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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 Lessor: Maharashtra Industrial Development Corporation**

**Lessee: M/s. Aditya Dall Industries Proprietor  
Shri. Anup Vijayrao Chalikwar**

**M/s, Aditya Dall Industries, Plot No. C - 54/2, Khanapur Industrial Area,  
M.I.D.C., within the limits of Village - Khanapur, Taluka - Degloor, District - Nanded  
Maharashtra, India.**

**Longitude Latitude: 18.609028, 77.572469**

### Valuation Done for:

**Axis Bank  
Nanded Branch**

**Nanded: 28, S.G.G.S Stadium Complex, Nanded - 431 602, (M.S), INDIA**  
Email: [nanded@vastukala.co.in](mailto: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**

📞 **+91 2247495919**

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Valuation Report Prepared For: Axis Bank / M/s. Aditya Dall Industries Page 2 of 12

Vastu/Axis Bank/Nanded/03/2025/14340/ 2310954  
10/10-151-BHSC  
Date: 10.03.2025

### VALUER'S OPINION REPORT

This is to certify that the property bearing **M/s, Aditya Dall Industries**, Plot No. C - 54/2, Khanapur Industrial Area, M.I.D.C., Within the limits of Village, Khanapur, Taluka - Degloor, District – Nanded, Maharashtra, India belongs to **Lessor: Maharashtra Industrial Development Corporation, Lessee: M/s. Aditya Dall Industries Proprietor Shri. Anup Vijayrao Chalikwar.**

Boundaries of the property.

North	: 25.0 m wide M.I.D.C Road
South	: Plot No. C- 54/3
East	: Plot No. C- 18
West	: Plot No. C- 54/1

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed are as under:

<b>Guideline Value of the Property</b>	<b>Rs. 2,95,80,711.00</b>
<b>Fair Market Value of the Property</b>	<b>Rs. 3,50,52,711.00</b>
<b>Realizable Value of the Property</b>	<b>Rs. 3,15,47,439.00</b>
<b>Forced/ Distress Sale value of the Property.</b>	<b>Rs. 2,80,42,168.00</b>

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

**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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- |  |  |   |   |
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**VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)**

1.	CBB/CCMC/CCSU		-	-
2.	Name of Owner & Address:	<b>Lessee: M/s. Aditya Dall Industries Proprietor Shri. Anup Vijayrao Chalikwar.</b> R/o Taluka - Degloor, District – Nanded, Maharashtra, India <b>Cell No. 9420667077 / 7507708888</b>		
	Name of Borrower & Address	<b>Lessee: M/s. Aditya Dall Industries Proprietor Shri. Anup Vijayrao Chalikwar.</b> R/o Taluka - Degloor, District – Nanded, Maharashtra, India <b>Cell No. 9420667077 / 7507708888</b>		
3.	Name of the Bank Official Present	No.		
	Name of the Representative & Mobile No.	No.		
<b>4.</b>	<b>Details of the Property Being Valued</b>			
4.1	Description of the Property	The Subject Property is Leasehold RCC Structure with G.I. Sheet roofing industrial Building. The unit under Maintenance and used for Dall Mill, <b>Lessor: Maharashtra Industrial Development Corporation</b> <b>Lessee: M/s. Aditya Dall Industries Proprietor Shri. Anup Vijayrao Chalikwar.</b>  Lease Period: Leased for 95 years from the date of commencement of Lease : 01.04,2012 Rent: Rs, 1/- Per Annum		
4.2	Location of Property	Plot No. C - 54/2, Khanapur Industrial Area, M.I.D.C., Within the limits of Village, Khanapur, Taluka - Degloor, District – Nanded, Maharashtra, India.		
	(Rural / Semi Urban / Urban)	Rural		
4.3	Documents Provided:			
	1	Photo Copy of Agreement to Lease vide No. 1609/2012 dated 30.05.2012, executed between MIDC Lessee: M/s. Aditya Dall Industries Proprietor, Shri. Anup Vijayrao Chalikwar., Sub Register, Degloor.		
	2	Photo Copy of M.I.D.C Allotment of land Order No. MIDC / RO (NED) / DGR / LMS – 115 / 650 dated 12.04.2012 from M.I.D.C to M/s. Aditya Dall Industries Proprietor, Shri. Anup Vijayrao Chalikwar., Sub Register, Degloor.		
	3	Photo Copy of M.I.D.C Possession Receipt 30.04.2012 between M.I.D.C to M/s. Aditya Dall Industries Proprietor, Shri. Anup Vijayrao Chalikwar., Sub Register, Degloor.		
	4	Photo Copy of Lease Deed No. 650 / 2015 dated 27.03.2015 executed between M.I.D.C to M/s. Aditya Dall Industries Proprietor, Shri. Anup Vijayrao Chalikwar., Sub Register, Degloor.		
	5	Photo copy of Occupancy Certificate with Annexure - A, vide No. MIDC / EEN / DB / A 09153, dated 07.01.2019, Special Planning Authority & Executive Engineer, M.I.D.C, Division Nanded.		
	6	Photo copy of Industrial Building Approved Plan vide permit No. B 76928, dated 07.01.2016, Special Planning Authority & Executive Engineer, M.I.D.C, Division Nanded.		
4.4	Plot No / Survey No. / Gut No./ Khasra No:	Plot No. C - 54/2	Road	M.I.D.C Road
4.5	Colony / Nagar /	M.I.D.C Khanapur	Locality /	M.I.D.C Khanapur



	Sector		Landmark	
4.6	Village/Town/City	Khanapur, Taluka - Degloor	District:	Nanded
4.7	State	Maharashtra	Pin code:	431 512
4.8	Distance from Area Office		Within @ 8.8 Km	
<b>5.</b>	<b>Type of Property</b>			
	<b>(A) Plot:</b> (Residential / Commercial / Industrial)		Industrial	
	Level of land with topographical conditions		Leveled	
	Whether situated in Municipal / Corporation Limit		Municipal	
	Any construction observed on plot		Yes, RCC Framed with G.I Sheet Roofing Industrial Building	
	<b>(B) Residential Property:</b> (Independent house / Bungalow / Row House / Flat)		N.A	
	Civic Amenities like school, hospital, market, etc. (Available, within the radius of Km./ Not Available)		All available near by	
	<b>(C) Commercial / Industrial Property:</b> (Office / Shop / Unit in a Mall / Gowdown)		Dall Mill	
<b>6.0</b>	<b>Accessibility / Boundaries / Others</b>			
6.1	Availability of local transport (Metro / Local Train / Bus / Personal Transport)		Local Transport, Bus, Railway Station, Industrial Building	
6.2	Distance from Nanded Railway station @ 29.3 Km		N.A	
6.3	Does the approach road to the Property / Building is independent and accessible	Yes.	Will it be able to accommodate a fire extinguisher	No
6.4	Does the property fall under land locked area	No.	Does the property fall in a community dominated area	No
6.5	Cornered / Intermittent Plot		Intermittent Plot.	
	<b>Boundaries</b>		<b>As Per Site</b>	
	<b>North</b>		25.0 M Wide M.I.D.C Road	
	<b>South</b>		Plot No. C-54/3	
	<b>East</b>		Plot No. C-18	
	<b>West</b>		Plot No. C-54/1	
6.7	Class of locality (Posh / Higher Middle Class / Middle Class / Lower Middle Class / Poor)		Middle Class	
6.8	Quality of Infrastructure in the vicinity (Excellent / Good / Average / Poor)		Average	
6.9	Ownership Status of the Property (Free Hold / Reg. Lease / Govt. Authority)		Leasehold	
6.10	Approved usage of property (Industrial / Commercial / Residential / Mix)	Industrial	Actual usage of property (Industrial / Commercial / Residential / Mix)	Industrial
6.11	Restrictive covenants in regards to Land Use, (if any)		Industrial	
6.12	Type of Structure (Load Bearing / RCC / Alu form shuttering)		Yes, RCC Framed with G.I Sheet Roofing Industrial Building	
6.13	Number of floors	As per Actual	Ground Floor	
		As per Sanctioned Plan	Ground Floor	
6.14	Occupancy Details (Self-Occupied / Rented / Vacant)		Owner Occupied.	
<b>7.</b>	<b>If the property is on rent</b>			
7.1	Name of tenant / lease & Number of years in tenancy		No.	

7.2	Was there any resistance for valuation	No.	If yes, from the current occupants	N.A.
7.3	Does property have basic amenities	Yes.	Development of surrounding area Underdeveloped / Developing / Developed	Under developed
<b>8.</b>	<b>If the property is Leasehold</b>			
8.1	Name of Lesser	N.A.	Nature of Lease:	N.A.
8.2	Total Period of Lease	N.A.	If yes, from the current occupants	N.A.
8.3	Does property have basic amenities	No.	Development of surrounding area Underdeveloped / Developing / Developed	Underdeveloped
<b>9.</b>	<b>Approval Details</b>			
9.1	RERA Registration Number	Not Applicable		
9.2	Layout Approval Number:	M.I.D.C / EEN / DB / A 09153, dated 07.01.2019, Special Planning Authority & Executive Engineer, M.I.D.C, Division Nanded.		
	Date of Approval	Not Available.		
	Expiry Date	Not Available.		
9.3	Building Plan Approval Number:	B 76928		
	Date of Approval	10.06.2016		
	Expiry Date	-		
9.4	Occupancy Certificate	Special Planning Authority & Executive Engineer M.I.D.C, Nanded Division		
<b>10.00</b>	<b>Plot Area Details.</b>			
<b>10.01</b>	<b>Plot Area</b>	<b>Area in Sq. M.</b>		
10.02	Plot Area As per Sale Deed (A) –	4000.00		
10.03	Plot Area as per sanctioned Plan (B)	4000.00		
10.04	<b>Construction</b>			
10.05	As per Approved Plan	<b>1897.77</b>		
10.06	As per Occupancy Certificate	<b>1897.77</b>		
10.07	Demarcation of site	<b>50.00 M x 80.00 m</b>		
<b>10.06</b>	<b>Floor wise break up as follows</b>		<b>Current Usage</b>	
	<b>Floor</b>	<b>Built up area</b>	<b>(Storage / Parking / Commercial / Residential)</b>	
	As per Approved Plan	1897.77	Industrial	
	As per Occupancy Certificate	1897.77	Industrial	
10.07	Amenities Details (if any):	Drying Platform,Sortex Platform, Compound Wall, M.S. Gate, External Development etc,		
10.08	Floor Space Index permissible	0.50		
10.09	FSI Utilized	0.474		
10.10	Whether the construction is as per approved building plan and / or local building bye laws:	Yes		
10.11	Details of Extra Construction	No		
10.12	Percentage of Extra Construction	N.A		
10.13	Whether the extra construction is Compoundable OR Non-Compoundable?	Compoundable		

10.14	Quality of construction		Good.							
10.15	Maintenance of the Property		Periodical Maintenance is required							
10.16	Condition of Building		Good.							
10.17	Current Life of the structure	9 Years	Projected Future Life of the Structure	41 Years.						
10.18	Land Revenue / Taxes Paid upto (for Land)	Details not available	Municipal Taxes Paid up to (for Building)	Details not available						
<b>11.</b>	<b>Details of Valuation:</b>									
	Floor	Constructed Area	Year Of Const.	Age of the building	Total Life of Structure	Estimated Replacement Rate	Balance Life of Structures in Years	Replacement Cost	Depreciated Value to be considered	Replacement Cost
		(Sq. M)		(Years)					(16.20)	(₹)
	Industrial Building	1894.77	2016	9	50	18,000.00	41	3,41,05,860.00	55,25,149.00	2,85,80,711.00
									TOTAL	2,85,80,711.00
<b>12.</b>	<b>Government Guideline value</b>									
	<b>Particulars</b>		<b>Area in Sq. M.</b>	<b>Rate in Rs.</b>		<b>Value in Rs.</b>				
1	Land		4000.00	250.00		10,00,000.00				
2	Construction		As per valuation table		2,95,80,711.00					
	<b>TOTAL</b>				<b>2,95,80,711.00</b>					
<b>13.</b>	<b>Market Value of Land</b>									
	<b>Particulars</b>		<b>Area in Sq. M.</b>	<b>Rate in Rs.</b>		<b>Value in Rs.</b>				
	Land		4000.00	1,368.00		54,72,000.00				
<b>14.</b>	<b>Value of the Property</b>									
		<b>Land</b>	<b>Building</b>	<b>Amenities</b>	<b>Total</b>					
	Market Value	2,95,80,711.00	54,72,000.00	-	3,50,52,711.00					
	Total Market Value				3,50,52,711.00					
	Realizable Value				3,15,47,439.00					
	Distressed/Forced Sale Value				2,80,42,168.00					
	Insurable Value				2,36,64,568.00					
	<b>Remark:</b>									

**Undertaking:**

1. I have / our / representative Md. Shareq has inspected the subject property on 23.02.2025 along with Mr. Vishwanath P. Nagnath Dake identified the same based on the documents provided.
2. I/We have no direct or Indirect interest in the property being valued.
3. The information furnished above is true and correct to my/our knowledge
4. I/ we have not been dismissed or removed from govt. Service or convicted of an offence connected with any proceedings of income tax act, wealth tax act or gift tax act or have been blacklisted by any bank/ financial institution/ govt. Department/ public sector enterprise/ body corporate etc.
5. This valuation is prepared without any prejudice or bias to any person or institution.



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6. The value of land is taken into account by making due enquires in the locality and ascertaining the sales value of the properties in the locality.
7. Any additions/alterations made to the property after the date of valuations shall not fall under the scope of this report.

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

Date: 10.03.2025

<b>Attachments</b>		
Photographs of the Property from inside & outside	:	Attached
Location sketch for the property:	:	Attached
Geo Tagging	:	Attached
Topography	:	Leveled Land
Government Value Document	:	Attached



## Actual Site Photographs



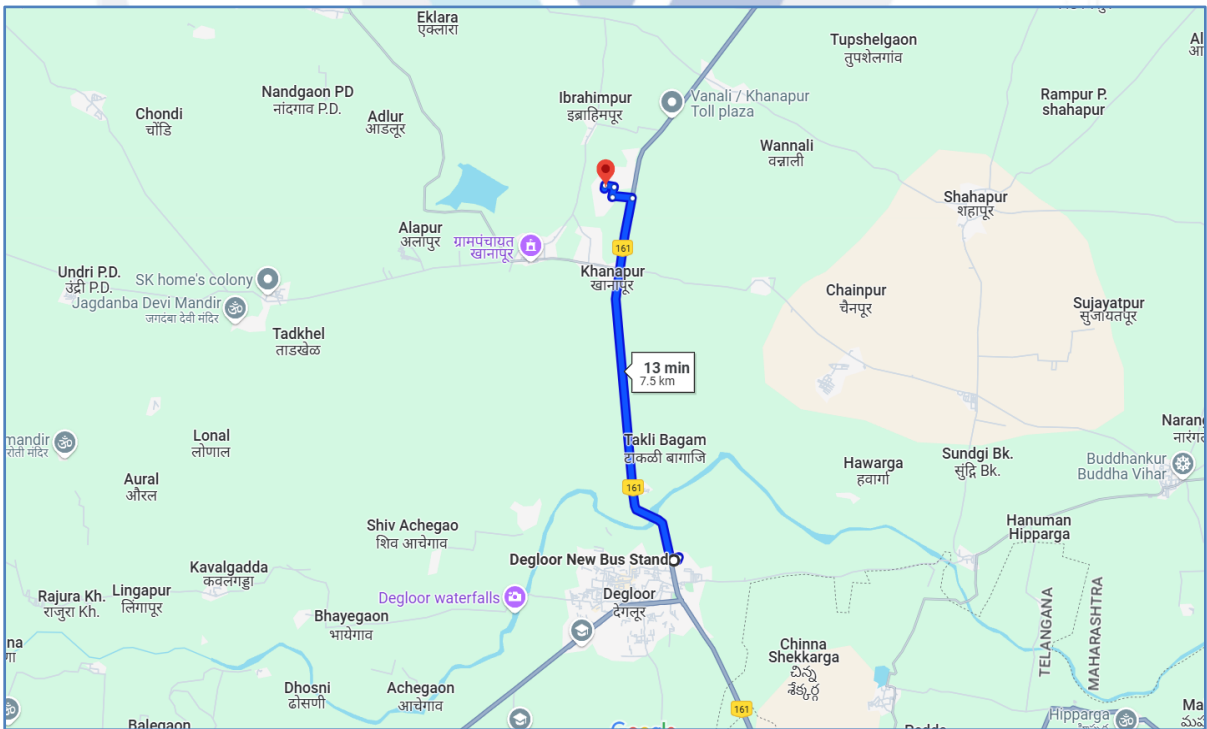


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 18.609028, 77.572469**

**Note: The Blue line shows the route to site from nearest Bus Stop (Degloor – 7.5 KM.)**



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## MIDC CIRCLE RATE

MIDC LAND RATES IN NANDED DISTRICT ARE AS FOLLOWS:				
LOCATION	GROUP SCHEME	INDUSTRIAL RATE	RESIDENTIAL RATE	COMMERCIAL RATE
Nanded	D+	₹ 1,520.00	₹ 2,270.00	₹ 3,030.00
Kushnur (Nanded)	D+	₹ 350.00	Not Applicable	₹ 700.00
Mudkhed	D+	₹ 250.00	Not Applicable	₹ 500.00
Kushnur (SEZ)	D+	₹ 250.00	Not Applicable	₹ 500.00
Deglur	D+	₹ 250.00	Not Applicable	₹ 500.00
Kandhar	D+	₹ 250.00	Not Applicable	₹ 500.00
Kinwat	D+	₹ 250.00	Not Applicable	₹ 500.00
Bhokar	D+	₹ 1,270.00	Not Applicable	₹ 1,900.00

## READY RECKONER RATE


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
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Year	Annual Statement of Rates				Language
20242025					English
<b>Selected District</b>	नांदेड				
<b>Select Taluka</b>	देगलूर				
<b>Select Village</b>	मौ.खानापूर				
<b>Search By</b>	<input type="radio"/> Survey No <input checked="" type="radio"/> Location				
<b>Select Location</b>	महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)				
Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)	
SurveyNo	40/40.1	एम.आय.डी.सी. मौ.खानापूर हायवेवरील मिळकती	900	चौ. मीटर	
SurveyNo	40/40.2	एम.आय.डी.सी. मौ.खानापूर उर्वरित मिळकती	700	चौ. मीटर	
SurveyNo	40/0	-	0	NA	



## 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 the property is free of liens and encumbrances.
4. 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.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

For, **Vastukala Consultants (I) Pvt. Ltd.**

**Sharadkumar B. Chalikwar**

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Date: 10.03.2025

Place: Nanded.