

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : BOB/ Regional Office / Shri.Suresh Jagannath Vispute (009340/2306817) Page 2 of 26

Vastu/Nashik/06/2024/009340/2306817  
19/11-261-CHBS  
Date: 19.06.2024

### 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on **Tenement No. N9/FE/06/04**, Ground + First Floor, Second Scheme, Neighborhood Falgun Sector, Behind Mahesh Medical, Prabhat Colony, Maharana Pratap Chowk, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India belongs **Shri.Suresh Jagannath Vispute & Sau.Shilpa Suresh Vispute**

Boundaries of the property.

North : Tenement No. N9/FE/06/03  
South : Marginal Space ( Bol )  
East : Marginal Space .  
West : 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 is ₹ **20,23,275.00** (Rupees Twenty Lakh Twenty-Three Thousand Two Hundred Seventy-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

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
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20-6-24

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