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Valuation Report Prepared For: BOB/ Nashik City Branch / Shri. Abhijeet Anant Harkare & Others (5478/2303898) Page 2 of 29

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Date: 11.12.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No. 10, Survey No. 194/5/1/13-23, Ground + First Floor, "Mig Co-op. Hsg. Soc. Ltd.", Janardan Swami Nagar, New Adgaon Naka, Off Mumbai Agra National Highway, Panchvati, Village - Nashik, Taluka - Nashik, District - Nashik, Pin Code - 422 003, State - Maharashtra, Country - India belongs Shri. Abhijeet Anant Harkare, Shri. Sachin Anant Harkare, Shri. Amit Jayant Harkare & Shri. Anant Gajanan Harkare.

Boundaries of the property.

North	1:	Road & Bungalow No. 9
South	1	Bungalow
East		Bungalow No. 12
West	:	Bungalow No. 8

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 ₹ 2,14,86,525.00 (Rupees Two Crore Fourteen Lakh Eighty Six Thousand Five Hundred Twenty Five Only).

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

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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