CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: SBI/ Adgaon Branch / Shri.Arun Gangadhar Wagh (007956/2305734)

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Vastu/Nashik/03/2024/007956/2305734 26/12-482-CCBS

Date: 26.03.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No.A-18, Ground Floor," Ishwari Co.Op.Hsg.Soc.Ltd.Nashik " Survey No.235/3, Near Omkareshwar Mahadev Mandir, Shikshak Colony, Asha Nagar, Village - Nashik , Nashik - 422 003, Taluka & District - Nashik, State - Maharashtra, Country - India belongs to Shri.Bhausaheb Sukdev Shinde. Name of Proposed Purchaser: Shri.Arun **Gangadhar Wagh** 

Boundaries of the property.

4.5 Meter Colony Road & Plot No. A-1 North

South Plot No. D-19 East Plot No. A-17

West Part of Survey No.236

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 purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)	
Land and Building	₹ 42,79,680/-	₹ 40,65,696/	₹ 34,23,744/-	₹ 8,96,478/-	

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) PV

Manoi Chalikwar Digitally signed by Manoj Chalikwan DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumba email=manoj@vastukala.org, c=IN Date: 2024.03.26 16:33:47 +05'30'

Auth. S

Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.) E-mail: nashik@vastukala.org, Tel.: +91 253 4068262 / 9890380564

Our Pan India Presence at:

Mumbai Aurangabad

Pune Nanded Indore Rajkot Raipur Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 

www.vastukala.org

Thane Delhi NCR P Nashik

Ahmedabad 💡 Jaipur

## **PROFORMA INVOICE**

V d	astukala Consultants (I) Pvt Ltd		Invoice N	lo.		Dated	OTEN STREET		
B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name: Maharashtra, Code: 27			PG-5409/23-24 Delivery Note Reference No. & Date.			26-Mar-24			
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					Date.	Other References			
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	E-Mail : accounts@vastukala.org  Buyer (Bill to)		Buyer's Order No.			Dated			
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