

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOB/ Eklahare Branch / Shri.Suresh Kukaji Kalamb (008848/ 2306394) Page 2 of 26

Vastu/Nashik/02/2023/008848/2306394

21/6-254-CCBS

Date: 21.05.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and **Bungalow on Plot No.38**, Ground + First Floor, Survey No.31A+2, Near Siddhivinayak Ganesh Temple, M.S.E.B Colony, Shivaji Nagar, Village – Dasak, Taluka – Nashik, District – Nashik, Pin Code – 422 006, State - Maharashtra, Country – India belongs **Shri.Suresh Kukaji Kalamb**

Boundaries of the property.

North : Plot No.33 & 34
South : Colony Road
East : Plot No.37
West : Plot No.39

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 ₹ **1,05,07,385.00** (Rupees One Crore Five Lakh Seven Thousand Three Hundred Eighty-Five Only)

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: 2024.05.21 15:19:54 +05'30'

Auth. Sign.



Received
23/05/2024
A. B. S.

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

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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