



Valuation Report Prepared For: BOB/ Regional Office / Shri.Gajanan Sudam Dhokane (004312/2302923) Page 2 of 24

Vastu/Nashik/10/2023/004312/2302923

10/9-120-CCBS

Date: 10.10.2023

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Open Land Bearing **Plot No. 228**, Gat No. 184, Near Vishwakarma Chowk, Shramik Nagar, Village –Pimpalgaon Bahula, Taluka – Nashik, District – Nashik, Pin Code – 422 007, State - Maharashtra, Country – India belongs **Nerkar Properties LLP**. Name of Proposed Purchaser: **Shri.Gajanan Sudam Dhokane & Sau.Ramabai Gajanan Dhokane**.

Boundaries of the property.

North : Plot No.229  
South : Plot No.227  
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 (₹)
Land	₹ 19,91,330/-	₹ 18,91,764/-	₹ 15,93,064/-

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: cn=BN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
c=INDIA,  
2.5.4.20=9E22266c4fa350c1e9c239e26803913490c50338413  
33115270b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=4145625646b6c896602a255b6f6c3033151181a,  
e394c282229a327b6258fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.10 13:56:05 +05'30'

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

Encl: Valuation Report



16-10-23

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