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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011027/2308030
 03/18-36-CCBS
 Date: 03.09.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land Bearing Plot No.15, Survey No.67/A, CTS No.1930, Near Kargil Chowk, Shiv Parvati Road, Datta Nagar, Village – Chunchale, Taluka – Nashik, District – Nashik, Pin Code – 422 010, State - Maharashtra, Country – India belongs to Shri.Prashant Rajaram Bhamare

Boundaries of the property

	As per Site	As per Layout	As per CTS
North	Plot No.22	Plot No.22	CTS No.1931
South	30.00 Ft Colony Road	30.00 Ft Colony Road	Road
East	Plot No.16	Plot No.16	CTS No.1928
West	Plot No.68 & 69	Plot No.68 & 69	CTS No.1913

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	₹ 71,66,380/-	₹ 68,08,061/-	₹ 57,33,104/-

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: 2024.09.04 10:28:15 +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
 End: Valuation Report

Received by
 [Signature]



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