



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Pandurang Keshav Kompalwar.**

Plot No.39, S.No.92/2, MCHNO 3687/39, Samarth Nagar,
Loha, Tq.Loha, Dist. Nanded.
State – Maharashtra, Country - India.

Longitude Latitude: 18.953632, 77.120031

Valuation Done for:

Axis Bank

Pune Branch

S. No. 251, Gawade Crystal LLP, Pimpri-Chinchwad Link Rd, Near Gawade
Petrol Pump, Gawade Nagar, Chinchwad, Pune, Pimpri-Chinchwad,
PIN – 411033, Maharashtra, India

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:

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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

🌐 www.vastukala.co.in



VALUER'S OPINION REPORT

This is to certify that the property situated on Plot No.39, S.No.92/2, MCHNO 3687/39, Samarth Nagar, Loha, Tq. Loha, Dist. Nanded, is belongs to **Shri. Pandurang Keshav Kompalwar**.

Boundaries of the property.

North : Plot No.40.
South : 6.00 m.Wide Road.
East : Plot No.38.
West : Land of Datta Shette.

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. 14,91,554.00
Fair Market Value of the Property	Rs. 25,06,612.00
Realizable Value of the Property	Rs. 22,55,950.00
Forced/ Distress Sale value of the Property.	Rs. 20,05,289.00

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/07/2019/11744
Encl: Valuation report.

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:

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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

🌐 www.vastukala.co.in



VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND AND BUILDING)

1.	CBB/CCMC/CCSU	Assignment No	-	
		Proposal No.	-	
2.	Name of Owner & Address:	Shri. Pandurang Keshav Kompalwar. R/o. Plot No.39, S.No.92/2, MCHNO 3687/39, Samarth Nagar, Loha, Tq.Loha, Dist. Nanded. State – Maharashtra, Country - India. Mob. No. # 9527799233 (Pandurang Keshav Kompalwar) Mob. No. # 9096107124 (Ganraj Kompalwar)		
	Name of Borrower & Address	Shri. Pandurang Keshav Kompalwar. R/o. Plot No.39, S.No.92/2, MCHNO 3687/39, Samarth Nagar, Loha, Tq.Loha, Dist. Nanded. State – Maharashtra, Country - India. Mob. No. # 9527799233 (Pandurang Keshav Kompalwar) Mob. No. # 9096107124 (Ganraj Kompalwar)		
3.	Name of the Bank Official Present	No.		
	Name of the Representative & Mobile No.	Owner's Representative, Shri. Pandurang Keshav Kompalwar. Mob. No. # 9527799233		
4.	Details of the Property Being Valued			
4.1	Description of the Property	Ground Storeyed Residential Building.		
4.2	Location of Property	Plot No.39, S.No.92/2, MCHNO 3687/39, Samarth Nagar, Loha, Tq.Loha, Dist. Nanded. State – Maharashtra, Country - India.		
	(Rural / Semi Urban / Urban)	Semi Urban		
4.3	Documents Provided :			
	1	Photo Copy of Sale Deed No. 692/2025, dated 07.02.2025, Joint Sub Registrar, Loha.		
	2	Photo Copy of Digitally Signed 7/12. ULPIN No. 31852254692 dated 05.02.2025.		
	3	Photo Copy of Namuna No.46, dated 2024-2025, issued by Chief officer, Municipal Council Loha, Tq.Loha, Dist. Nanded.		
	4	Photo Copy of Construction Permission Plan No. Nil issued by Chief officer, Municipal Council Loha, Tq.Loha, Dist. Nanded.		
4.4	Plot No / Survey No. / Gut No. / Khasra No:	S.No.92/2	Road	Govt Road towards East.
4.5	Colony / Nagar / Sector	Samarth Nagar.	Locality / Landmark	Near Safalya Balaji Devasthan
4.6	Village/Town/City	Nanded.	District:	Nanded
4.7	State	Maharashtra	Pin code:	431708
4.8	Distance from Area Office (Nanded Branch)	@ 31.9 Km.		
5.	Type of Property			
	(A) Plot: (Residential / Commercial / Industrial)	Residential.		
	Level of land with topographical conditions	Levelled		
	Whether situated in Municipal / Corporation Limit	Nagar Parishad.		
	Any construction observed on plot	Yes, Ground Storeyed Residential Building		
	(B) Residential Property: (Independent house / Bungalow / Row House / Flat)	Independent house.		
	Civic Amenities like school, hospital, market, etc. (Available, within the radius of Km./ Not Available)	All available nearby.		
	(C) Commercial / Industrial Property : (Office / Shop / Unit	N.A.		

	in a Mall / Gowdown)		
6.	Accessibility / Boundaries / Others		
6.1	Availability of local transport (Metro / Local Train / Bus / Personal Transport)		Local Transport, Bus Stand.
6.2	Distance from Nanded Railway station 32.00 Kms.		Bus stop/ Taxi/ Auto Stand 1.5 kms
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 falls under land locked area	No.	Does the property falls in a community dominated area No.
6.5	Cornered / Intermittent Plot		Intermittent.
6.6	Boundaries	As Per Site	As Per Documents
	North	Plot No.40.	Plot No.40.
	South	6.00 m.Wide Road.	6.00 m.Wide Road.
	East	Plot No.38.	Plot No.38.
	West	Land of Datta Shette.	Land of Datta Shette.
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)	Residential	Actual usage of property (Industrial / Commercial / Residential / Mix) Residential
6.11	Restrictive covenants in regards to Land Use, (if any)		Residential
6.12	Type of Structure (Load Bearing / RCC / Aluform shuttering)		RCC Framed Structure
6.13	Number of floors	As per Actual	Ground Floor.
6.14	Occupancy Details (Self-Occupied / Rented / Vacant)		Owner Occupied
7.	If the property is on rent:		
7.1	Name of tenant / lease : N.A.,		Number of years in tenancy : N. A.
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.
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 Under Developed.
9.	Approval Details		
9.1	RERA Registration Number		Not Applicable
9.2	Layout Approval Number:		Not Available.
	Date of Approval		N.A.
	Expiry Date		N.A.
9.3	Building Plan Approval Number:		Not Available.
	Date of Approval		N.A.

	Expiry Date	N.A.						
10.	Plot Area Details.							
10.01	Plot Area	Area in Sqm.						
10.02	Plot Area As per Sale Deed	118.03						
10.03	Plot Area As per Nagar Parishad Sanctioned Plan	118.03						
10.04	Demarcation at Site	Yes.						
10.05	Plot Area Considered for Valuation	118.03						
10.06	Construction Area Details							
	Sr. No.	Floor	Actual Built up Area in Sqm.		Sanctioned Plan Built up Area in Sqm.			
	1.	Ground Floor	75.65		58.50			
	2.	First Floor	-		58.50			
	Total		75.65		117.00			
10.07	<ul style="list-style-type: none"> Only Ground Floor Sanctioned Built up Area Considered for Valuation: 58.50 Sqm. 							
10.08	Floor wise break up as follows				Current Usage			
	Floor	Actual Built up Area in Sqm.		Sanctioned Plan Built up Area in Sqm.		(Storage / Parking / Commercial /Residential)		
	Ground Floor	75.65		58.50		Residential		
	First Floor	Nil		58.50				
	Total	75.65		117.00				
10.9	Amenities Details (if any):			Bore well etc.				
10.10	Floor Space Index permissible.			Basic FSI		1.10		
				Premium FSI		-		
				TDR		-		
				Ancillary FSI		-		
				Maximum building potential on Plot including in-situ FSI		-		
10.11	FSI Utilized			1.10				
10.12	Whether the construction is as per approved building plan and / or local building bye laws:			<ul style="list-style-type: none"> No. Construction Permission ,issued by Chief officer, Municipal Council Loha, Tq.Loha, Dist. Nanded. 				
10.13	Details of Extra Construction			Floor		Extra Built up Area in Sqm.		
				Ground Floor		17.15		
10.14	Percentage of Extra Construction			77.32 %				
10.15	Whether the extra construction is Compoundable OR Non-Compoundable?			Compoundable.				
10.16	Quality of construction			Good.				
10.17	Maintenance of the Property			Well maintained.				
10.18	Condition of Building			Good.				
10.19	Current Life of the structure	7 year. (As per Owners information)	Projected Future Life of the Structure	53 Years.				
10.20	Land Revenue / Taxes Paid upto (for Land)	Details not available	Municipal Taxes Paid upto (for Building)	Details not available				
11.	Details of Valuation:							
	S.	Particulars of	Plinth /	Age of	Estimated	Replacement	Depreciation	Net Value after

L	Item	Built up Area In Sq. M.	Building	Replacement Rate Of Construction	cost	10.50%	Depreciation
1	Ground Floor	58.50	7	19,602.00	11,46,717.00	-1,20,405.00	10,26,312.00
Total							10,26,312.00
12.	Details of Amenities						
1	Borewell.						1,00,000.00
2	Compound Wall with Gate.						2,00,000.00
Total							3,00,000.00
13.	Government Guideline value						
	Particulars	Area in Sq. M.	Rate in Rs.		Value in Rs.		
1	Land	118.03	1400.00		1,65,242.00		
2	Construction				10,26,312.00		
3	Amenities				3,00,000.00		
TOTAL							14,91,554.00
14.	Market Value of Land						
	Particulars	Area in Sq. M.	Rate in Rs.		Value in Rs.		
	Land	118.03	10,000.00		11,80,300.00		
15.	Value of the Property						
		Land	Building	Amenities	Total		
	Government Guideline value	1,65,242.00	10,26,312.00	3,00,000.00	14,91,554.00		
	Market Value	11,80,300.00	10,26,312.00	3,00,000.00	25,06,612.00		
	Distressed/Forced Sale Value				20,05,289.00		
	Realizable Value				22,55,950.00		
	Insurable Value				8,21,049.00		
Remarks							
<ul style="list-style-type: none"> • The Actual Ground Floor Built-up area is 75.65 Sqm (Refer Annexure-1) • The Sanctioned Ground Floor Built-up Area is 58.50 Sqm (Refer Annexure-2) • The built-up area considered in sale deed is 118.03 Sqm.(Refer Page No 34/36 in Sale Deed No.692/2025) • There is deviation in actual Ground floor Built-up area, Sanctioned Built-up area and Built-up in Sale deed No.692/2025. • No Side, Front and Back Margins as per Sanctioned plan. • Hence to assess the Fair Market Value by Land and Building method the land area as per sale deed and the plinth area as per Sanctioned Plan is considered. • There are cracks in compound wall and floor settlement in one bed room. • Proper maintenance is required. 							

Undertaking:

1. I have / our / representative Md. Shareq Salim Md. Jilani Pasha (Technical Assistant) has inspected the subject property on 04.03.2025 along with Owner's Representative Shri.Pandurang Keshav Kompalwar 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.**

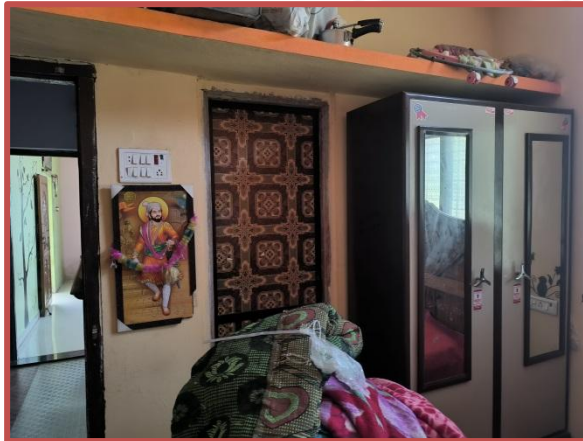
Sharadkumar B. Chalikwar

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: 06.03.2025

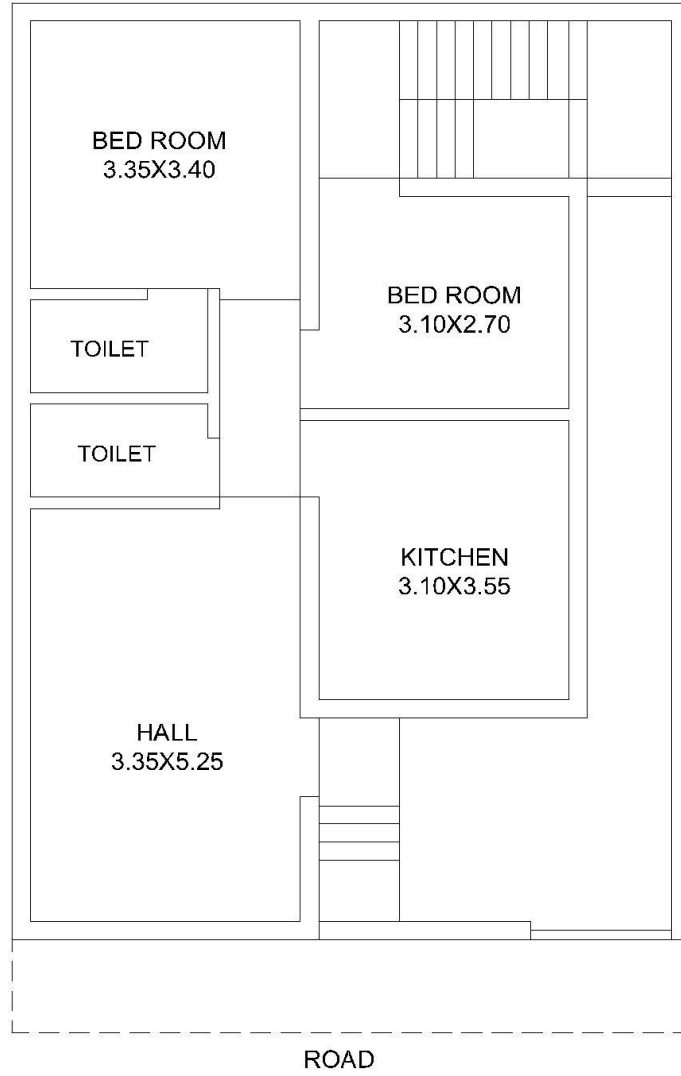
Attachments		
Photographs of the Property from inside & outside	:	Attached
Location sketch for the property:	:	Attached.
Geo Tagging	:	Attached.
Topography	:	Leveled Land.
Government Value Document	:	Attached.

Actual Site Photographs



Actual Construction Plan

Refer Annexure-1



EXISTING GROUND FLOOR PLAN

GROUND FLOOR B/UP AREA 75.65 SQ.M



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



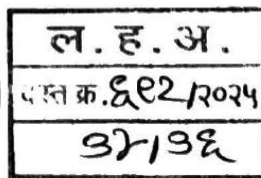
Page No 34/36 of Sale Deed

मूल्यांकन पत्रक (बांधी क्षेत्र खुली बांधीव)					
70.74	70.74				
नॉटिड	नॉटिड				
तालुका लोह मौजे लोह क वर्ग नगर परिषद मंडळ	तालुका लोह मौजे लोह क वर्ग नगर परिषद मंडळ				
1. उपरोक्त मिल्कत वाळता उर्वरीत सर्व रीत मिल्कत	1. उपरोक्त मिल्कत वाळता उर्वरीत सर्व रीत मिल्कत				
(Class Palika)	(Class Palika)	मर्क नंबर : भू कर्मांक	मर्क नंबर : 00		
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	प्रोत्साहनाचे प्रकार
18520	21300	21300	21300	0	नै मीटर
खुल्या व बांधीव क्षेत्राची माहिती					
बांधीव क्षेत्र	118.03 चौ मीटर एकूण क्षेत्र	118.03 चौ मीटर		मिल्कतीचा प्रकार	खुली बांधीव
बांधीवामाचा वर्गीकरण	1-अर मी मी मिल्कतीचे वय	0 TO 2 वर्षे		मूल्यदर बांधकामाचा दर	Rs. 18520/-
मिल्कतीचा वापर	स्वतंत्र भूखंडावरील निवासी इमारत			Layout Plot	
Sale Type - First Sale					
Sale - Result of built up Property constructed after circular dt 02.01.2018					
खुल्या क्षेत्राचे मूल्यांकन					
118.03 चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100% मूल्यदर - Rs. 1400/-					
118.03 चौ मीटर क्षेत्रासाठी मूल्य = 118.03 * 1400					
Rs. 165242/-					
खुल्या जमीनीचे एकत्रित मूल्य	मिल्कतीचे क्षेत्र (A) मूल्य				
	= 165242				
	= Rs. 165242/-				
बांधीव क्षेत्राचे मूल्यांकन					
प्रसा-यानुसार मिल्कतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमीनीचा दर) * प्रसा-यानुसार टक्केवारी) + खुल्या जमीनीचा दर				
	= (18520-1400) * (100 - 100) + 1400				
	= Rs. 18520/-				
1) मुख्य मिल्कतीचे मूल्य	- वरील प्रमाणे मूल्य दर * मिल्कतीचे क्षेत्र				
	= 18520 * 118.03				
	= Rs. 2185915.6/-				
Applicable Rules	3				
बांधीव क्षेत्राचे एकत्रित मूल्य	- मुख्य मिल्कतीचे मूल्य - तळघराचे मूल्य - मेझनाईन मजला क्षेत्र मूल्य - बदिस्त वाहन तळाचे मूल्य - लागतच्या मळीचे मूल्य - वरील मळीचे मूल्य - खुल्या जमीनीवरील वाहन तळाचे मूल्य - इमारती भावतीच्या खुल्या जागेचे मूल्य - बदिस्त बाळकनी - स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 2185915.6 + 0 + 0 + 0 - 0 - 0 + 0 + 0 + 0				
	= Rs. 2185916/-				
खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य	= बांधीव क्षेत्राचे मिल्कत मूल्य + खुल्या क्षेत्राचे मिल्कत मूल्य				
	= 2185916 + 165242				
	= Rs. 2351157.6/-				
	= २ तेवीस लाख एक्कावन्न हजार एक शें अड्डावन्न /-				

Home

Print

सुधम निदेशक श्रेणी-१
सोळा



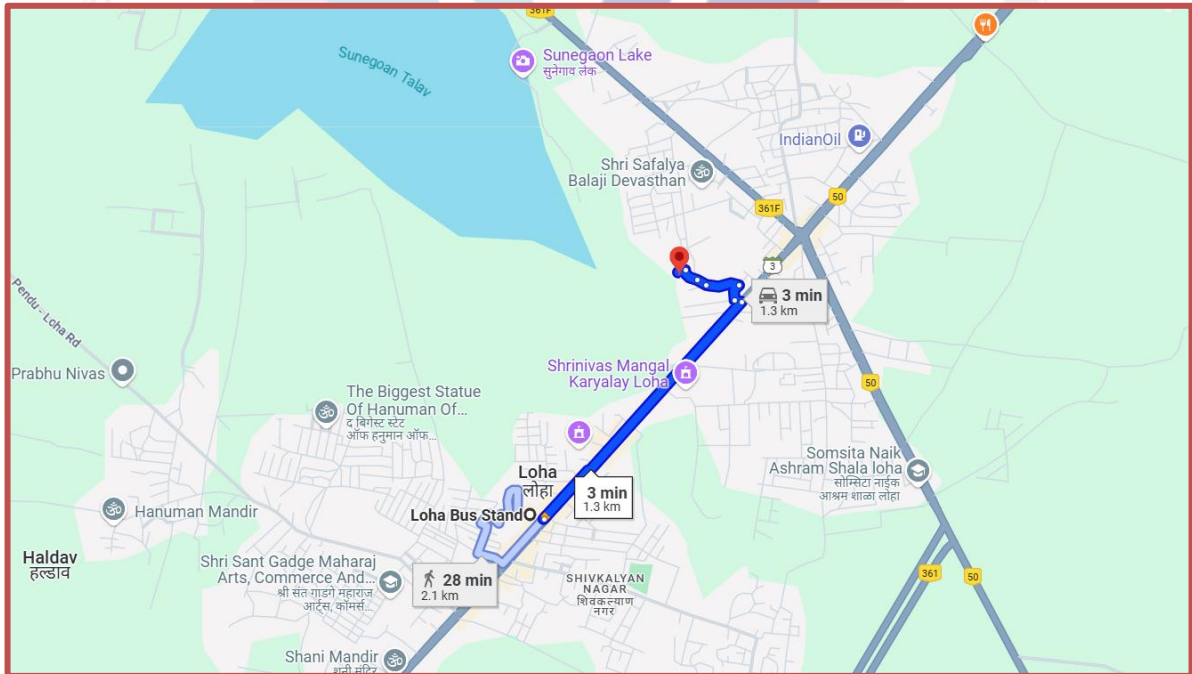
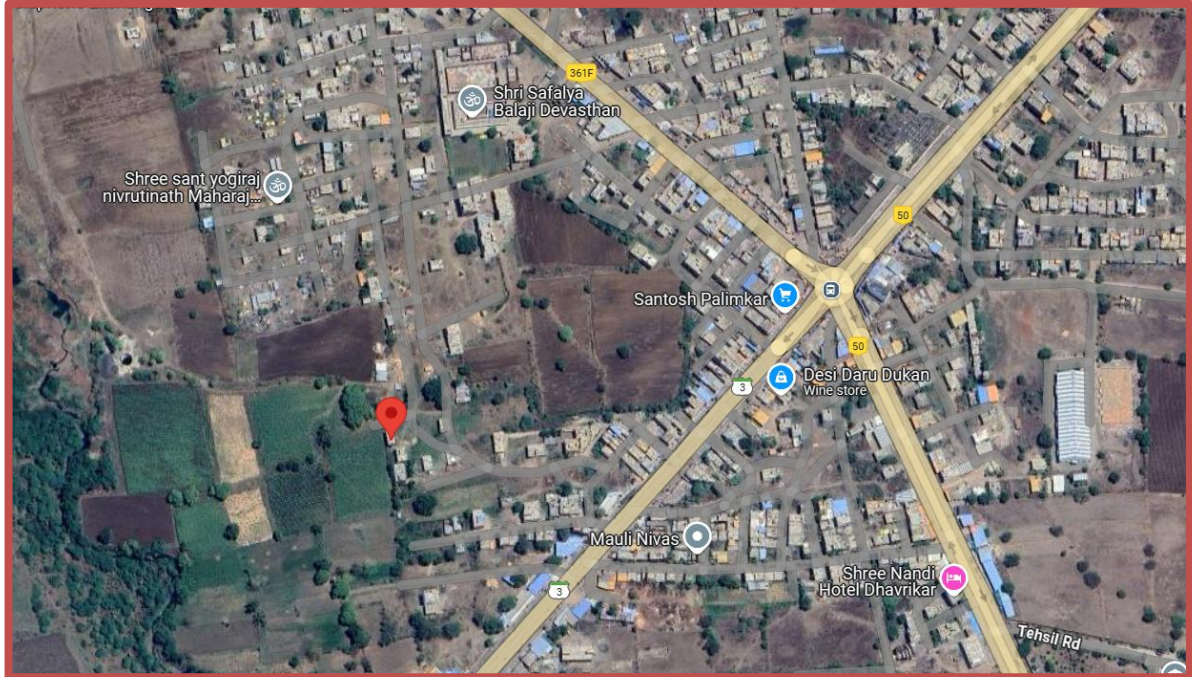
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Route Map of the Property




Longitude Latitude: 18.953632, 77.120031

Note:


- Red Pointer shows Approx. Property Location.
- Blue line shows Route from @ 2.1 Km.

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)

[Home](#)

[Valuation Guidelines | User Manual](#)

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.19-महात्मा फुले इंडस्ट्रीज सोसासटी एम.एस.इ.बी वसाहत	2440	16800	19320	22000	0	चौ. मीटर
SurveyNo	1.20.-गंगाखेड रस्त्यावरील दोन्ही बाजूच्या रहिवास मिळकती	2400	17750	20410	22190	0	चौ. मीटर
SurveyNo	1.21-उपरोक्त मिळकत वगळता उर्वरीत सर्व रहिवास मिळकत	1400	18520	21300	23150	0	चौ. मीटर
SurveyNo	1.22-विठ्ठलवाडी गावठाणकडे जाणा-या दोन्ही बाजूच्या मिळकती	1950	21000	24150	26250	0	चौ. मीटर
SurveyNo	1.23-स.न.300,291,289,290,288 मधील रस्त्यावरील वसाहती मिळकती	1770	16800	19320	22000	0	चौ. मीटर

1 2 3 4 5 6 7 8 9

92

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
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
IBBI Reg.No. IBBI/RV/07/2019/11744

Date: 06.03.2025

Place: Nanded.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

