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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 Old House No.134, Vitthal Mandir Road, Ward No 07, Mukhed, Taluka – Mukhed,
District – Nanded, Pin Code – 431715, State - Maharashtra, Country – India.

Latitude Longitude - 18°42'08.3"N 77°21'51.2"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

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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 /Mr. Vijaykumar Vyankati Mahajan (013811/2310249)

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Vastu/Nanded/01/2025/013811/2310249
25/30-368-SPAS
Date: 24.01.2025

VALUATION OPINION REPORT

This is to certify that the property Residential Old House No.134, Vitthal Mandir Road, Ward No 07, Mukhed, Taluka – Mukhed, District – Nanded, Pin Code – 431715, State - Maharashtra, Country – India belongs to **Mr. Vijaykumar Vyankati Mahajan**.

Boundaries of the property.

North	Road
South	House of Kawatiwar
East	Road
West	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 ₹ 15,00,000.00 (Rupees Fifteen Lakh Only).

In US\$ 17,382.33 (United State Doller Seventeen Thousand Three Hundred Eighty Two 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.



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	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:	1. Copy of Court order for Property Tax No. O.N.163/NPM/2019 issued by Nagar Parishad Mukhed, dated 13.11.2019. 2. Copy of Property Tax receipt No 760/006, issued by Mukhed Nagar Parishad, dated 13.11.2019.	
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	N.A.	
Property Details			
9	Name(s) of the Owner	Mr. Vijaykumar Vyankati Mahajan	
	Address	Residential Old House No.134, Vitthal Mandir Road, Ward No 07, Mukhed, Taluka – Mukhed, District – Nanded, Pin Code – 431715, 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 old house. It is at 1.3 Km. walkable distance from Mukhed Bus Stop.	
	If under construction, extent of completion	N.A.	
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	M. H. No. 134 of Village – Mukhed	
13	Boundaries	As on site	As per documents
	North	Road	Details not available
	South	House of Kawatikwar	Details not available
	East	Road	Details not available
	West	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.	Nagar Parishad Mukhed
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.	Old ancestors' property
23	Purchase value as per document	Old ancestors' property
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.	Under owner's possession
25	Classification of the site	
	a. Population group	Rural
	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
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.	Nagar Parishad Water Supply
37	Type of Sewerage System.	Connected to Nagar Parishad Sewerage System
38	Availability of power supply.	Yes
39	Advantages of the site.	Located in developing 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.	No	
Valuation of the property:			
42	Total area of the Residential Property	Area in Sq. Ft. = 1,750.00 (Area as per Site Measurement)	
43	Total Rate per Sq. Ft.	₹ 857.00 per Sq. Ft.	
44	Value of the property	₹ 15,00,000.00	US\$ 17,382.33
45	The realizable value of the property (90%)	₹ 13,50,000.00	US\$ 15,644.25
46	Distress value of the property (80%)	₹ 12,00,000.00	US\$ 13,906.00
Technical details of the building:			
48	Type of building (Residential/ Commercial/ Industrial).	Residential	
49	Year of construction.	Old ancestors' property	
50	Future life of the property.	Old ancestors' property	
Type of construction			
51	(Load bearing/ R.C.C./ Steel framed)	Old ancestors' property	
Condition of the building.			
52	External (excellent/ good/ normal/ poor)	Poor	
53	Internal (excellent/ good/ normal/ poor).	Poor	
54	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	N.A., Old ancestors' property	
55	Remarks		
56	SUMMARY OF VALUATION:		
	Part I Land	N.A. as composite method is used for valuation	
	Part II Building	₹ 15,00,000.00	US\$ 17,382.00
	Part III Other amenities/ Miscellaneous	₹ 0.00	
	Part IV Proposed construction	₹ 0.00	
	TOTAL.	₹ 15,00,000.00	US\$ 17,382.00
Calculation:			
1	Construction		
1.01	Area of the Residential Old House	1750.00 Sq. Ft.	
1.02	Rate per Sq. Ft.	NA	
1.03	Cost of Construction = (1.01x1.02)	NA	
2	Value of property		
2.01	Area of the Residential Old House	1750.00 Sq. Ft.	
2.02	Rate per Sq. Ft.	₹ 857.00	
2.03	Value of Residential Old House = (2.01x2.02)	₹ 15,00,000.00	US\$ 17,382.33

3	Total value of the property.	₹ 15,00,000.00	US\$ 17,382.33
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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 24.01.2025 is

In ₹ 15,00,000.00 (Rupees Fifteen Lakh Only).

In US\$ 17,382.33 (United State Doller Seventeen Thousand Three Hundred Eighty-Two 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.

Sharadkumar B. Chalikwar

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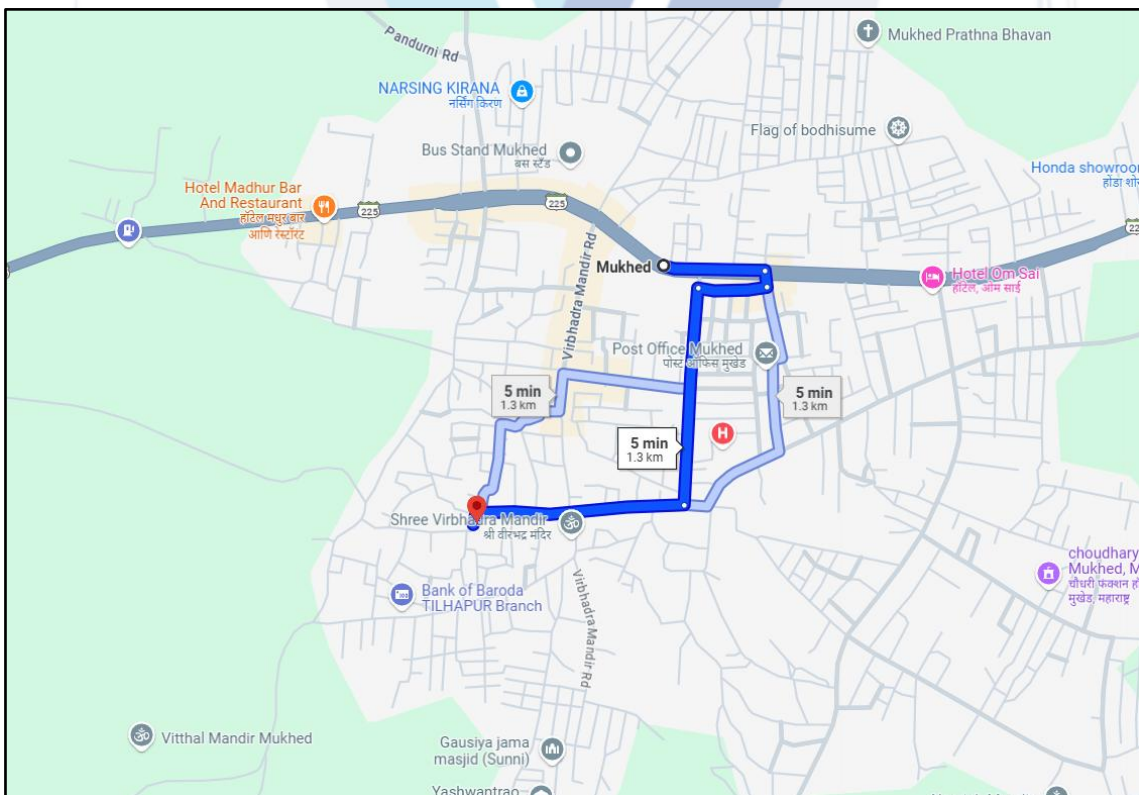
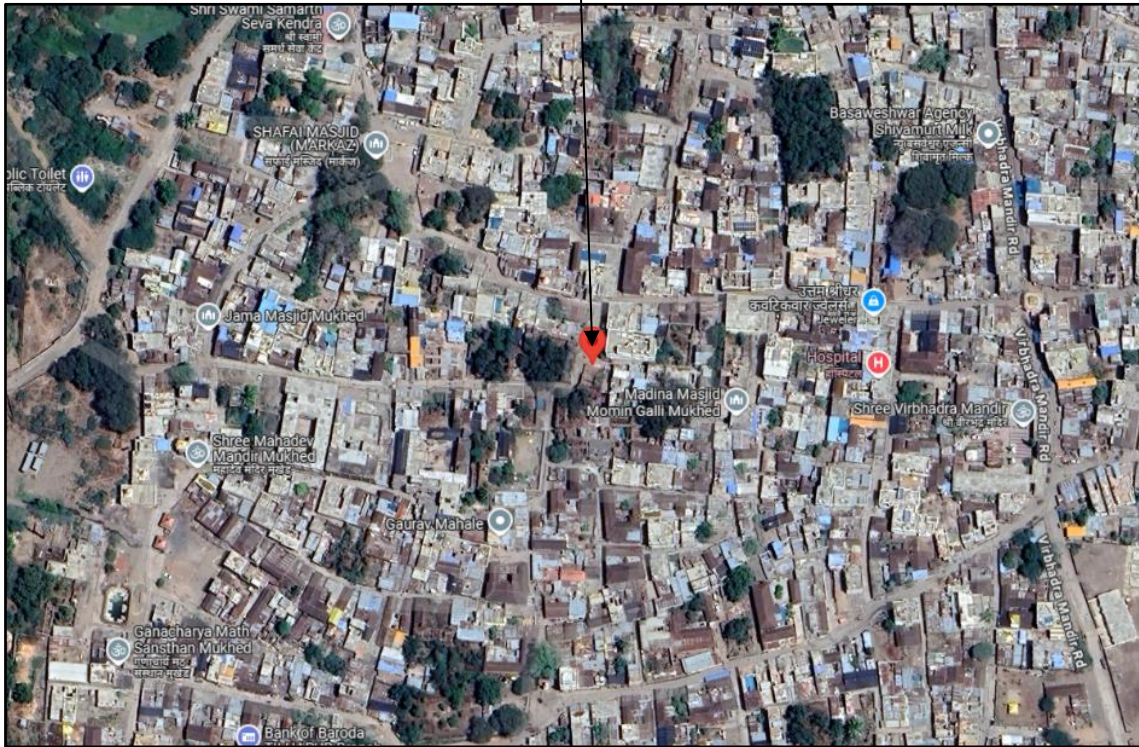
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Actual site photographs



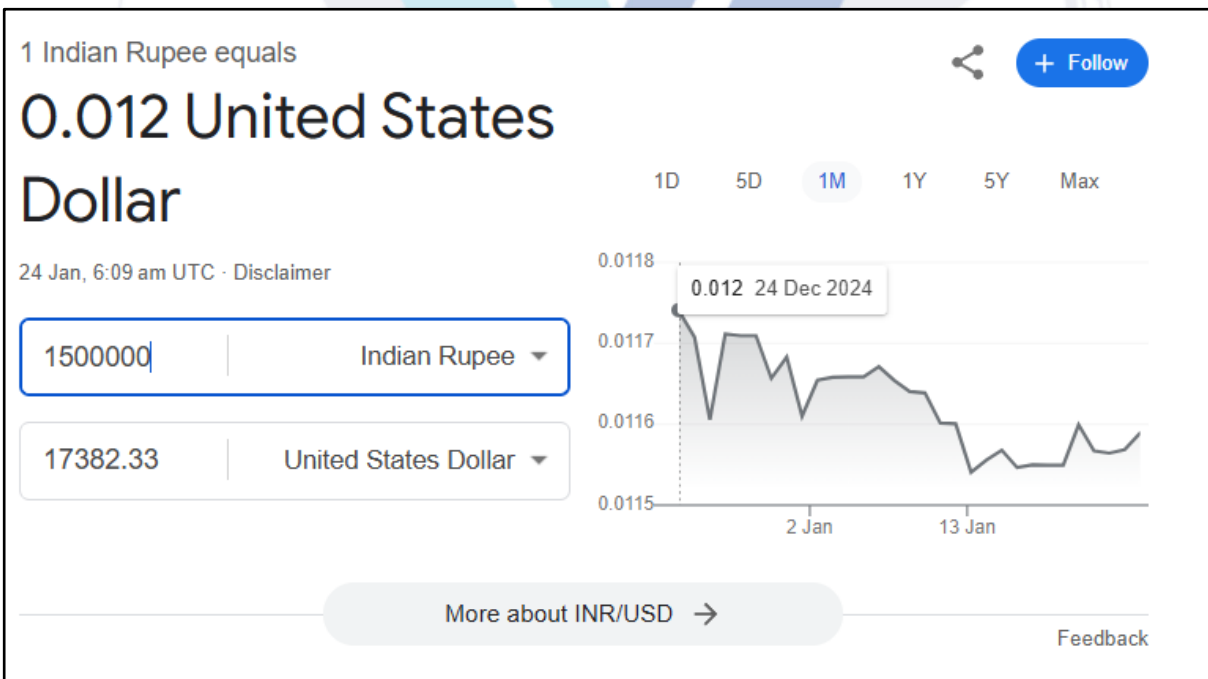
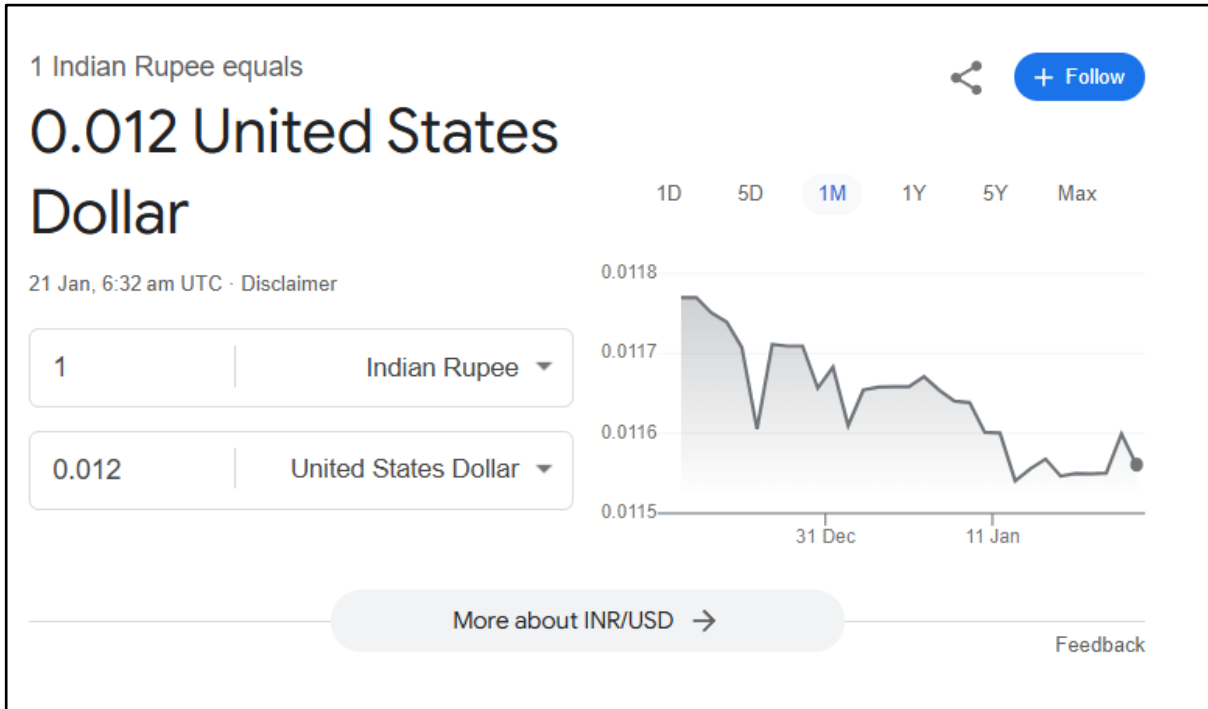
Route Map of the property Site u/r



Latitude Longitude - 18°42'08.4"N 77°21'51.3"E

Note: The Blue line shows the route to site from nearest BUS station – (Mukhed– 1.3 KM)

Currency Rate




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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
1.13-उपरोक्त रस्त्यावरील मिळकत वगळता उर्वरित सर्व मिळकत नाविकास जमीन प्र. चौ.मी.	460	0	0	0	0	चौ. मीटर	सर्वेक्षण नंबर
1.13-उपरोक्त रस्त्यावरील मिळकत वगळता उर्वरित सर्व मिळकत नाविकास जमीन प्र.हे	2063000	0	0	0	0	हेक्टर	सर्वेक्षण नंबर

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 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 ₹ 15,00,000.00 (Rupees Fifteen Lakh Only).

In US\$ 17,382.33 (United State Doller Seventeen Thousand Three Hundred Eighty Two Only).

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

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