CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: BOB/ Regional Office / Mrs. Vaishali Nitin Pathak (2356/2301434) Page 2 of 26

Vastu/Nashik/07/2023/2356/2301434

06/05-59-CHV

Date: 06.07.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No.39, Ground + First Floor, Gat No. 397/1, Society Fog Cunty, Street Fog County, Opp. Manas Hotel, Mouje - Talegaon, Taluka - Igatpuri, District - Nashik, Pin Code - 422 403, State - Maharashtra, Country - India belongs Mrs, Vaishali Nitin Pathak

Boundaries of the property.

North Open Plot South Road East Bungalow West Road

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)	₹ 50,88,800/-	₹ 48,34,360/-	₹ 40,71,040/-	₹ 21,93,000/-
Land and Building (Proportionate Value at present)	₹ 41,60,000/-	₹ 39,52,000/-	₹.33,28,000/-	-

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 (1)

MANOL **BABURAO CHALIKWAR**

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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Rajkot

Raipur 🖓

Our Pan India Presence at :

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