

Vastu/Nashik/03/2023/729/46115  
16/27-309-CCV  
Date: 16.03.2023

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on Plot No. 24, Ground Floor, Survey No.49/7/A/5/B, (Old Survey No.48,) Near Atharva Apartment, Village – Sinnar, Taluka – Sinnar, District – Nashik, Pin Code – 422 103, State - Maharashtra, Country – India belongs **Laxmi Yogesh Bodake**.

Boundaries of the property.

North	:	Bungalow
South	:	Road
East	:	Plot No.25
West	:	Plot No.23

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 and Fair Market Value for this particular purpose at ₹ **26,06,015.00** (Rupees Twenty Six Lakh Six Thousand Fifteen Only) As per Site Inspection **24%** Construction Work is Completed

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.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=N, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADMIN,  
2.5.4.20=942226c4a4f35dcd0c79a20659134967f54554411131,  
1.2.790.1.7.1816562, postalCode=400066, st=Maharashtra,  
serialNumber=41a36a366ab6cc9a9ab7a35a@fce3feb31f31b0c7f31,  
4e2ff2e29e3276a256fc, c=INDIA, o=MANOJ BABURAO CHALIKWAR,  
Date: 2023.03.16 16:55:52 +05'30'

Auth. Sign.

Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Reg. No. IBBI/RV/07/2018/10366  
BOB Empanelment No.: ZO:MZ:ADV:46:941



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