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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**

Agricultural Land bearing Survey No. 23, Village – Umardari, Taluka – Mukhed, District – Nanded,
Pin Code – 431715, State - Maharashtra, Country – India.

Latitude Longitude - 18°42'30.5"N 77°23'00.0"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:

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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

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Valuation Report / Mr. Vijaykumar Vyankati Mahajan (013816/2310239) Page 2 of 14

Vastu/Nanded/01/2024/013816/2310239
25/20-358-SPAS
Date: 24.01.2025

VALUATION OPINION REPORT

This is to certify that the property Agricultural Land bearing Survey No. 23, Village – Umardari, Taluka – Mukhed, District – Nanded, Pin Code – 431715, State - Maharashtra, Country – India belongs to **Mr. Vijaykumar Vyankati Mahajan**.

Boundaries of the property.

North	Shahir Annabhau Sathe Mahavidyalaya
South	Land of Narayan Mukkavar
East	Land of Garudkar
West	Land of Ashok Wanjari

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 ₹ 5,11,25,000.00 (Rupees Five Crore Eleven Lakh Twenty Five Thousand Only).

In US\$ 592,770.81 (United State Doller Five Hundred Ninety Two Thousand Seven Hundred Seventy 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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- | | | | |
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VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1	Date of Inspection	20.01.2024
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 7/12 extract.
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	NA
Property Details		
9	Name(s) of the Owner	Mr. Vijaykumar Vyankati Mahajan
	Address	Agricultural Land bearing Survey No. 23, Village – Umardari, 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 located in a developing area having well connected by road. It is located at about 1.9 KM. travelling distance from Mukhed Bus Stop. The property is Agricultural Freehold Land. As per 7/12, the land area is 4 Hectare 09 Aar i.e. 10.225 Acres which is considered for the purpose of valuation.
	If under construction, extent of completion	N.A.
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	Survey No. 23 of Village – Umardari
13	Boundaries	As on site As per documents

	North	Shahir Annabhau Sathe Mahavidyalaya	Details not available
	South	Land of Narayan Mukkavar	Details not available
	East	Land of Garudkar	Details not available
	West	Land of Ashok Wanjari	Details not available
14	Matching of Boundaries	-	
15	Route map	Enclosed	
16	Any specific identification marks	NA	
17	Whether covered under Corporation/ Panchayat / Municipality.	Gram Panchayat Umardari	
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	Agricultural	
22	Year of acquisition/ purchase.	Old ancestors' property	
23	Purchase value as per document	N.A.	
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	Agricultural	
	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.).	Agricultural	
31	Whether the plot is under town planning approved layout?	Agricultural	
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.	Available	
37	Type of Sewerage System.	N.A. the property under consideration is Agricultural Land Only.	
38	Availability of power supply.	No	
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 Agricultural land	10.225 Acres	
43	Prevailing market rate.	₹ 50,00,000.00	
44	Value of the property	₹ 5,11,25,000.00	US\$ 592,770.81
45	The realizable value of the property (90%)	₹ 4,60,12,500.00	US\$ 533,493.73
46	Distress value of the property (80%)	₹ 4,09,00,000.00	US\$ 474,216.65
47	Insurance value of the property		
Technical details of the building:			
48	Type of building (Residential/ Commercial/ Industrial).	N.A. the property under consideration is Agricultural Land Only.	
49	Year of construction.	N.A. the property under consideration is Agricultural Land Only.	
50	Future life of the property.	N.A. the property under consideration is Agricultural Land Only.	
51	No. of floors and height of each floor including basement.	N.A. the property under consideration is Agricultural Land Only.	
Type of construction			
52	(Load bearing/ R.C.C./ Steel framed)	N.A. the property under consideration is Agricultural Land Only.	
Condition of the building.			
53	External (excellent/ good/ normal/ poor)	N.A. the property under consideration is Agricultural Land Only.	
54	Internal (excellent/ good/ normal/ poor).	N.A. the property under consideration is Agricultural Land Only.	
55	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. the property under consideration is Agricultural Land Only.	
56	Remarks		
Specifications of Construction:			
sr.	Description	Not Applicable	

A	Foundation	N.A. the property under consideration is Agricultural Land Only.	
B	Basement	N.A. the property under consideration is Agricultural Land Only.	
C	Superstructure	N.A. the property under consideration is Agricultural Land Only.	
D	Joinery/Doors/Windows	N.A. the property under consideration is Agricultural Land Only.	
E	RCC Work	N.A. the property under consideration is Agricultural Land Only.	
F	Plastering	N.A. the property under consideration is Agricultural Land Only.	
G	Flooring, Skirting	N.A. the property under consideration is Agricultural Land Only.	
H	Kitchen Platform	N.A. the property under consideration is Agricultural Land Only.	
I	Whether any proof course is provided?	N.A. the property under consideration is Agricultural Land Only.	
J	Drainage	N.A. the property under consideration is Agricultural Land Only.	
K	Compound Wall (Height, length and type of construction)	N.A. the property under consideration is Agricultural Land Only.	
L	Electric Installation (Type of wire, Class of construction)	N.A. the property under consideration is Agricultural Land Only.	
M	Plumbing Installation (No. of closets and wash basins etc.)	N.A. the property under consideration is Agricultural Land Only.	
N	Bore Well	N.A. the property under consideration is Agricultural Land Only.	
O	Wardrobes, if any	N.A. the property under consideration is Agricultural Land Only.	
P	Development of open area	N.A. the property under consideration is Agricultural Land Only.	
Valuation of proposed construction/ additions/ renovation if any: NO			
Valuation of LAND			
Area of Land in Acres		10.225 Acres	
Rate of Land per Acre		₹ 50,00,000.00	
Total Value of Land		₹ 5,11,25,000.00	
60	SUMMARY OF VALUATION:		
	Part I Land	₹ 5,11,25,000.00	US \$ 592,770.81
	Part II Building	N.A. the property under consideration is Agricultural Land Only.	

	Part III Other amenities/ Miscellaneous	N.A. the property under consideration is Agricultural Land Only.	
	Part IV Proposed construction	N.A. the property under consideration is Agricultural Land Only.	
	TOTAL	₹ 5,11,25,000.00	US\$ 592,770.81
	Calculation:		
1	Construction		
1.01	Built up Area of Residential Flat	N.A. the property under consideration is Agricultural Land Only.	
1.02	Rate per Sq. Ft.	N.A. the property under consideration is Agricultural Land Only.	
1.03	Cost of Construction = (1.01x1.02)	N.A. the property under consideration is Agricultural Land Only.	
2	Value of property		
2.01	Built Up Area of Building	N.A. the property under consideration is Agricultural Land Only.	
2.02	Rate per Sq. Ft.	N.A. the property under consideration is Agricultural Land Only.	
2.03	Value of Residential Flat = (2.01x2.02)		
3	Total value of the property. (Land)	₹ 5,11,25,000.00	US\$ 592,770.81

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 ₹ 5,11,25,000.00 (Rupees Five Crore Eleven Lakh Twenty Five Thousand Only).

In US\$ 592,770.81 (United State Doller Five Hundred Ninety Two Thousand Seven Hundred Seventy 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

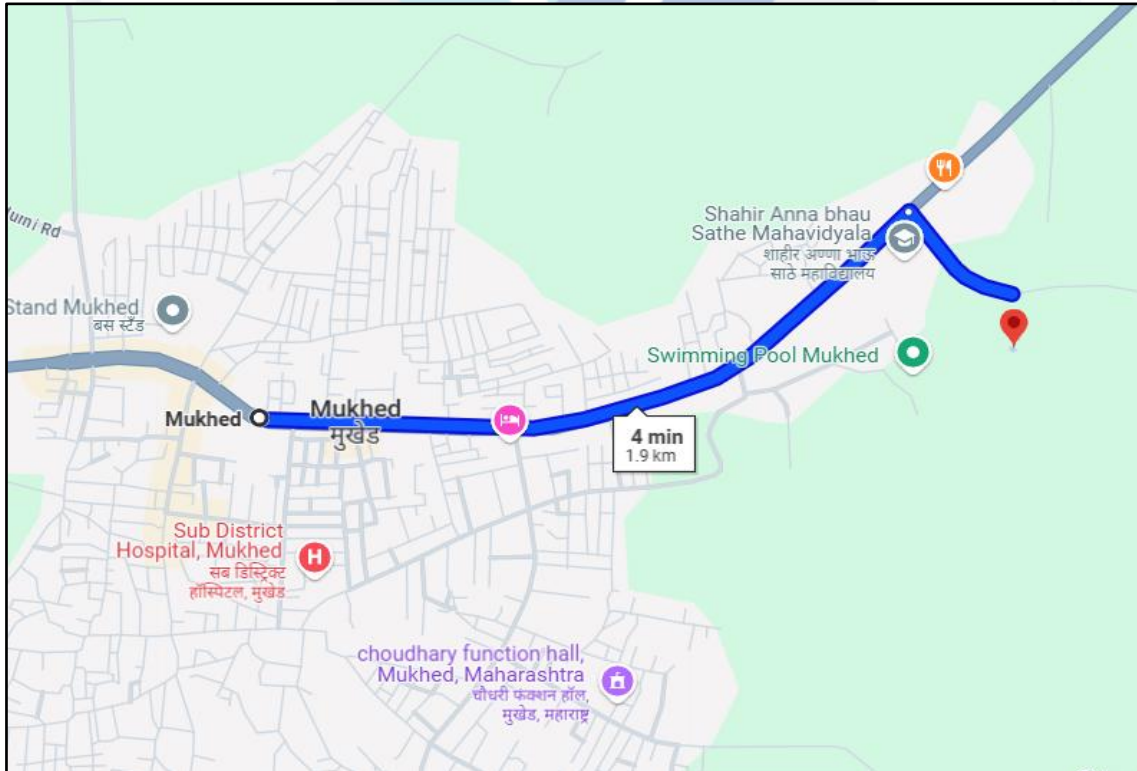
Reg No. IBBI/RV/07/2019/11744

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 18°42'30.5"N 77°23'00.0"E


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

Government 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)

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Year Language

Selected District

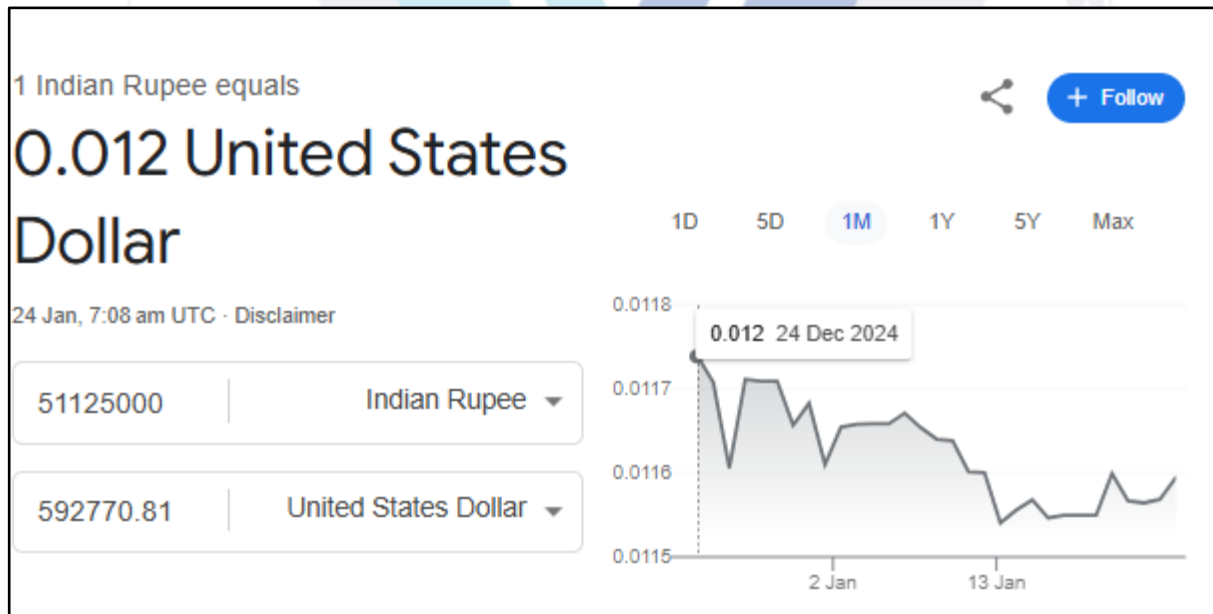
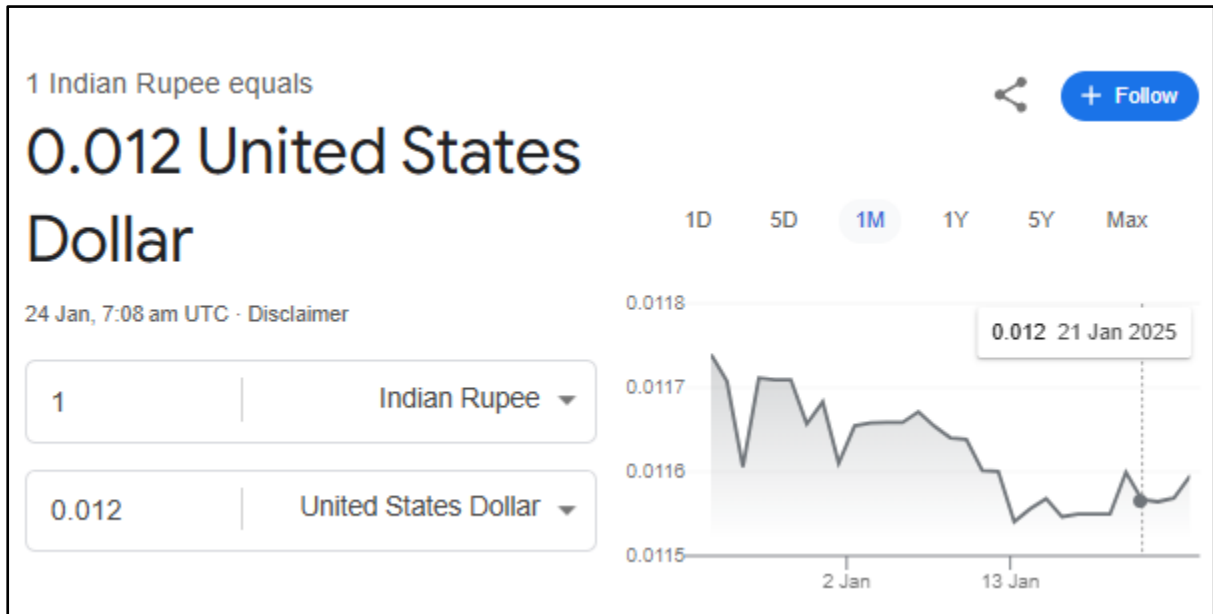
Select Taluka

Select Village

Vibhag Number **4**

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत शेत जमीन	0-1.25	536800	हेक्टर
जिरायत शेत जमीन	1.26-2.50	595100	हेक्टर
जिरायत शेत जमीन	2.51-5.00	734800	हेक्टर
जिरायत शेत जमीन	5.01-7.50	874500	हेक्टर
गावठाणातील मिळकती	0-0.00	1450	चौरस मीटर
हायवेवरील जमिनी	0-0	1400	चौरस मीटर
विनशेती जमीनी/भूखंड	0-0	1265	चौरस मीटर

Currency Rate



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 ₹ 5,11,25,000.00 (Rupees Five Crore Eleven Lakh Twenty Five Thousand Only).

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

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