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MNMF Reg No: UDYAM-MH-18-U08501  
MSME Reg No: UDYAM-MH-18-U08501  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207861

## Vastukala Consultants (I) Pvt. Ltd.

Intended User Prepared For: BOB/ Regional Office / Shri.Ravikiran Ramesh Kamble (0010204/2307443) Page 2 of 24

Vastu/Nashik/07/2024/0010204/2307443  
2714-447-CCBS  
Date: 27.07.2024

### 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Open Land Bearing Plot No.62 "Adiwasi Adhaar Co-Operative Housing Society Limited Nashik, " Survey No.218/2, Behind Vrundavan Garden,Thakare Mala , Ayodhya Nagari, Village – Nashik, Taluka – Nashik, District – Nashik, Pin Code – 422 003, State - Maharashtra, Country – India belongs to Shri.Ravikiran Ramesh Kamble & Preeti Imaynual Salve ( Alias ) Sau.Preeti Ravikiran Kamble

Boundaries of the property.

North : 7.50 Meter Wide Road  
South : Open Space  
East : Plot No.61  
West : Plot No.63

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	₹ 36,00,000/-	₹ 34,20,000/-	₹ 28,80,000/-

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. IBBV/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,  
email=manoj@vastukala.org, c=IN  
Date: 2024.07.27 14:09:17 +05'30'

Auth. Sign.



Received  
29/07/2024

Nashik: 4, 1st Floor, Madhwalda E-Block, Vrundavan Nagar, Adiwasi Adhaar Housing Society Road,  
Aadgaon, Nashik - 422003 (M.S.), INDIA  
Email: nashik@vastukala.co.in | Tel: +91 203 4082003/09903 80004

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**Regd. Office**

B1-081 U/B Floor, BOOMERANG, Charanvati Fortis Road,  
Powai, Andheri East, Mumbai - 400072 (M.S.), India

+91 22 47495019  
mumbai@vastukala.co.in  
www.vastukala.co.in