

Valuation Report Prepared For: BOB/ Regional Office / Shri.Suraj Pandurang Jadhav (005863/ 2304165) Page 2 of 26

Vastu/Nashik/12/2023/005863/ 2304165
25/5-394-CCBS
Date: 25.12.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on **Plot No.9**, Ground Floor, Survey No.70A/1, Sahyadri Nagar, Milind Nagar , Mumabi Agra Road, At -Igatpuri,Taluka - Igatpuri, District - Nashik,Pin Code - 422 403, State - Maharashtra, Country - India belongs **Shri.Sanjay Bhimrao Nikam & Shri.Bhimrao Namdeo Sapkale** & Name of Proposed Purchaser: **Shri.Suraj Pandurang Jadhav**.

Boundaries of the property.

North : Plot No.8
South : Plot No.10
East : Colony Road
West : Plot No.7

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 **₹ 28,97,752.00 (Rupees Twenty-Eight Lakh Ninety-Seven Thousand Seven Hundred Fifty-Two 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
Chalikwar**

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

Digitally signed by Manoj Chalikwar
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