



# Vastukala

Consultants (I) Pvt. Ltd.

Think.Innovate.Create

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

Valuation Report Prepared For: BOB/ Surgana Branch / Shri. Dattatray Vishnupant Pagar (6114/2304592) Page 2 of 24

Vastu/Nashik/01/2024/6114/2304592

19/6-294-CCRJ

Date: 19.01.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Building on CTS No.321+322+323, Ground + First Floor, Near Hotel Management, Teli Galli , Main Road, At - Surgana , Taluka- Surgana & District - Nashik, PIN Code – 422 211, State – Maharashtra, Country – India belongs **Shri.Dattatray Vishnupant Pagar.**

Boundaries of the property.

Boundaries	Building
North	Open Land
South	9.00-Meter-Wide Road
East	Open Land
West	CTS No.319

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 **₹ 40,98,557.00 (Rupees Forty Lakh Ninety-Eight Thousand Five Hundred Fifty-Seven 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  
DN: cn=Manoj Chalikwar, o=Vastukala  
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**Auth. Sign.**



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