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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Vijaykumar Venkati Mahajan**

Commercial Shop, "**Varlaxmi Supermarket**", H No. 4-5-252(old) and 4-5-269 & 4-5-270 (New), CTS No. 16418, Old Mondha, Taluka – Nanded, District – Nanded, PIN Code – 431 601, Maharashtra, India

Latitude Longitude - 19°08'52.9"N 77°19'08.5"E

Intended Users:

Shri. Vijaykumar Venkati 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

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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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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Shri. Vijaykumar Venkati Mahajan (013771/2310245)

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Vastu/Nanded/01/2025/013771/2310245
25/26-364 -RJSAS
Date: 24.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop, "**Varlaxmi Supermarket**", H No. 4-5-252(old) and 4-5-269 & 4-5-270 (New), CTS No. 16418, Old Mondha, Taluka – Nanded, District – Nanded, PIN Code – 431 601, Maharashtra, India belongs to **Shri. Vijaykumar Venkati Mahajan**.

Boundaries of the property.

North : Mondha Road
South : House of Haribhau Mahajan
East : 5' Common lane and then after shop of Uttarwar and Rudrakanthwar
West : House of Jawalekar

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 ₹ 5,67,00,000.00 (Rupees Five Crores Sixty Seven Lakh Only).

In US\$ 657,736.44 (United State Dollar Six Hundred Fifty Seven Thousand Seven Hundred Thirty Six Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.012 United States Dollar as on 24.01.2025

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.



Director

Auth. Sign.

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

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VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1	Date of Inspection	18.01.2025
2	Purpose of valuation	As per the request from Shri. Vijaykumar Venkati 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 – 431602.
4	List of Documents Handed Over to The Valuer By The Customer: 1. Copy of Sale Deed dated 11.05.2015 Ref. No. 3933/2015 2. Copy of Reminder letter of allotment dated. 05.02.2013 3. Copy of Sale Deed dated. 26.03.1999 between Shri. Dattatry Manohar Mahajan (The Transferor) and Shri. Vijaykumar Venkati Mahajan and Shri. Eknath Digamber Bidwai (Transferee)	
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	₹ 1,42,000.00 Expected rental income per month. US\$ 1641.25 Expected rental income per month.
Property Details		
9	Name(s) of the Owner	Shri. Vijaykumar Venkati Mahajan
	Address	Commercial Shop, " Varlaxmi Supermarket ", H No. 4-5-252(old) and 4-5-269 & 4-5-270 (New), CTS No. 16418, Old Mondha, Taluka – Nanded, District – Nanded, PIN Code – 431 601, Maharashtra, India
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	Joint Ownership Details of ownership share is not available
11	Brief description of the property.	The property is a commercial shop of Ground floor + Mezzanine floor. It is an RCC framed structure. The composition of commercial shop is single unit used as super market. The property is at 2 Km travelling distance from nearest railway station Nanded.
	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. 16418, Village Old Mondha

13	Boundaries	As on site	As per documents	
			Part of Shri. Vijaykumar Venkati Mahajan	Part of Shri. Eknath Digamberrao Bidwai
	North	Mondha Road	Old Mondha Play Ground	Part of Shri. Vijaykumar Venkati Mahajan
	South	House of Haribhau Mahajan	Part of Shri. Eknath Digamberrao Bidwai and after that common staircase and open plot of Dattatray Mahajan.	Common staircase and open plot of Dattatray Mahajan.
	East	5' Common lane and then after shop of Uttarwar and Rudrakanthwar	5' common lane and shop of Uttarwar	5' Common lane and then after shop of Uttarwar and Rudrakanthwar
	West	House of Jawalekar	House and shop of Jawalekar	House and shop of Jawalekar
14	Matching of Boundaries	-		
15	Route map	Enclosed		
16	Any specific identification marks	Near Clock Tower, Old Mondha		
17	Whether covered under Corporation/ Panchayat / Municipality.	Nanded Municipal Corporation		
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.	As Per Agreement		
21	Type of the property	Commercial		
22	Year of acquisition/ purchase.	Sale Deed dated 11.05.2015		
23	Purchase value as per document	2,11,00.00.00		
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	Semi Urban
	b. High/ Middle/ Poor class	Middle Class
	c. Residential / Commercial	Commercial
	d. Development of surrounding area	Developed
	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.).	Commercial Shop
31	Whether the plot is under town planning approved layout?	Information not Available
32	Whether the building is intermittent or corner?	Intermittent
33	Whether any road facility is available?	Yes
34	Type of road available (B.T/Cement Road etc.).	B.T. Road
35	Front Width of the Road?	9.00 M. Wide Road
36	Source of water & water potentiality.	Municipal Water Supply
37	Type of Sewerage System.	Connected to Municipal Sewerage System
38	Availability of power supply.	Yes
39	Advantages of the site.	Located in developed area
40	Disadvantages of the site.	No
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	As per Sub-Registrar of Assurance records
Valuation of the property:		
42	Total area of the Commercial Shop	Built Up Area in Sq. Ft. = 1,890.00 (Area as per Agreement for Sale)
43	Prevailing market rate.	₹ 30,000.00 per Sq. Ft. on Built Up Area
44	Floor Rise Rate per Sq. Ft.	₹ 0.00
45	PLC Rate per Sq. Ft.	₹ 0.00
46	Total Rate per Sq. Ft.	₹ 30,000.00 per Sq. Ft. on Built Up Area
47	Value of the property	₹ 5,67,00,000.00 US\$ 657,736.44
48	The realizable value of the property (90%)	₹ 5,10,30,000.00 US\$ 591,962.80
49	Distress value of the property (80%)	₹ 4,53,60,000.00 US\$ 526,189.15
50	Insurable value of the property	₹ 45,36,000.00 US\$ 5,26,18.92
Technical details of the building:		
51	Type of building (Residential/ Commercial/	Commercial

	Industrial).	
52	Year of construction.	33 Years (As per previous valuation report)
53	Future life of the property.	27 years Subject to proper, preventive periodic maintenance & structural repairs.
54	No. of floors and height of each floor including basement.	Ground + Mezzanine Floor
Type of construction		
55	(Load bearing/ R.C.C./ Steel framed)	R.C.C. Framed Structure
Condition of the building.		
56	External (excellent/ good/ normal/ poor)	Good
57	Internal (excellent/ good/ normal/ poor).	Good
58	Whether the Commercial Shop 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 Building plans were not provided and not verified.
59	Remarks	
Specifications of Construction:		
sr.	Description	Ground Floor
A	Foundation	R.C.C. Foundation
B	Basement	No
C	Superstructure	R.C.C. frame work with 9 inch thick B. B. Masonry for external walls.6 inch thick B.B. Masonry for internal walls
D	Joinery/Doors/Windows	Glass Door with M.S. Rolling Shutter
E	RCC Work	R.C.C. Framed Structure
F	Plastering	Cement Plastering + POP finish + Plastic emulsion paint
G	Flooring, Skirting	Ceramic Tiles
H	Kitchen Platform	N.A
I	Whether any proof course is provided?	Yes
J	Drainage	Connected to Municipal Sewerage System
K	Compound Wall (Height, length and type of construction)	N.A
L	Electric Installation (Type of wire, Class of construction)	Concealed
M	Plumbing Installation (No. of closets and wash basins etc.)	Concealed
N	Bore Well	Not Provided
O	Wardrobes, if any	Yes
P	Development of open area	Open Parking, Chequered tile in open spaces, etc.
Valuation of proposed construction/ additions/ renovation if any:		

60	SUMMARY OF VALUATION:		
	Part I Land	N.A. as composite method is used for valuation	
	Part II Building	₹ 5,67,00,000.00	US\$ 657,736.44
	Part III Other amenities/ Miscellaneous	₹ 0.00	
	Part IV Proposed construction	₹ 0.00	
	TOTAL.	₹ 5,67,00,000.00	US\$ 657,736.44
	Calculation:		
1	Construction		
1.01	Built up Area of Commercial Shop	1,890.00 Sq. Ft.	
1.02	Rate per Sq. Ft.	₹ 2,000.00	
1.03	Cost of Construction = (1.01x1.02)	₹ 37,80,000.00	
2	Value of property		
2.01	Built Up Area of Commercial Shop	1,890.00 Sq. Ft.	
2.02	Rate per Sq. Ft.	₹ 30,000.00	
2.03	Value of Commercial Shop (2.01x2.02)	₹ 5,67,00,000.00	US\$ 657,736.44
3	Total value of the property.	₹ 5,67,00,000.00	US\$ 657,736.44

I certify that,

I/ my authorized representative has inspected the subject property on 18.01.2025.

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 24.01.2025 is

In ₹ 5,67,00,000.00 (Rupees Five Crores Sixty Seven Lakh Only).

In US\$ 657,736.44 (United State Dollar Six Hundred Fifty Seven Thousand Seven Hundred Thirty Six Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.012 United States Dollar as on 24.01.2025

Date: 24.01.2025

Place: Nanded

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

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



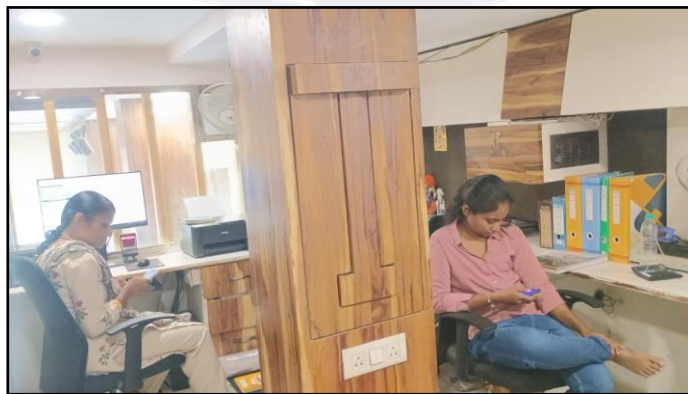
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Actual site photographs

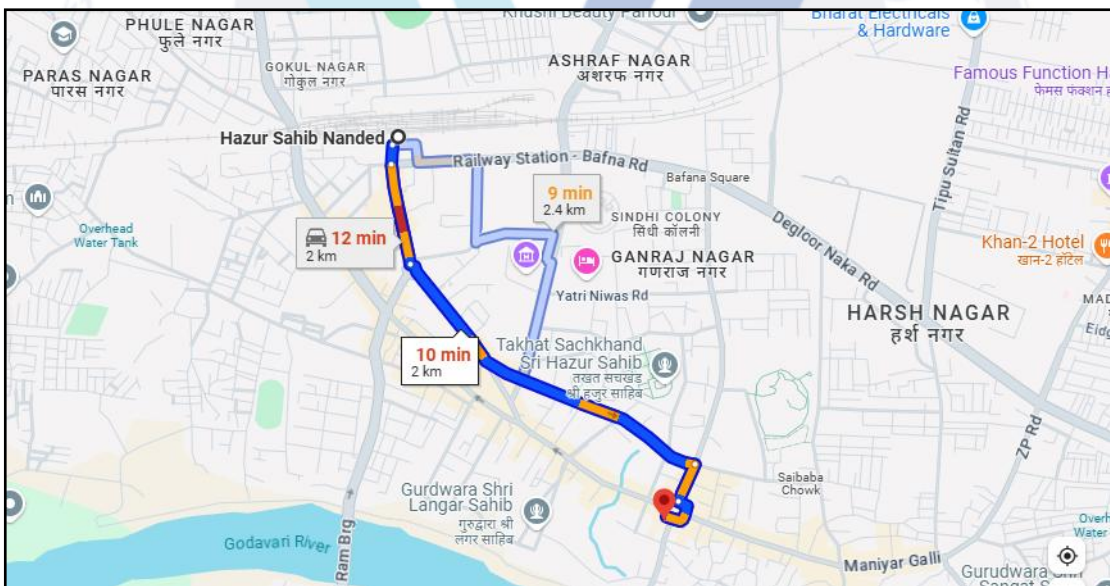


Actual site photographs



Route Map of the property

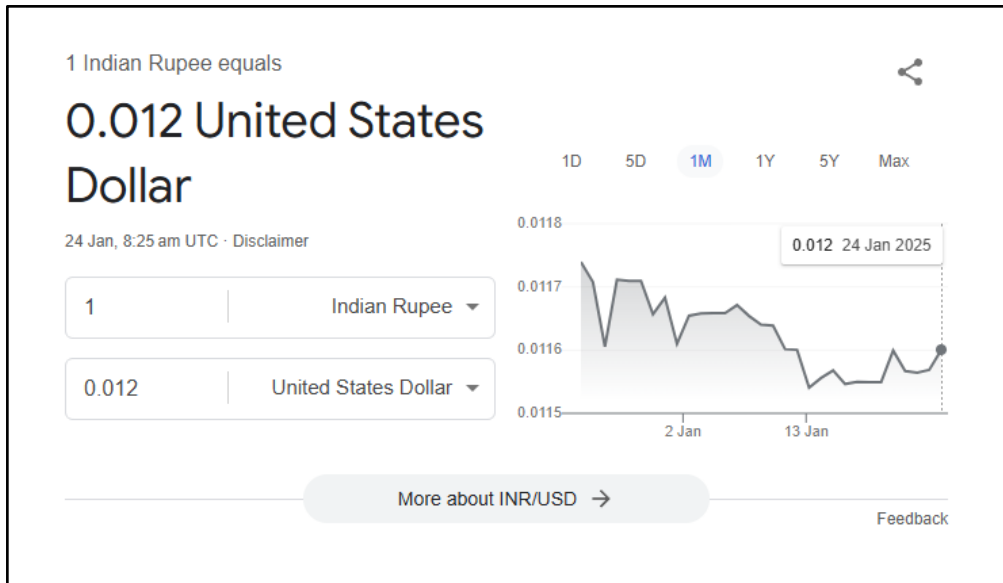
Site u/r



Longitude Latitude: 19.148030, 77.319025

Note: The Blue line shows the route to site from nearest railway station (Nanded – 2 Km.)

Currency Rate



Ready Reckoner Rate

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year 20242025 **Language** English

Annual Statement of Rates

Selected District नॉदेंड
Select Taluka नॉदेंड
Select Village मॉजे : नॉदेंड
Search By Survey No Location

Select	उपविनाम	खुली जमीन	निवासी सदतिका	ऑफिस	डुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.10-सराफा चौक ते दरवारी मस्जिद किल्लारोड पर्यंत व सराफा चौक ते किल्ला (पाण्याची टाकी) वरील दोन्ही बाजूचे मिळकती	9000	27000	37700	56000	0	चौ. मीटर
SurveyNo	1.11-गाडीपुरा फतेवरुज मधील मिळकत	7000	27000	33600	48000	0	चौ. मीटर
SurveyNo	1.12-उपरोक्त रस्त्यावरील मिळकती वगळता उर्वरित सर्व मिळकती	6300	27000	33600	48000	0	चौ. मीटर
SurveyNo	1.13-दावर (जुनामोंडा) ते नवीन पुलापर्यंत वरील दोन्ही बाजूचे मिळकती	18400	35000	44400	68000	0	चौ. मीटर
SurveyNo	1.14-तारासिंग मार्केट मधील मिळकती व जुन्या मोंड्यातील मिळकती	27500	36500	46200	75000	0	चौ. मीटर

1 2 3 4 5 6 7 8 9 10 ...

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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 **24th 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 demands 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 ₹ 5,67,00,000.00 (Rupees Five Crores Sixty Seven Lakh Only).

In US\$ 657,736.44 (United State Dollar Six Hundred Fifty Seven Thousand Seven Hundred Thirty Six Only).

Note: at conversion rate of 1 Indian Rupee equals to 0.012 United States Dollar as on 24.01.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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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