Vastu/Nashik/07/2024/009637/2307027
02/12-31-CCRJ
Date: 02.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on **Plot No.13**,Ground Floor, Survey No.104/2/2/2/1, Behind Swami Vivekanand Madhyamik Vidyalaya , Shraddha Vihar , Wadala Pathardi Road, Village - Wadala,Taluka - Nashik, District – Nashik, PIN Code – 422 006, State – Maharashtra, Country – India. belongs to **Sau.Ujwala Santosh Magar.**

Boundaries of the property

Boundaries	Plot No. 04
North	Plot No.12
South	Survey No.104/2/2/2/3 Part
East	Plot No. 14
West	7.50 M. 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 **₹ 71,02,614.00**

(Rupees Seventy-One Lakh Two Thousand Six Hundred Fourteen 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN
Date: 2024.07.02 15:05:21 +05'30'

Director

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
Encl: Valuation Report

02/07/2024