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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

**Name of Owner: Mr. Suhas Suryakantrao Pratapwar
Mr. Subhash Vithalrao Pratapwar &
Mr. Balaji Ramrao Yeramwar**

Southern Portion of M.H. No. 6137, Center Portion of 6137/1 & Northern Portion of 6137/2 (New),
& Old M.H. No. 4704, 4704/1 & 4704/2, Gut No. 8, Mondha Corner to Pump House Road,
Mondha, Degloor, Taluka - Degloor, District - Nanded, Maharashtra, India.

Longitude Latitude: 18.552570, 77.574351

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 | 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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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Axis Bank / Mr. Suhas Suryakantrao Pratapwar Page 2 of 14

Vastu/Axis Bank/Nanded/03/2025/14344/2310958
10/14-155-BHSC
Date: 10.03.2025

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VALUER'S OPINION REPORT

This is to certify that the property bearing Southern Portion of M.H. No. 6137, Center Portion of 6137/1 & Northern Portion of 6137/2 (New), & Old M.H. No. 4704, 4704/1 & 4704/2, Gut No. 8, Mondha Corner to Pump House Road, Mondha, Degloor, Taluka - Degloor, District - Nanded, Maharashtra, India belongs to **Mr. Suhas Suryakantrao Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar.**

Boundaries of the property.	Southern Portion of M.H. No. 6137	Central Portion of 6137/1	Northern Portion of 6137/2 (New)
North	Open area of Mr. Anil Trimbakrao Patil	Tin Shed Mr. Suhas Suryakant Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar (M.H. No. 6137)	Tin Shed Mr. Suhas Suryakant Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar (M.H. No. 6137/1)
South	Land of Mr. Suhas Suryakantrao Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar. (M.H. No. 6137/1)	Land of Mr. Suhas Suryakantrao Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar. (M.H. No. 6137/2)	Old Pump House Road
East	Open Area of Mr. Anil Trimbakrao Patil	Open Area of Mr. Anil Trimbakrao Patil	Open Area of Mr. Anil Trimbakrao Patil
West	Old Pump House Road	Old Pump House Road	Old Pump House 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:

Guideline Value of the Property	Rs. 10,50,000.00
Fair Market Value of the Property	Rs. 1,75,00,000.00
Realizable Value of the Property	Rs. 1,57,50,000.00
Forced/ Distress Sale value of the Property.	Rs. 1,40,00,000.00

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/07/2019/117

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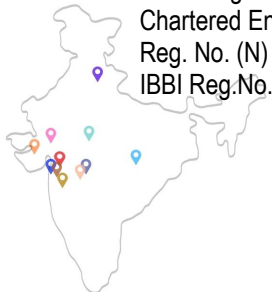
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VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

1.	CBB/CCMC/CCSU		-
2.	Name of Owner & Address:	Mr. Suhas Suryakantrao Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar. R/o. New M.H, No, 6137, 6137/1 & 6137/2 & Old M.H. No. 4704, 4704/1 &.4704/2, Mondha Corner to Pump House Road, Mondha, Taluka - Degloor, Dist- Nanded.	
	Name of Borrower & Address	Mr. Suhas Suryakantrao Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar. R/o. New M.H, No, 6137, 6137/1 & 6137/2 & Old M.H. No. 4704, 4704/1 &.4704/2, Mondha Corner to Pump House Road, Mondha, Taluka-Degloor, District-Nanded.	
3.	Name of the Bank Official Present	No.	
	Name of the Representative & Mobile No.	Mr. Ravi Zanvar Mob. No. # 9890804662	
4.	Details of the Property Being Valued		
4.1	Description of the Property	The Subject Property is Freehold RCC Structure with G.I. Sheet roofing Office cum Godown Shed.	
4.2	Location of Property	Southern Portion of M.H. No. 6137, Center Portion of 6137/1 & Northern Portion of 6137/2 (New), & Old M.H. No. 4704, 4704/1 & 4704/2, Gut No. 8, Mondha Corner to Pump House Road, Mondha, Degloor, Taluka - Degloor, District - Nanded, Maharashtra, India	
	(Rural / Semi Urban / Urban)	Semi Urban.	
	Documents Provided:		
1	Photo Copy of Sale Deed No. 287/2013, dated 11.02.2013, between Mr. Suhas Suryakantrao Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar. from Mr. Sardar S/o Sarwar Saheb, Sub Registrar, Degloor.		
2	Photo Copy of Sale Deed No. 288/2013, dated 11.02.2013, between Mr. Suhas Suryakantrao Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar from Sow Shahin W/o. Mohd. Toufik Saheb, Sub Registrar, Degloor.		
3	Photo Copy of Sale Deed No. 289/2013, dated 11.02.2013, between Mr. Suhas Suryakantrao Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar from Sow Shahin W/o. Mohd. Toufik Saheb, Sub Registrar, Degloor.		
4	Photo Copy of Regularized under Gunthewari in M.H.No. 6137, dated 02.08.2008, Chief Officer, Degloor Municipal Council, Degloor.		
5	Photo Copy of Regularized under Gunthewari in M.H.No. 6137/1, dated 02.08.2008, Chief Officer, Degloor Municipal Council, Degloor.		
6	Photo Copy of Regularized under Gunthewari in M.H.No. 6137/2, dated 02.08.2008, Chief Officer, Degloor Municipal Council, Degloor.		
7	Photo Copy of Property Register Certificate in Sothern Portion of M.H. No. 6137, vide No. 2461/2020, dated 20.05.2020, Chief Officer, Degloor municipal Council, Degloor.		
8	Photo Copy of Property Register Certificate in Sothern Portion of M.H. No. 6137/1, vide No. 2461/2020, dated 20.05.2020, Chief Officer, Degloor municipal Council, Degloor.		
9	Photo Copy of Property Register Certificate in Sothern Portion of M.H. No. 6137/2, vide No. 2461/2020, dated 20.05.2020, Chief Officer, Degloor municipal Council, Degloor.		
10	Photo Copy Namuna No. 43, Rule (74) in M.H. No. 6137, vide No. 2461/2020 dated 20.02.2020, Chief		

		Officer, Degloor municipal Council, Degloor.		
	11	Photo Copy Namuna No. 43, Rule (74) in M.H. No. 6137/1, vide No. 2461/2020 dated 20.02.2020, Chief Officer, Degloor municipal Council, Degloor.		
	12	Photo Copy Namuna No. 43, Rule (74) in M.H. No. 6137/2, vide No. 2461/2020 dated 20.02.2020, Chief Officer, Degloor Municipal Council, Degloor.		
	13	Photo Copy of Namuna No. 9 Ferfar Register No. 12561 in M.H. No. 6137, dated 04.10.2020, Talathi Sajja, Degloor.		
	14	Photo Copy of Namuna No. 9 Ferfar Register No. 12561 in M.H. No. 6137/1, dated 04.10.2020, Talathi Sajja, Degloor.		
	15	Photo Copy of Namuna No. 9 Ferfar Register No. 12561 in M.H. No. 6137/2, dated 04.10.2020, Talathi Sajja, Degloor.		
	16	Photo Copy of Tax Paid Receipt No. 100, Block No. 725, dated 24.12.2019, year 2019 to 2020, Degloor Municipal Council, Degloor.		
	17	Photo Copy of Toach Plan in gut No. 8, by Superintendent of Land Record, Degloor.		
	18	Photo Copy of Search Report dated 29.05.2020, prepared by Adv. Sandeep R. Warkhinde, Degloor.		
4.4	Plot No / Survey No. / Gut No./ Khasra No:	Southern Portion of M.H. No. 6137, Center Portion of 6137/1 & Northern Portion of 6137/2 (New), & Old M.H. No. 4704, 4704/1 & 4704/2, Gut No. 8	Road	Mondha Corner to Pump House Road
4.5	Colony / Nagar / Sector	Mondha	Locality / Landmark	Mondha
4.6	Village/Town/City	Degloor	District:	Nanded
4.7	State	Maharashtra	Pin code:	431 717
4.8	Distance from Area Office	Within @ 1.0 Km		
5.	Type of Property			
	(A) Plot: (Residential / Commercial / Industrial)	Commercial		
	Level of land with topographical conditions	Leveled		
	Whether situated in Municipal / Corporation Limit	Municipal		
	Any construction observed on plot	Yes, Construction of Office Cum Godown		
	(B) Residential Property: (Independent house / Bungalow / Row House / Flat)	No		
	Civic Amenities like school, hospital, market, etc. (Available, within the radius of Km./ Not Available)	All available in village Basmat.		
	(C) Commercial / Industrial Property : (Office / Shop / Unit in a Mall / Gowdown)	Office Cum Godown		
6.0	Accessibility / Boundaries / Others			
6.1	Availability of local transport (Metro / Local Train / Bus / Personal Transport)	Local Transport, Bus Stand, Railway Station, Personal Transport.		
6.2	Distance from Nanded Railway station @ 90.30 Km	Bus Stand within 1.4 Km Taxi/Auto Stand within walkable distance		
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	Corner Plot.		

6.6	Boundaries			
	Boundaries of the property.	Southern Portion of M.H. No. 6137	Central Portion of 6137/1	Northern Portion of 6137/2 (New)
	North	Open area of Mr. Anil Trimbakrao Patil	Tin Shed Mr. Suhas Suryakant Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar (M.H. No. 6137)	Tin Shed Mr. Suhas Suryakant Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar (M.H. No. 6137/1)
	South	Land of Mr. Suhas Suryakantrao Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar. (M.H. No. 6137/1)	Land of Mr. Suhas Suryakantrao Pratapwar, Mr. Subhash Vithalrao Pratapwar & Mr. Balaji Ramrao Yeramwar. (M.H. No. 6137/2)	Old Pump House Road
	East	Open Area of Mr. Anil Trimbakrao Patil	Open Area of Mr. Anil Trimbakrao Patil	Open Area of Mr. Anil Trimbakrao Patil
	West	Old Pump House Road	Old Pump House Road	Old Pump House Road
	North	Property of Mr. Anil Trimbakrao Patil		
	South	Old Pump House Road		
	East	Property of Mr. Anil Trimbakrao Patil		
	West	Old Pump House Road		
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)		Good	
6.9	Ownership Status of the Property (Free Hold / Reg. Lease / Govt. Authority)		Freehold	
6.10	Approved usage of property (Industrial / Commercial / Residential / Mix)	Commercial	Actual usage of property (Industrial / Commercial / Residential / Mix)	Commercial
6.11	Restrictive covenants in regards to Land Use, (if any)		Commercial	
6.12	Type of Structure (Load Bearing / RCC / Aluform shuttering)		RCC Structure with G.I. Sheet roofing	
6.13	Number of floors	As per Actual	Single Storeyed	
		As per Sanctioned Plan	Single Storeyed	
6.14	Occupancy Details (Self-Occupied / Rented / Vacant)		Owner Occupied.	
7.	If the property is on rent			
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	Under developed
			Underdeveloped / Developing / Developed	
8.	If the property is Leasehold			
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
9.	Approval Details			
9.1	RERA Registration Number	Details not available		

9.2	Layout Approval Number:		Details not available	
	Date of Approval		Details not available	
	Expiry Date		Details not available	
9.3	Building Plan Approval Number:		Details not available	
	Date of Approval		Details not available	
	Expiry Date		Details not available	
9.4	Occupancy Certificate		Details not available	
10.00	Plot Area Details.			
10.01	Plot Area			
10.02	Area of Plot As per Sale Deed		Plot Size	Plot Area in Sqm.
	Southern Portion of M.H. No. 6137, Sale Deed No.288/2013		15.90 m x 11.60 m	184.00
	Central Portion of 6137/1 Sale Deed No. 287/2013		7.10 m x 3.50 m	24.80
	Northern Portion of 6137/2 Sale Deed No. 289/2013		17.963 m x 16.24 m	291.20
			Total	500.00
10.03	Area of the plot as per Regularizes under Gunthewari Order			
	Southern Portion of M.H. No. 6137			184.90
	Central Portion of 6137/1			24.80
	Northern Portion of 6137/2			291.20
	Total			500.90 Sqm
10.04	Demarcation at Site			31.25 M X 16.00 M
10.05	Construction Area Details		Current Usage	
	Floor	Built up area as per Sanctioned Plan in Sq. M.	(Storage / Parking / Commercial / Residential)	
	Godown	184.00	Commercial	
	Office	24.80	Commercial	
10.06	Amenities Details (if any):		Wire Fencing Compound Wall & M.S Gate	
10.07	Floor Space Index permissible		Basic FSI	1.10
			Premium FSI	0.50
			Ancillary FSI	60% of basic FSI + Premium FSI
			Total FSI Permissible	(1.10 + 0.50) 1.60 = 2.56
10.09	FSI Utilized		0.41	
10.10	Whether the construction is as per approved building plan and / or local building bye laws:		<ul style="list-style-type: none"> No Sanctioned Plan Is not available for comments 	
10.11	Details of Extra Construction		No	
10.12	Percentage of Extra Construction		-	
10.13	Whether the extra construction is Compoundable OR Non-Compoundable?		Compoundable	
10.14	Quality of construction		Good.	
10.15	Maintenance of the Property		N.A	
10.16	Condition of Building		Good.	
10.17	Current Life of the structure	50 Years	Projected Future Life of the Structure	10 Years.
10.18	Land Revenue / Taxes Paid up to (for Land)	Details not available	Municipal Taxes Paid up to (for Building)	Tax Amount in Rs. 20,394.00, Tax Paid Receipt No. 100, Book No. 725, dated 24.12.2019, year 2019 to 2020,

Degloor Municipal Degloor										
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	Depreciated Rate to be considered	Depreciated Value to be considered	Replacement Cost
		(Sq. M)		(Years)		(₹)		(₹)	(₹)	(₹)
12.	Government Guideline value									
	Particulars		Area in Sq. M.		Rate in Rs.			Value in Rs.		
1	Land		500.00		2100.00			10,50,000.00		
	TOTAL							10,50,000.00		
13.	Market Value of Land									
	Particulars		Area in Sq. M.		Rate in Rs.			Value in Rs.		
	Land		500.00		35,000.00			1,75,00,000.00		
14.	Value of the Property									
		Land		Building		Amenities		Total		
	Market Value		1,75,00,000.00		-		-		1,75,00,000.00	
	Total Market Value								1,75,00,000.00	
	Realizable Value								1,57,50,000.00	
	Distressed/Forced Sale Value								1,40,00,000.00	
	Insurable Value								Nil	
	Remark:									
	<ul style="list-style-type: none"> No Construction is available, hence cost of construction is not considered for valuation. Only Land cost is considered for valuation. 									

Undertaking:

- 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.
- I/We have no direct or Indirect interest in the property being valued.
- The information furnished above is true and correct to my/our knowledge
- 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.
- This valuation is prepared without any prejudice or bias to any person or institution.
- 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.
- 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

Attachments		
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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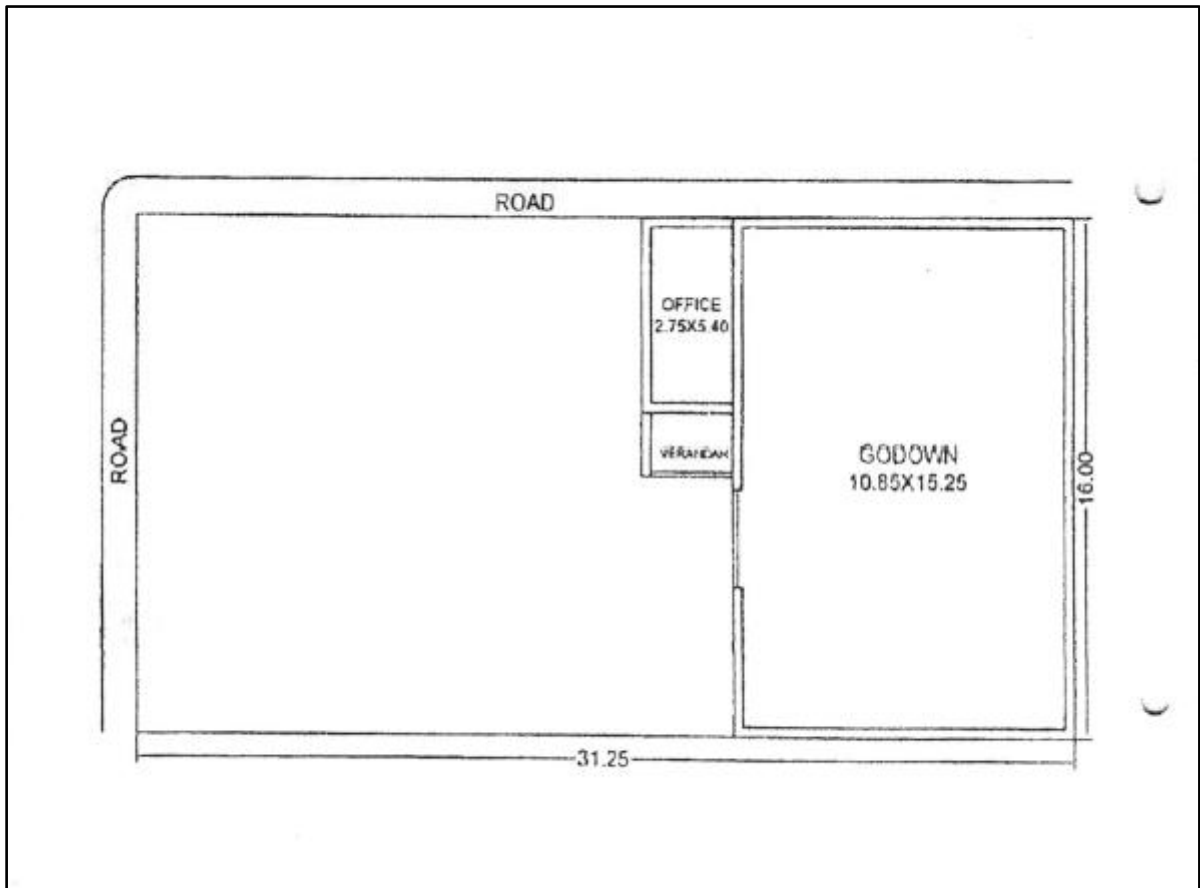
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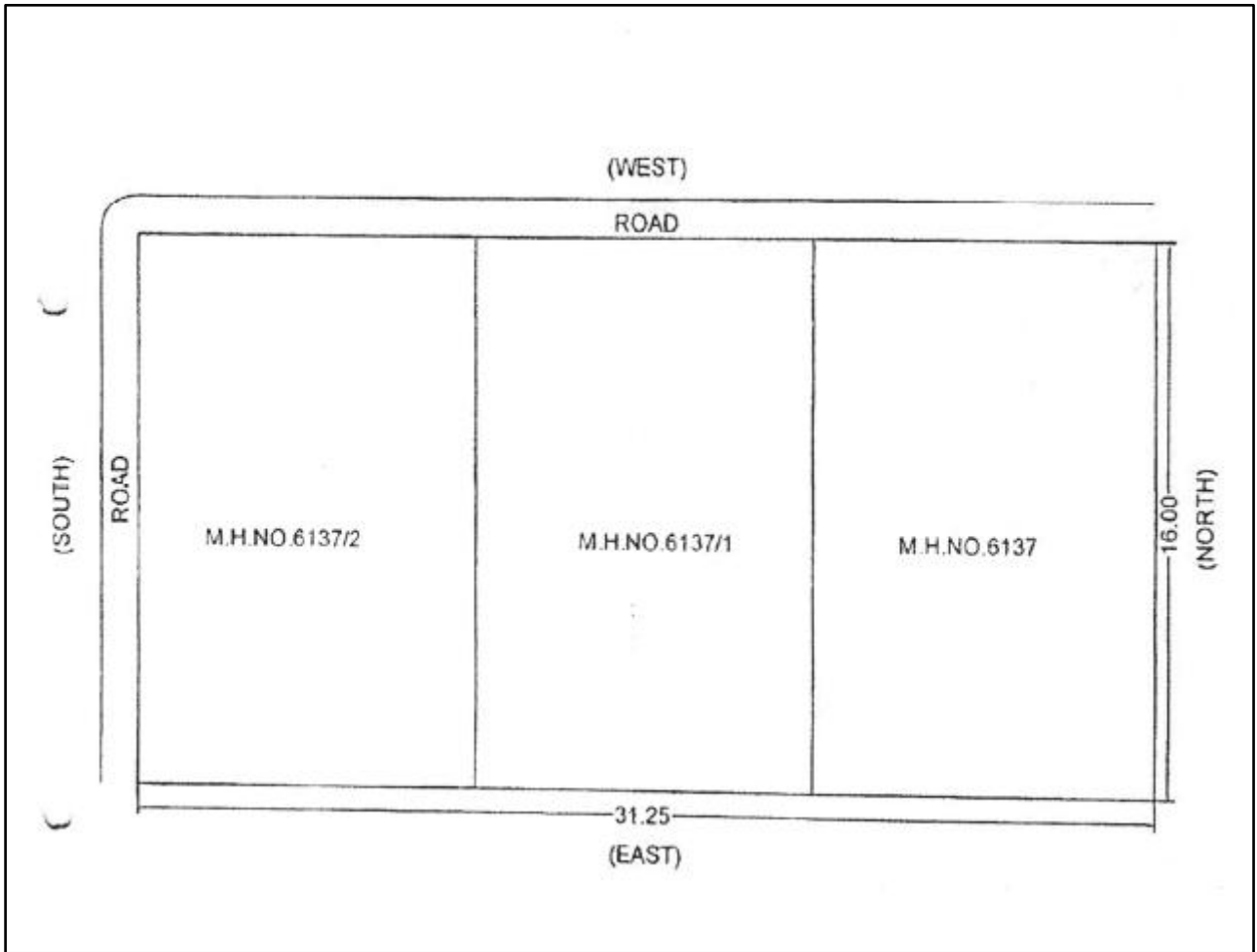
Actual Site Photographs



Construction Plan

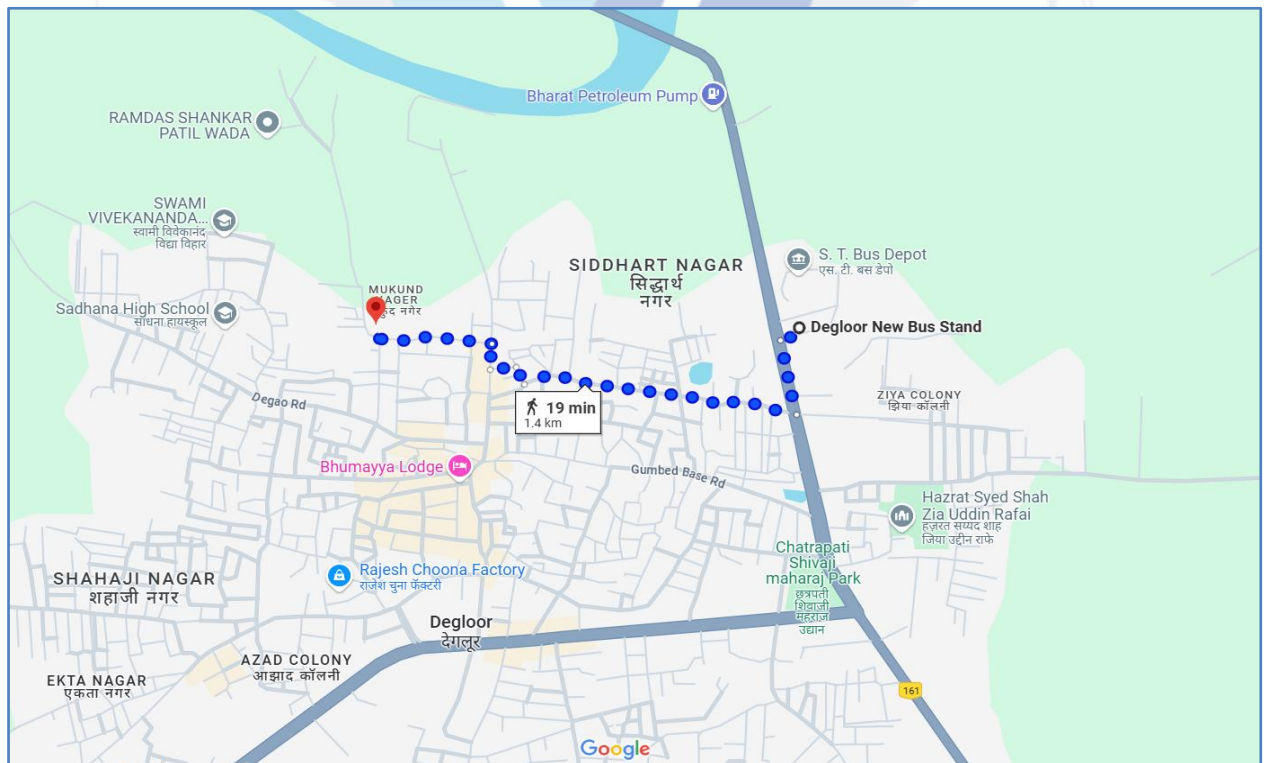


Construction as per site



Route Map of the property

Site u/r



Latitude Longitude: 18.552570, 77.574351

Note: The Blue line shows the route to site from nearest Bus Stop (Degloor - 1.4 KM.)




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निवडलेला जिल्हा

तालुका निवडा

गाव निवडा

ह्याद्वारे शोधा सर्व्हे नंबर SubZones

सर्वे नं. टाका Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.48-मोडा कॉर्नर ते स्टेडियम कडे जाणाऱ्या रस्त्यावरील दोन्ही बाजूच्या मिळकत	2100	16800	19320	22500	0	चौ. मीटर गट नंबर

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

Date: 10.03.2025

Place: Nanded.



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