CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company





Valuation Report Prepared For: BOB/ Regional Office / Shri. Pratik Jayendra Yagnik (31747/2300933) Page 2 of 26

Vastu/Nashik/06/2023/31747/2300933

03/14-42-CHV

Date: 03.06.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No. 32, Ground + First Floor, Survey No. 229/1, Near Stayville Casa Cruda Bungalow, At -Igatpuri, Taluka - Igatpuri, District - Nashik, Pin Code - 422 403, State - Maharashtra, Country - India belongs Shri. Pratik Jayendra Yagnik & Vijita Paritosh Daru.

Boundaries of the property.

North South Open Plot Open Plot

East West Road Open Plot

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:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building (Full Value after completion)	₹ 73,36,919/-	₹ 69,70,073/-	₹ 58,69,535/-	₹ 39,44,441/-
Land and Building (Proportionate Value at present)	₹ 58,51,953/-	₹ 55,59,355/-	₹ 46,81,562/-	-

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)

MANOJ BABURAO **CHALIKWAR**

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, 1st Floor, Madhusha 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 🖓 Thane

P Delhi NCR P Nashik

Aurangabad Pune Nanded

Rajkot **♀** Raipur

Indore Ahmedabad 9 Jaipur

Auth) Sign.

Regd. Office: 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org

www.vastukala.org