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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Ms. Kunjal P. Mallikarjun Mahajan**

Residential Land bearing Plot No. 10, Survey No. 160 (Part), Shri. Swami Samarth Nagar, Village – Asadawan,
Taluka & District – Nanded, Pin Code – 431 603, State - Maharashtra, Country – India.

Latitude Longitude - 19°06'53.2"N 77°18'45.2"E

Intended Users:

Ms. Kunjal P. Mallikarjun 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,
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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Ms. Kunjal P. Mallikarjun Mahajan (013849/2310236)

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Vastu/Nanded/01/2025/013849/2310236
25/17-355-AS
Date: 24.01.2025

VALUATION OPINION REPORT

This is to certify that the property Residential Land bearing Plot No. 10, Survey No. 160 (Part), Shri. Swami Samarth Nagar, Village – Asadawan, Taluka & District – Nanded, Pin Code – 431 603, State - Maharashtra, Country – India belongs to **Ms. Kunjal P. Mallikarjun Mahajan**.

Boundaries of the property.

North	Plot No. 9
South	Plot No. 11
East	30.00 M. Wide Road
West	9.00 M. Wide 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 ₹ 1,90,31,950.00 (Rupees One Crore Ninety Lakh Thirty One Thousand Nine Hundred Fifty Only).

In US\$ 220,666.69 (United State Doller Two Hundred Twenty Thousand, Six Hundred Sixty 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	22.01.2025
2	Purpose of valuation	As per the request from Ms. Kunjal P. Mallikarjun 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. Email: nanded@vastukala.co.in
4	List of Documents Handed Over to The Valuer by The Customer: 1. Copy of 7/12 extract. 2. Copy of Gift Deed dated 21.08.2023 between Mrs. Shewta Bh. Mallikarjun Mahajan AND Ms. Kunjal P. Mallikarjun Mahajan, Reg. No. 8308 / 2023 dated 21.08.2023 3. Copy of N.A. Order No. 2021 / Jamabandi – 2 / NAP – 1 / CR - 41 dated 22.03.2022 issued by Tahsildar, 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, 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	Ms. Kunjal P. Mallikarjun Mahajan
	Address	Residential Land bearing Plot No. 10, Survey No. 160 (Part), Shri. Swami Samarth Nagar, Village – Asadawan, Taluka & District – Nanded, Pin Code – 431 603, 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 infrastructure, well connected by road. It is located at about 6.6 KM. travelling distance from Nanded railway station. The property is Residential Freehold Land. As per Gift Deed, the land area is 543.77 Sqm. 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.).	Plot No. 10, Survey No. 160 (Part), Shri. Swami Samarth Nagar, Village – Asadawan	
13	Boundaries	As on site	As per documents
	North	Plot No. 9	Plot No. 9
	South	Plot No. 11	Plot No. 11
	East	30.00 M. Wide Road	30.00 M. Wide Road
	West	9.00 M. Wide Road	9.00 M. Wide Road
14	Matching of Boundaries	Yes	
15	Route map	Enclosed	
16	Any specific identification marks	Shri. Swami Samarth Nagar	
17	Whether covered under Corporation/ Panchayat / Municipality.	Nanded Waghala City 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.	Residential	
21	Type of the property	Residential	
22	Year of acquisition/ purchase.	Gift Deed dated 21.08.2023	
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	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.).	Rectangular	
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?	Residential	
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. & 30.00 M. Wide Road	
36	Source of water & water potentiality.	Available	
37	Type of Sewerage System.	N.A. the property under consideration is Residential 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 Residential land	543.77 Sqm.	
43	Prevailing market rate.	₹ 35,000.00	
44	Value of the property	₹ 1,90,31,950.00	US\$ 220,666.69
45	The realizable value of the property (90%)	₹ 1,71,28,755.00	US\$ 198,600.02
46	Distress value of the property (80%)	₹ 1,52,25,560.00	US\$ 176,533.35
Technical details of the building:			
47	Type of building (Residential/ Commercial/ Industrial).	N.A. the property under consideration is Residential Land Only.	
48	Year of construction.	N.A. the property under consideration is Residential Land Only.	
49	Future life of the property.	N.A. the property under consideration is Residential Land Only.	
51	No. of floors and height of each floor including basement.	N.A. the property under consideration is Residential Land Only.	
Type of construction			
52	(Load bearing/ R.C.C./ Steel framed)	N.A. the property under consideration is Residential Land Only.	
Condition of the building.			
53	External (excellent/ good/ normal/ poor)	N.A. the property under consideration is Residential Land Only.	
54	Internal (excellent/ good/ normal/ poor).	N.A. the property under consideration is Residential 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 Residential Land Only.	
56	Remarks		

Specifications of Construction:		
sr.	Description	Not Applicable
A	Foundation	N.A. the property under consideration is Residential Land Only.
B	Basement	N.A. the property under consideration is Residential Land Only.
C	Superstructure	N.A. the property under consideration is Residential Land Only.
D	Joinery/Doors/Windows	N.A. the property under consideration is Residential Land Only.
E	RCC Work	N.A. the property under consideration is Residential Land Only.
F	Plastering	N.A. the property under consideration is Residential Land Only.
G	Flooring, Skirting	N.A. the property under consideration is Residential Land Only.
H	Kitchen Platform	N.A. the property under consideration is Residential Land Only.
I	Whether any proof course is provided?	N.A. the property under consideration is Residential Land Only.
J	Drainage	N.A. the property under consideration is Residential Land Only.
K	Compound Wall (Height, length and type of construction)	N.A. the property under consideration is Residential Land Only.
L	Electric Installation (Type of wire, Class of construction)	N.A. the property under consideration is Residential Land Only.
M	Plumbing Installation (No. of closets and wash basins etc.)	N.A. the property under consideration is Residential Land Only.
N	Bore Well	N.A. the property under consideration is Residential Land Only.
O	Wardrobes, if any	N.A. the property under consideration is Residential Land Only.
P	Development of open area	N.A. the property under consideration is Residential Land Only.
Valuation of proposed construction/ additions/ renovation if any: NO		
Valuation of LAND		
	Area of Land in Sqm.	543.77 Sqm.
	Rate of Land per Sqm.	₹ 35,000.00
	Total Value of Land	₹ 1,90,31,950.00
57	SUMMARY OF VALUATION:	
	Part I Land	₹ 1,90,31,950.00 US \$ 220,666.69

	Part II Building	N.A. the property under consideration is Residential Land Only.	
	Part III Other amenities/ Miscellaneous	N.A. the property under consideration is Residential Land Only.	
	Part IV Proposed construction	N.A. the property under consideration is Residential Land Only.	
	TOTAL	₹ 1,90,31,950.00	US \$ 220,666.69
	Calculation:		
1	Construction		
1.01	Built up Area of Residential Flat	N.A. the property under consideration is Residential Land Only.	
1.02	Rate per Sq. Ft.	N.A. the property under consideration is Residential Land Only.	
1.03	Cost of Construction = (1.01x1.02)	N.A. the property under consideration is Residential Land Only.	
2	Value of property		
2.01	Built Up Area of Building	N.A. the property under consideration is Residential Land Only.	
2.02	Rate per Sq. Ft.	N.A. the property under consideration is Residential Land Only.	
2.03	Value of Residential Flat = (2.01x2.02)	N.A. the property under consideration is Residential Land Only.	
3	Total value of the property. (Land)	₹ 1,90,31,950.00	US \$ 220,666.69

I certify that,

I/ my authorized representative has inspected the subject property on 21.01.2025.

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 ₹ 1,90,31,950.00 (Rupees One Crore Ninety Lakh Thirty One Thousand Nine Hundred Fifty Only).

In US\$ 220,666.69 (United State Doller Two Hundred Twenty Thousand, Six Hundred Sixty 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)

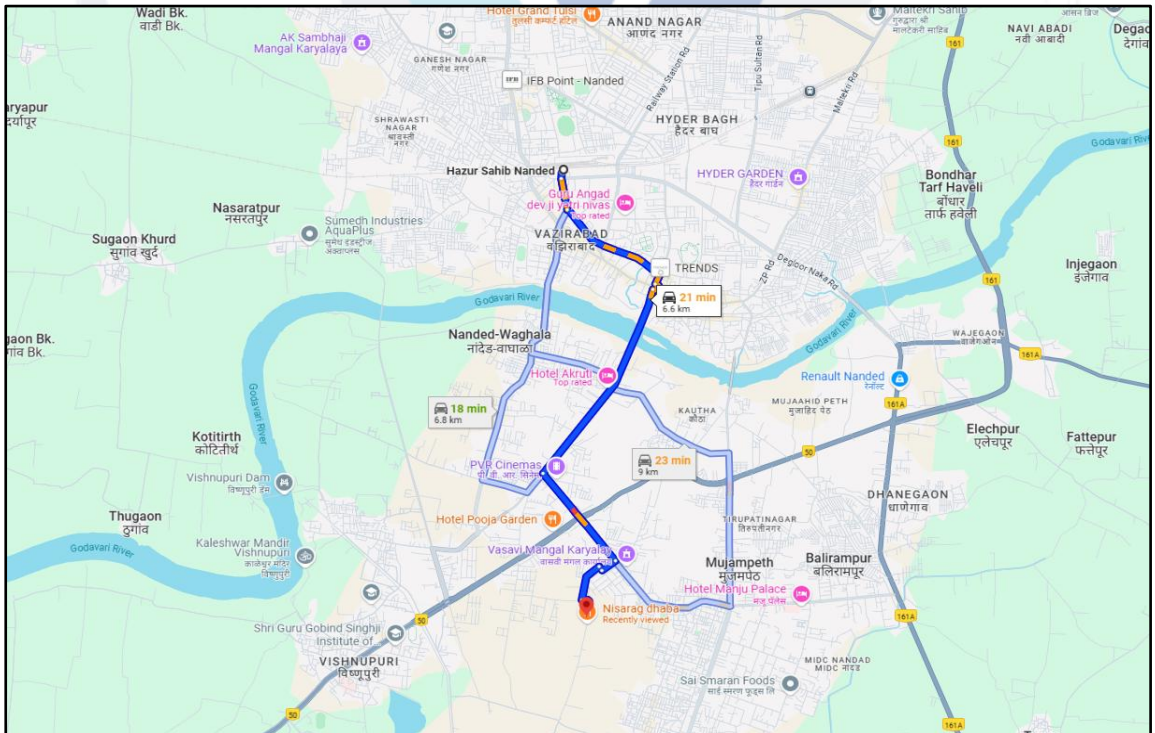
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Reg No. IBBI/RV/07/2019/11744

Actual site photographs



Route Map of the property Site u/r



Latitude Longitude - 19°06'53.9"N 77°18'44.9"E

Note: The Blue line shows the route to site from nearest railway station – (Nanded – 6.6 KM)




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11.160- उपरोक्त रस्तावरिल मिळकती वगळता उर्वरित प्र.हे	4426000	0	0	0	0	हेक्टर	गट नंबर

Currency Rate



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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 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 ₹ 1,90,31,950.00 (Rupees One Crore Ninety Lakh Thirty One Thousand Nine Hundred Fifty Only).

In US\$ 220,666.69 (United State Doller Two Hundred Twenty Thousand, Six Hundred Sixty 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

Chairman & Managing Director

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Auth. Sign.