Vastu/Nashik/09/2023/3989/2302690
23/09-334-CCV
Date: 23.09.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No. 225, Ground + First Floor, Gat No. 184, Near Vishwakarma Chowk, Shramik Nagar, Village –Pimpalgaon Bahula, Taluka – Nashik, District – Nashik, Pin Code – 422 007, State - Maharashtra, Country – India belongs **Sau. Sonali Nana Kekan & Shri. Nana Shivaji Kekan.**

Boundaries of the property.

North	:	Plot No.226
South	:	Plot No.224
East	:	6.00 Meter Road
West	:	Gat No.183

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)	**₹ 25,08,405/-**	**₹ 23,82,985/-**	**₹ 20,06,724/-**	**₹ 12,20,770/-**
Land and Building (Proportionate Value at present)	**₹ 12,15,825/-**	**₹ 11,55,034/-**	**₹ 9,72,660/-**	-

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

Think.Innovate.Create

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Director

Auth. Sign.

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