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Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 23

Vastu/Nashik/05/2024/008940/2306489

28/5-349-CCBS

Date: 28.05.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Open Land Bearing Plot No.4 "Mangal Prabhat Co-Operative Housing Society Limited Nashik," Survey No 501/2 to 15/3/4/Plot/4, C.T.S. No.7195. Opposite Coding Bit IT Solution, Dr.Homi Bhabha Nagar, Wadala Pathardi Road, Village - Nashik, Taluka - Nashik, District - Nashik, Pin Code - 422 011, State - Maharashtra, Country - India belongs **Mrs.Jyotsna Gunwant Kolte & Other**. Name of Proposed Purchaser: **Mr.Juned Shermohmad Shaikh & Mr.Awez Shermohmad Shaikh & Mr.Shoab Shermohmad Shaikh**

Boundaries of the property.

North : 9.00 Meter Road
South : Plot No.5
East : 6.00 Meter Road
West : Attached Survey Number

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	₹ 91,70,625/-	₹ 87,12,094/-	₹ 73,36,500/-

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.05.28 12:41:03 +05'30'

Auth. Sign.



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