



Valuation Report Prepared For: BOB/ Dwarka Circle Branch / Shri.Jayprakash Kailaschandra Lahoti (006407/2304565) Page 2 of 25

Vastu/Nashik/01/2024/006407/2304565

17/15-267-CCBS

Date: 17.01.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Open Land Bearing **Plot No. 3 & 4**, Survey No.232/2+232/3, Near Essar Petrol Pump, Ramchandra Nagar, Kala Nagar, Village –Mhasrul, Taluka – Nashik, District – Nashik, Pin Code – 422 004, State - Maharashtra, Country – India belongs **Shri.Jayprakash Kailaschandra Lahoti & Sau.Suvarna Jayprakash Lahoti**

Boundaries of the property.

North : Plot No.2
South : Plot No.5
East : 7.50-Meter-Wide Colony Road
West : Survey No.232/1

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	₹ 66,99,000/-	₹ 63,64,050/-	₹ 53,59,200/-

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
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Auth. Sign.



Manoj
17/1/24

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