



Vastu/Nashik/01/2024/6452/2304596

19/10-298-RYRJ

Date: 19.01.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Building on Plot No. 21+22, Ground + First + Second Floor, Survey No. 397/ 1A/ 1A/ 2+399/ 1A/ 2A, Behind Kashi Mali Mangal Karyalaya, Near M.S.E.B Substation, Tigraniya Road, Dwarka, Village – Nashik, Taluka & District – Nashik, Pin Code – 422 011, State - Maharashtra, Country – India. belongs Name of Owner: **Shri. Amilal Motisingh Chaudhary & Shri. Rajeshkumar Motisingh Choudhary, Shri. Harphoolsingh Devkaransingh Chaudhary, Shri. Harisingh Devkaransingh Chaudhary.**

Boundaries of the property.

North : 7.50 M. Colony Road
South : Adj. Survey No. 397/ 1A
East : 9.00 M. Wide Road
West : Plot No. 21

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 **₹ 4,72,35,265.00 (Rupees Four Crore Seventy-Two Lakh Thirty-Five Thousand Two Hundred Sixty-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
Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.20 10:19:03 +05'30'



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

Auth. Sign.

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