

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : BOB/ Dwarka Circle Branch / Shri.Pramod Ashok Murkewar (011047/2308042) Page 2 of 27

Vastu/Nashik/09/2024/011047/2308042
04/12-48-CCBS
Date: 04.09.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on **Plot No. 15 +16**, Survey No.29/1/A/1, Opposite Sadguru Kirana and General Store, Nashik Puna Road, Village – Chehedi Budruk, Taluka – Nashik, District – Nashik, Pin Code – 422 101, State - Maharashtra, Country – India. belongs to **Shri.Pramod Ashok Murkewar & Sau.Shital Pramod Murkewar**

Boundaries of the property.

Boundaries	Plot No. 15 +16
North	Survey No.29/1/B/1 of Plot No. 4
South	7.5-Meter-Wide Colony Road
East	Plot No. 14
West	7.5-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 Fair Market Value for this particular purpose at **₹ 1,35,15,390.00 (Rupees One Crore Thirty Five Lakh Fifteen Thousand Three Hundred Ninety Only)** As per Site Inspection Work Yet Not Started on Site.

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

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 17:50:01 +05'30'

Auth. Sign.



Received
20/9/24

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

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422003 (M.S.), INDIA
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