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MSME Reg No: UDYAM-MH-18-0083617  
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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. Shri. Dattakrupa Industries  
Partner's**

**Shri. Suhas Suryakantrao Pratapwar  
Shri. Subhash Vithalrao Pratapwar &  
Shri. Balaji Ramrao Yeramwar**

**M/s. Shri. Dattakrupa Industries**, Plot No. C - 29, Khanapur Industrial Area, M.I.D.C., Within the limits of Village - Khanapur, Taluka - Degloor, District – Nanded, Maharashtra, India.

**Longitude Latitude: 18.610582, 77.572803**

### 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**

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Axis Bank / M/s. Shri. Dattakrupa Industries Page 2 of 14

Vastu/Axis Bank/Nanded/03/2025/14343/2310956  
10/12-153-BHSC  
Date: 10.03.2025

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### VALUER'S OPINION REPORT

This is to certify that the property bearing **M/s. Shri. Dattakrupa Industries**, Plot No. C - 29, 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. Shri. Dattakrupa Industries Partner's, Shri. Suhas Suryakantrao Pratapwar, Shri. Subhash Vithalrao Pratapwar & Shri. Balaji Ramrao Yeramwar.**

Boundaries of the property.

North	: Plot No. C - 28
South	: MIDC Land (Open Space) Plot No. C - 53
East	: Plot No. C - 20 & C - 21
West	: 25.0 m wide M.I.D.C Road

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. 3,41,51,116.00</b>
<b>Fair Market Value of the Property</b>	<b>Rs. 4,17,88,174.00</b>
<b>Realizable Value of the Property</b>	<b>Rs. 3,76,09,356.00</b>
<b>Forced/ Distress Sale value of the Property.</b>	<b>Rs. 3,34,30,539.00</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/07/2019/1174

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

1.	CBB/CCMC/CCSU		-
2.	Name of Owner & Address:	<b>M/s. Shri. Dattakrupa Industries Partner's</b> <b>Shri. Suhas Suryakantrao Pratapwar</b> <b>Shri. Subhash Vithalrao Pratapwar &amp;</b> <b>Shri. Balaji Ramrao Yeramwar</b> R/o House No. 6137, 6137/2, Pump House Road, Degloor, District – Nanded, Maharashtra, India	
	Name of Borrower & Address	<b>M/s. Shri. Dattakrupa Industries Partner's</b> <b>Shri. Suhas Suryakantrao Pratapwar</b> <b>Shri. Subhash Vithalrao Pratapwar &amp;</b> <b>Shri. Balaji Ramrao Yeramwar</b> R/o House No. 6137, 6137/2, Pump House Road, Degloor, District – Nanded, Maharashtra, India	
3.	Name of the Bank Official Present	No.	
	Name of the Representative & Mobile No.	Mr. Ravi Zanvar Mob. No. # 9890804662	
<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>Name of Lessor: Maharashtra Industrial Development Corporation</b>  <b>Lessee: M/s. Shri. Dattakrupa Industries Partner's, Shri. Suhas Suryakantrao Pratapwar, Shri. Subhash Vithalrao Pratapwar &amp; Shri. Balaji Ramrao Yeramwar.</b> Lease Period: Leased for 95 years from the date of commencement of Lease : 01.02.2008 Rent: Rs, 1/- Per Annum Land Premium: Rs. 25/- Per Sqm + 5% Road frontage Charges	
4.2	Location of Property	Plot No. C - 29, 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 MIDC Allotment Land Order No. RLT / DGR/Case No. 15/4980 dated 21.08.2007 from MIDC to M/s. Shri. Dattakrupa Industries Partner's, Shri. Suhas Suryakantrao Pratapwar, Regional Officer M.I.D.C, Nanded.	
	2	Photo Copy of MIDC Possession Receipt dated 06.12.2007 between MIDC & Lease: from MIDC to M/s. Shri. Dattakrupa Industries Partner's, Shri. Suhas Suryakantrao Pratapwar, Regional Officer M.I.D.C, Latur, Place – Degloor.	
	3	Photo Copy of Agreement to lease vide No. 424/2008 dated 18.02.2008 Lesse: M/s. Shri. Dattakrupa Industries Partner's, Shri. Suhas Suryakantrao Pratapwar.	
	4	Photo Copy of Predetermined Lease Deed No. 1351/2013 dated 27.06.2013 Lesse: M/s. Shri. Dattakrupa Industries Partner's, Shri. Suhas Suryakantrao Pratapwar	
	5	Photo copy of Noted & Registered Partnership Deed 221/2014, Bond No. ND 760809, dated	



		26.06.2014, Maharashtra Industrial Development Corporation, Lessee: M/s. Shri. Dattakrupa Industries Partner's, Shri. Suhas Suryakantrao Pratapwar, Shri. Subhash Vithalrao Pratapwar & Shri. Balaji Ramrao Yeramwar, Adv Ramchandra Kadam Notary Appointed by Govt Maharashtra, Nanded District.		
	6	Photo copy of Certificate of Registration of Partnership to Partnership Firm vide Registration No. AU000001076, dated 04.07.2014, M/s. Shri. Dattakrupa Industries Partner's, Shri. Suhas Suryakantrao Pratapwar, Shri. Subhash Vithalrao Pratapwar & Shri. Balaji Ramrao Yeramwar, Adv Ramchandra Kadam Notary Appointed by Govt Maharashtra, Nanded District.		
	7	Photo Copy Transfer from Proprietor to partnership MIDC Letter No. MIDC/RO(NED)/DGR/LMS-45/2446, dated 21.10.2014, Lessee: M/s. Shri. Dattakrupa Industries Partner's, Shri. Suhas Suryakantrao Pratapwar, Regional Officer M.I.D.C, Nanded.		
	8	Photo Copy Transfer from Proprietor to partnership MIDC Letter No. MIDC/RO(NED)/DGR/LMS-45/2446, dated 13.11.2024 Lessee: M/s. Shri. Dattakrupa Industries Partner's, Shri. Suhas Suryakantrao Pratapwar, Shri. Subhash Vithalrao Pratapwar & Shri. Balaji Ramrao Yeramwar, Adv Ramchandra Kadam Notary Appointed by Govt Maharashtra, Nanded District.		
	9	Photo Copy of Deed of Assignment Vide No. 593/2015, dated 24.03.2015 executive Lessee: M/s. Shri. Dattakrupa Industries Partner's, Shri. Suhas Suryakantrao Pratapwar, Shri. Subhash Vithalrao Pratapwar & Shri. Balaji Ramrao Yeramwar, Adv Ramchandra Kadam Notary Appointed by Govt Maharashtra, Nanded District.		
	10	Photo Copy of Water Tax in Consumer No. DV146/13DEG/906, in the month of JULY, 2021, Deputy Engineer, MIDC Division Nanded.		
	11	Photo Copy of Industrial Building Approved Plan & Approval Letter No. IFMS: No. EE/DB/C790007/of 2014, dated 24.09.2014, Executive Engineer, MIDC, Division, Nanded.		
	12	Photo Copy of Building Completion Certificate vide No. EE/DB/C790007/of 2014, dated 24.09.2014, Executive Engineer, MIDC, Division, Nanded.		
4.4	Plot No / Survey No. / Gut No./ Khasra No:	Plot No. C - 29	Road	M.I.D.C Road
4.5	Colony / Nagar / Sector	M.I.D.C Khanapur	Locality / Landmark	M.I.D.C Khanapur
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 @ 9.0 Km		
<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 / Godown)			Dall Mill
<b>6.0 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 Degloor New Bus Station @ 7.6 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	Yes

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>	Plot No. C-28		
	<b>South</b>	MIDC Land (Open Spaces) Plot No. C-53		
	<b>East</b>	Plot No. C-20 & C-21		
	<b>West</b>	25.0 m wide M.I.D.C. Road		
6.7	Class of locality (Posh / Higher Middle Class / Middle Class / Lower Middle Class / Poor)		Developing Industrial Zone	
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)		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)		Self-Occupied.	
<b>7. 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	developed
<b>8. If the property is Leasehold</b>				
8.1	Name of Lesser	Maharashtra Industrial Development Corporation	Nature of Lease:	Perpetual
8.2	Total Period of Lease	Leased for 95 years from the commencement	If yes, from the current occupants	Deed of Assignment vide No. 593/2015, dated 24.03.2015
8.3	Does property have basic amenities	No.	Development of surrounding area Underdeveloped / Developing / Developed	Developing
<b>9. Approval Details</b>				
9.1	RERA Registration Number		Not Applicable	
9.2	Layout Approval Number:		Not Applicable	
	Date of Approval		Not Available.	
	Expiry Date		Not Available.	
9.3	Building Plan Approval Number:		B 8970	
	Date of Approval		27.06.2014	
	Expiry Date		-	
9.4	Occupancy Certificate		Not Applicable	

10.00 Plot Area Details.									
10.01 Plot Area								Area in Sq. M.	
10.02 Plot Area As per Sale Deed (A) –								6831.00	
10.03 Plot Area as per sanctioned Plan (B)								6831.00	
10.04 Construction									
10.05 As per Approved Plan								2198.06	
10.06 As per Occupancy Certificate								2198.06	
10.07 Demarcation of site								90.00 M x 45.00 m	
10.06 Floor wise break up as follows					Current Usage				
Floor		Built up area			(Storage / Parking / Commercial / Residential)				
As per Approved Plan		2198.06			Industrial				
As per Occupancy Certificate		2198.06			Industrial				
Amenities Details (if any):					Wire Fencing Compound Wall, Draying Platform etc.				
10.08 Floor Space Index permissible								0.50	
10.09 FSI Utilized								0.32	
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		10 Years			Projected Future Life of the Structure		50 Years.		
10.18 Land Revenue / Taxes Paid upto (for Land)		Details not available			Municipal Taxes Paid up to (for Building)		Details not available		
11. Details of Valuation:									
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)					(18.00)	(₹)
Industrial Building	2198.06	2010	10	50	18,000.00	40	3,95,65,080.00	71,21,714.00	3,24,43,366.00
								TOTAL	3,24,43,366.00
12. Government Guideline value									
Particulars		Area in Sq. M.		Rate in Rs.		Value in Rs.			
1 Land		6831.00		250.00		17,07,750.00			
2 Construction		As per valuation table				3,24,43,366.00			
TOTAL						3,41,51,116.00			
13. Market Value of Land									
Particulars		Area in Sq. M.		Rate in Rs.		Value in Rs.			
Land		6831.00		1,368.00		93,44,808.0			
14. Value of the Property									
		Land		Building		Amenities		Total	

Market Value	93,44,808.0	3,24,43,366.00	-	4,17,88,174.00
Total Market Value				4,17,88,174.00
Realizable Value				3,76,09,356.00
Distressed/Forced Sale Value				3,34,30,539.00
Insurable Value				2,59,54,692.00

**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.
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



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### Actual Site Photographs





### Actual Site Photographs



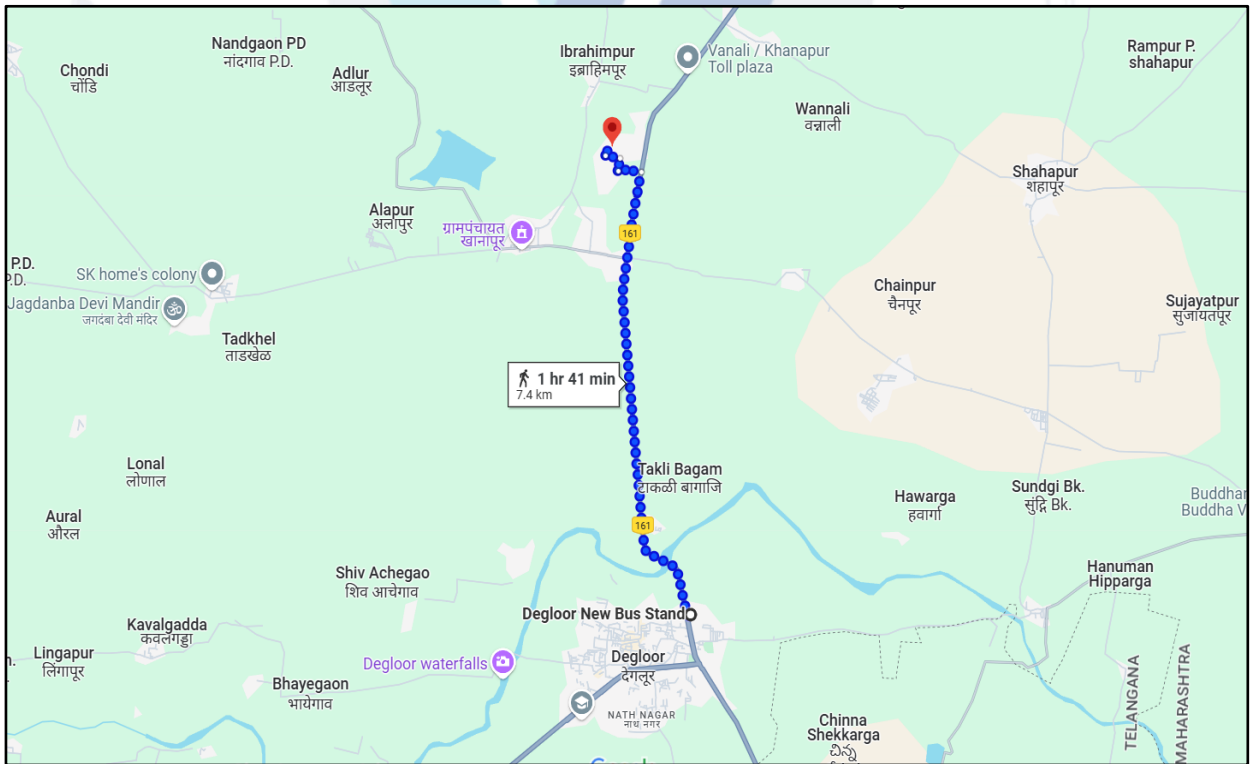


### Actual Site Photographs





**Route Map of the property**  
**Site u/r**



**Latitude Longitude: 18.610582, 77.572803**

**Note: The Blue line shows the route to site from nearest Bus Stop (Degloor – 7.4 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**  
वाजारमूल्य दर पत्रक

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Year: 20242025

Selected District: नदिड

Select Taluka: देगलूर

Select Village: मौ.खानापुर

Search By:  Survey No  Location

Select Location: महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)

Annual Statement of Rates

Language: English

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	40/40.1	एम.आय.डी.सी. मौ.खानापुर हायवेवरील मिळकती	900	चौ. मीटर
SurveyNo	40/40.2	एम.आय.डी.सी. मौ.खानापुर उर्वरित मिळकती	700	चौ. मीटर
SurveyNo	40/0	-	0	NA

## M.I.D.C. AUCTION RATE

Date of Auction	May 2022
Kandhar	1,331/- per Sqm.
Krushnoor	888/- per Sqm.
Degloor	1,368/- per Sqm.

There is no big size plot in auction in Nanded, MIDC. For small size plot like 16 Sqm. Auction rate ranges from Rs.1500/- to Rs.2000/- before 2 years back.

TM

**AND WHEREAS** the Grantor had put to auction various plots including Industrial Plot bearing No. **C-38** containing by admeasurement **1,000 sqm.** from MIDC **Degloor** Industrial Area. The Licensee had participated in the said E-bidding and had quoted her rates for allotment of the aforesaid plot at **Rs. 1,368/-** per sqm. The rates quoted by the Licensee being highest she had been offered and allotted the said plot under Grantor's Allotment Order No. **728** dtd. **07-Dec-2022**. Accordingly the Licensee had paid total sum of **Rs. 13,68,000/- (Rupees Thirteen Lakh Sixty Eight Thousand Only)** being the land premium for the aforesaid plot at the rate quoted by her. The Licensee has applied to the Grantor for the grant to her of a Lease of land and premises hereinafter described which the Grantor has agreed to grant to her upon certain terms and conditions.

## 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**

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

Date: 10.03.2025

Place: Nanded.



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