



Valuation Report Prepared For: BOB/ Takali (Lasalgaon)/ Shri. Pankaj Uttam Thombare (2286/2301425) Page 2 of 24

Vastu/Nashik/07/2023/2286/2301425

05/17-50-RYV

Date: 05.07.2023

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on Plot No. 53, Ground + First Floor, Survey No. 293/ 294, Near Telephone Ex-Change Tower, Lasalgaon Road, Takali, At – Lasalgaon, Taluka – Niphad, District – Nashik, Pin Code – 422306, State - Maharashtra, Country – India belongs **Shri. Pankaj Uttam Thombare & Miss. Anita Sahebrao Shinde (after Marriage) Sau. Anita Pankaj Thombare.**

Boundaries of the property.

North : Road  
South : Plot  
East : Plot  
West : 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 **₹ 41,10,350.00 (Rupees Forty One Lakh Ten Thousand Three Hundred Fifty Only)**. At the time of Site Visit Excavation work is Complete.

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,  
serial=10,  
2.5.4.20=98222b6c4f4d354c334e79e3b8d5f34f4d3334133,  
3.1.1.278617a18b5652.pptatECode=430069, cn=Manoj Baburao  
Chalikwar, email=manojbaburao@vastukala.com, o=MANOJ BABURAO CHALIKWAR,  
c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=994c38f2929a32756326fc, cn=MANOJ BABURAO CHALIKWAR,  
Date: 2023.07.05 17:20:19 +05'30'

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

Auth. Sign.



**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

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