



Valuation Report Prepared For: BOB/ Regional Office / Shri.Sahebrao Digamber Mahajan (00709/ 2305007) Page 2 of 23

Vastu/Nashik/02/2024/007009/2305007

16/13-229 -CCBS

Date: 16.02.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Open Land Bearing Plot No. 23, Survey No.50/5, Near Rajeshwari Chowk Citric, Harkul Nagar, Village – Panchak, Taluka – Nashik, District – Nashik, Pin Code – 422 006, State - Maharashtra, Country – India belongs to **Shri.Sahebrao Digamber Mahajan**

Boundaries of the property.

North : 9.00 Meter Colony Road
South : Plot No.24
East : Open Space
West : 6.00 Meter Colony Road

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	₹ 46,92,900/-	₹ 44,58,255/-	₹ 37,54,320/-

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.



Resubm 20/2/24



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