

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : SBI/ Abhona Branch-05459 / Shri.Namdev Mohan Thakare (0010254/2307503)

Page 2 of 22

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Vastu/Mumbai/07/2024/0010254/2307503

30/16-507-CHBS

Date: 30.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed **Bungalow on Plot No.21**, Gat No.123 Part, Near Arts Collage Abhona ,Abhona to Borgaon Road, Mouje - Abhona , Pin Code – 423 502 Taluka- Kalwan & District – Nashik, State – Maharashtra, Country – India belongs to **Shri. Namdev Mohan Thakare**
Boundaries of the property

North : Plot No.20
South : Plot No.22
East : Plot No.25
West : 9.00-Meter-Wide 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 for **Fair Market Value** purpose at: As per Site Inspection **York Yet Not Started.**

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building	₹ 68,61,017/-	₹ 65,17,966/	₹ 54,88,814/-	₹ 30,06,238/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar

Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-010

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.07.30 18:09:43 +05'30'

Auth. Sign.



Sagar Dawande

Sagar

6/8/2024

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