



1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on Plot No. 28 To 33, Survey No. 211/1/2/A/3/20/2/A, Ground + 2nd Floor, Near Mayur Hospital, Siddatek Nagar, ITI Ambad Village - Kamathwade, Taluka & District - Nashik, Pin Code - 422 010, State - Maharashtra, Country - India belongs to **Shri. Sainath Bhikaji Thombare**

Boundaries of the property.

North	:	Row House
South	:	Row House
East	:	Road
West	:	Row House

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 **₹ 1,22,23,655.00 (Rupees One Crore Twenty Two Lakh Twenty Three Thousand Six Hundred Fifty Five Only)**. As per Site Inspection **87%** 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=9e22b0c4fad356c03e0c39e26b8e259c13d35d4113
3113279c7a18b562, postalCode=400069, st=Maharashtra,
serialNumber=4126d6566ab8cc99d5b2a55afce3cfcb311b05e
394e28f2e29a327b623bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.23 14:35:42 +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
Encl: Valuation Report

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