibility of any threat to the property (Floods, calamities etc.).	No	
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	Near By	
27	Level of the land (Plain, rock etc.)	Plain	
28	Terrain of the Land.	Levelled	
29	Shape of the land (Square/ rectangle etc.).	Irregular	
30	Type of use to which it can be put (for construction of house, factory etc.).	Residential House	

53	Type of building (Residential/ Commercial/ Industrial).	Residential
54	Year of construction.	1982 – Ground Floor 2002 – First Floor (As per site information)
55	Future life of the property.	Information Not Available
56	No. of floors and height of each floor including basement.	Ground + 1 Upper Floor
Type of construction		
57	(Load bearing/ R.C.C./ Steel framed)	RCC Framed Structure
Condition of the building.		
58	External (excellent/ good/ normal/ poor)	Good
59	Internal (excellent/ good/ normal/ poor).	Good
60	Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	Copy of Approved plan No. 36, O. No. 324/17/81/82 dated 10.06.1982 issued by Chief Officer Nanded Municipal Council, Nanded has been verified.
61	Remarks	
Specifications of Construction:		
Sr.	Description	Ground & First Floor
A	Foundation	RCC Framed Structure
B	Basement	No
C	Superstructure	RCC Framed Structure with 9" Masonry wall
D	Joinery/Doors/Windows	Wooden Flush Doors & Powder Coated Aluminium Windows.
E	RCC Work	Yes
F	Plastering	Cement Plastering
G	Flooring, Skirting	Polished Andhra Marble & Ceramic Tiling.
H	Kitchen Platform	Granite kitchen platform
I	Whether any proof course is provided?	Plastic Emulsion Paint
J	Drainage	Connected to Municipal Sewerage System
K	Compound Wall (Height, length and type of construction)	No
L	Electric Installation (Type of wire, Class of construction)	Ordinary, Open Casing Capping Electric Fitting
M	Plumbing Installation (No. of closets and wash basins etc.)	Open
N	Bore Well	Not Provided
O	Wardrobes, if any	No
P	Development of open area	No
Valuation of proposed construction/ additions/ renovation if any:		
62	SUMMARY OF VALUATION:	

	Part I Land	₹ 68,80,000.00	US\$ 79,804.70
	Part II Building	₹ 10,55,240.00	US\$ 12,240.28
	Part III Other amenities/ Miscellaneous	₹ 0.00	
	Part IV Proposed construction	₹ 0.00	
	TOTAL.	₹ 79,35,240.00	US\$ 92,044.98
	Calculation:		
1	Construction		
1.01	Built up Area of Residential House	1,084.00 Sq. Ft.	
1.02	Rate per Sq. Ft.	2000.00 per Sq. Ft	
1.03	Cost of Construction = (1.01x1.02)	21,68,000.00	
2	Value of property		
	Value of Residential Land	₹ 68,80,000.00	US\$ 79,804.70
2.01	Built Up Area of Residential House	1,084.00 Sq. Ft.	
2.02	Rate per Sq. Ft.	As per Valuation Table	
2.03	Value of Residential House	₹ 10,55,240.00	US\$ 12,240.28
3	Total value of the property.	₹ 79,35,240.00	US\$ 92,044.98

I certify that,

I/ my authorized representative has inspected the subject property on 20.01.2025.

The rates for valuation of the property are in accordance with the prevailing market rates.

There is no direct/ indirect interest in the property valued.

The fair value of the property as on 20.01.2025 is

In ₹ 79,35,240.00 (Rupees Seventy Nine Lakh Thirty Five Thousand Two Hundred Forty Only).

In US\$ 92,044.98 (United State Doller Ninety Two Thousand Forty Four Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.012 United States Dollar as on 25.01.2025

Date: 25.01.2025

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

Chartered Engineer (India)

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

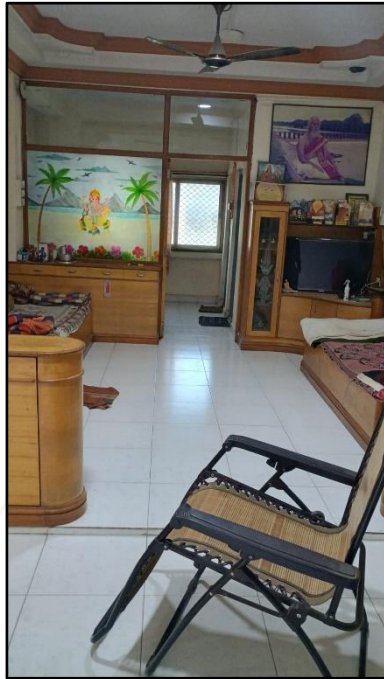
An ISO 9001 : 2015 Certified Company



Actual site photographs

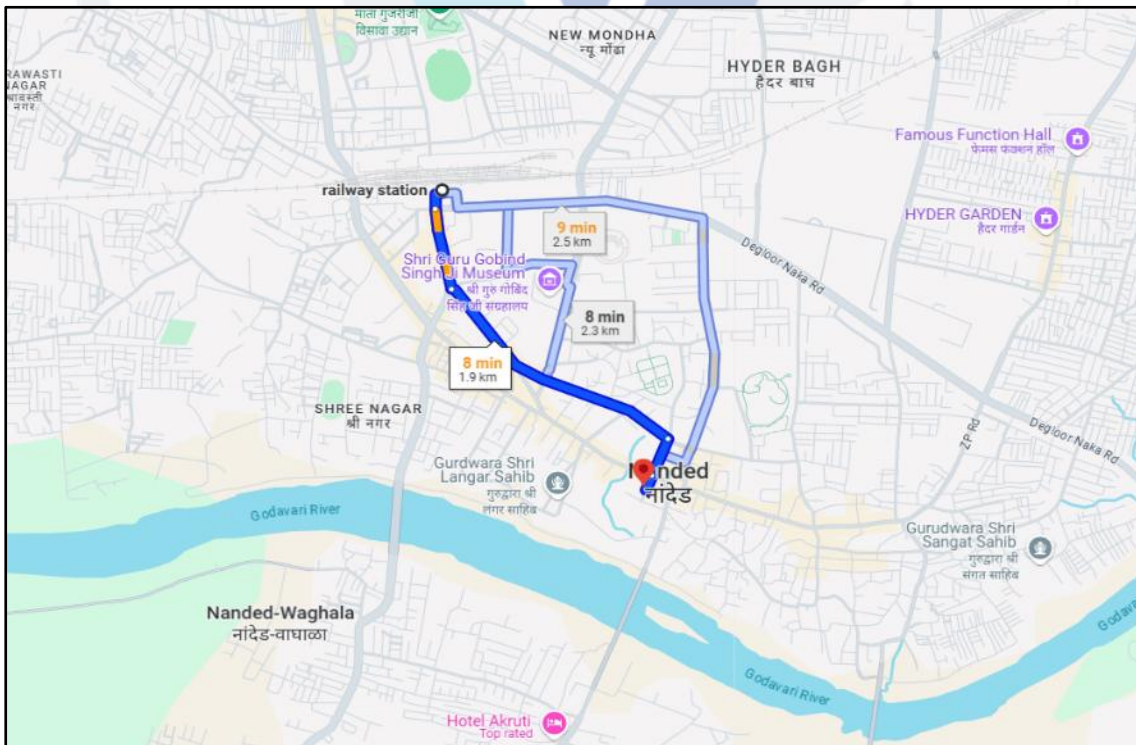


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°08'53.6"N 77°19'05.5"E

Note: The Blue line shows the route to site from nearest Railway station – (Nanded– 1.9 KM)



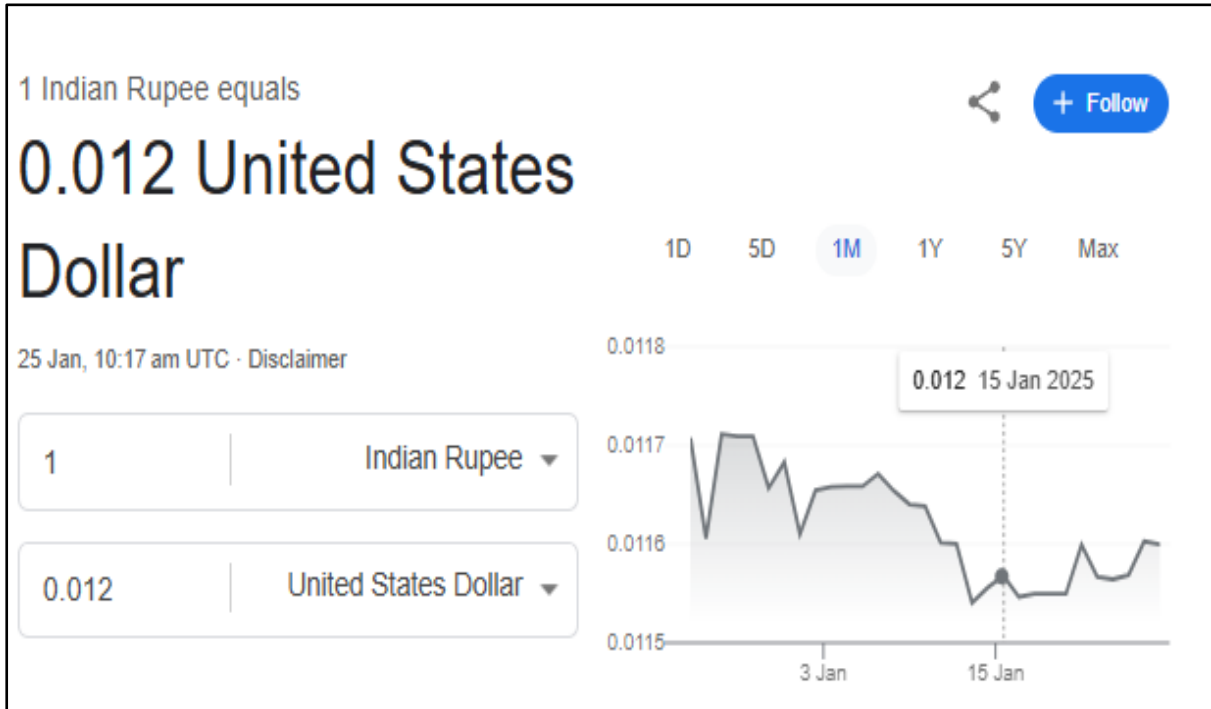
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Currency Rate



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner



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	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.7-उपरोक्त रस्त्यावरील मिळकती वगळता,वागवान गल्ली, गंज , मंडई, सय्यदान, मिळकीकाशेर , मारवाड गल्ली, बुद्ध गल्ली, (भाग) होळी, सराफा या भागातील सर्व मिळकती .	4900	26000	29900 37000	0	चौ. मीटर	सि.टी.एस. नंबर



VASTUKALA
Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **Immigration Visa Application** purpose as on dated **25th January 2025**.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that; our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demand that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for the specific purpose at

In ₹ 79,35,240.00 (Rupees Seventy Nine Lakh Thirty Five Thousand Two Hundred Forty Only).

In US\$ 92,044.98 (United State Doller Ninety Two Thousand Forty Four Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.012 United States Dollar as on 25.01.2025

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

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