

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Open Land Bearing Plot No. A to G-2, Survey No.388+389/1+2+3+4/369, Near Grase Academy Best English Medium School, Shirsath Society, Village – Makhmalabad, Taluka – Nashik, District – Nashik, Pin Code – 422 003, State - Maharashtra, Country – India belongs to Smt.Lata Jayprakash Lunawat & Shri.Rahul Jayprakash Lunawat, Shri.Anup Jayprakash Lunawat, Sau.Aarti Rupesh Lodha, Sau.Nayana Amir Kuaad

Boundaries of the property.

North : Plot No.181 to 180  
South : DP Road  
East : Plot No. A to G-3  
West : Plot No. A to G-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	₹ 1,55,25,000/-	₹ 1,47,48,750/-	₹ 1,24,20,000/-

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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