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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/04/2024/007941/2305883
04/03-22-CCBS
Date: 04.04.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed **Bungalow on Plot No.18**, Ground + First Floor, Gat No.2245/A, Near MVP Samaj Arts, Vijay Nagar, Shejwalwadi, At - Ozar (Mig), Pincode – 422 206, Taluka – Niphad, District – Nashik, State – Maharashtra, Country – India belongs to **Shri.Nanasaheb Sahebrao Waghmare & Shri.Ramdas Sahebrao Waghmare**.

Boundaries of the property.

North : Plot No.17
South : Plot No.19
East : Plot No.28
West : 9.00-Meter-Wide 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 for **Fair Market Value** after completion – Construction work not yet start at site.

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building	₹ 46,11,740/-	₹ 43,81,153/-	₹ 36,89,392/-	₹ 23,58,104/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration 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
SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.04 16:51:34 +05'30'

Auth. Sign.



*Received
Jabu
Abhishek Pawar*

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik - 422003 (M.S.), INDIA
Email : nashik@vastukala.org | Tel : +91 253 4068262/98903 80564

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :-400072, (M.S), India

+91 2247495919

mumbai@vastukala.org

www.vastukala.co.in