

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on Plot No.20, Ground + First Floor, Survey No.10/2/2, Behind Nayara Petrol Pump, At - Trimbakeshwar, Taluka - Trimbakeshwar, District - Nashik, Pin Code - 422 222, State - Maharashtra, Country - India belongs **Shri.Rupeshkumar Madhoprasad Tiwari**

Boundaries of the property.

- North : Plot No.19
- South : Part of Plot No.20 Part Plot Area 100 Sq.mtr
- East : 12.00 Wide Colony Road
- West : Plot No.98

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 (₹)	Insurable Value In (₹)
Land and Building (Full Value after completion)	₹ 26,74,625/-	₹ 25,40,894/-	₹ 21,39,700/-	₹ 18,22,931/-
Land and Building (Proportionate Value at present)	₹ 7,44,463/-	₹ 7,07,239/-	₹ 5,95,570/-	-

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 Empanment No.: ZO/MZ/ADV/46/941
End: Valuation Report

Digitally signed by Manoj Chalikwar
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Auth. Sign.



Received
31/9/24