



VASTUKALA
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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/04/2024/008236/2305972

15/7-111-RYBS

Date: 15.04.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Open Land Bearing **Plot No. 01**, Survey No. 255 (259) / 3/ 2/ 2, Near Jwala Mata Lawns, Sinnar - Shirdi Raod, Village – Sinnar, Taluka – Sinnar, District – Nashik, Pin Code – 422 103, State - Maharashtra, Country – India. belongs to Name of Owner: **Shri. Riyaj Mahamad Maniyar.**

Boundaries of the property.

North : Plot No. 02
South : 9.00 Meter Colony Road
East : Adj. S. No. 255/ 3/ 2
West : 12.00 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	₹ 23,00,000/-	₹ 21,85,000/-	₹ 18,40,000/-

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.15 15:35:10 +05'30'

Auth. Sign.



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



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