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

> Valuation Report Prepared For: UBI / Panchavati Branch / Smt. Nita Rajesh Sangle (3824/2302569) Page 2 of 22 Vastu/Nashik/09/2023/3824/2302569

15/10-213-CCV Date: 15.09.2023

Think.Innovate.Create

VALUATION OPINION REPORT

Consultants (1) Pvt. Ltd.

This is to certify that the property bearing Residential Land and Proposed Bungalow on Plot No.177 + 178, Survey No.4,5,7 to 10,281 & 282, Behind Dalvi Farm, Warvandi Link Road, Village – Mhasrul, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India belongs **M/s. Real Land Developers and Builders.** Name of Proposed Purchaser: **Smt. Nita Rajesh Sangle.**

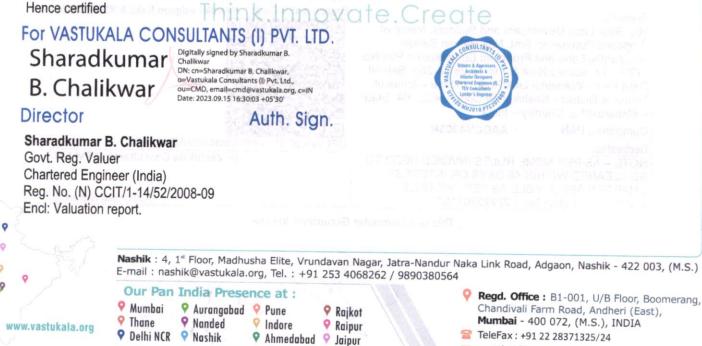
Boundaries of the property.

North	:53	Plot No.179
South	:	Plot No.176
East	:	Open Space
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 valued for **Fair Market Value** purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building (Full Value after completion)	₹ 25,47,000/-	₹ 24,19,650/-	₹ 20,37,600/-	₹ 9,86,850/-
Land and Building (Proportionate Value at present)	₹ 13,86,000/-	₹ 13,16,700/-	₹ 11,08,800/-	

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.



🖂 mumbai@vastukala.org

PROFORMA INVOICE

Invoice				
			Dated	
PG-2491/23-24 Delivery Note			15-Sep-23	
		1	Mode/Terms	of Payment
			AGAINST	REPORT
Reference No. & Date.		Date.	Other References	
Buyer's	Order No	. 1	Dated	
Dispate	Dispatch Doc No		Delivery Note Date	
			Donrony Hote Date	
			Destination	
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Reject				
		HSN/SAC	GST	Amount
			Rate	
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		991224	10 %	3,000.00
	COST			270.00
				270.00
	3031			210.00
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