

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on Tenement No. N-53/V/F-1/01/04, Ground + First Floor, 5<sup>th</sup> Scheme, Vaishakh Sector, Front of SBI Bank, Patil Nagar, Savata Nagar, CIDCO, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India belongs **Mr. Jairam Hari Adhal**.

Boundaries of the property.

North : Row Ho use  
South : Road  
East : Row House  
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 **₹ 23,88,063.00 (Rupees Twenty Three Lakh Eighty Eight Thousand Sixty Three Only)**.

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=NASHIK,  
2.5.4.10=9822ba4fac35603d6139a25865913490c1303841  
333119279b1718b5452, postalCode=400061,  
serialNumber=11d5a564ab4c84062a55d8f0230311131b,  
email=394a282c29a227625b1c, cn=MANOJ BABURAO  
CHALIKWAR  
Date=2023.03.24 12:26:34 +0530

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

29/03

Nashik : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Akruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org