

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Land and Residential Row Bungalow No. 3, Ground + 1 Upper Floor, "Amrut Row Bungalows", Plot No. 20, Survey No. 521 / 1 / 20, Near Sagar Village, Saibaba & Shiva Temple, Mumbai Agra National Highway, Village - Adgaon, Taluka - Nashik, District - Nashik, Pin Code - 422 003, State - Maharashtra, Country - India belongs **Shri. Ramdas Radhaji Nagargoje & Sau. Sunita Ramdas Nagargoje.**

Boundaries of the property.

North : Row Bungalow No. 1  
South : Road  
East : Open Plot  
West : Row Bungalow No. 2

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 ₹ 46,25,965.00 (**Rupees Forty Six Lakh Twenty Five Thousand Nine Hundred Sixty Five 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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADMIN,  
2.5.4.20=9E22B6C4F5D35D10330C79E26865913490C04421003355  
15279617a18b5653, postalCode=400009, st=Maharashtra,  
serialNumber=4125565564669894662365888c04421003355  
946282293275625B4c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.03.25 18:14:34+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



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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