

Vastu/Mumbai/05/2024/008678/2306298

14/5-158-CCBS

Date: 14.05.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and **Bungalow on Plot No.5, "Yashwant Co.Op.Hsg.Soc.Ltd."** Ground + First Floor, "Survey No.733/2B/1B/5, Final Plot No.486A, TP Scheme No.II, Near Nandan Sweets, Yashwant Colony, Collage Road, Village - Nashik, Nashik - 422 005, Taluka & District - Nashik, State - Maharashtra, Country - India belongs to **Shri. Somnath Gajanan Khairnar**.

Boundaries of the property.

North	: Building
South	: Bungalow
East	: Road
West	: Bungalow

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	5,63,51,131/-	5,35,33,574/-	4,50,80,905/-	56,17,625/-

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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Auth. Sign.



Manoj Chalikwar

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