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MSME Reg No: UDYAM-MH-15-008301
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CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011265/2308215
18/9-221-CCRU
Date: 18.09.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No.202, Ground Floor, Survey No.307B+308A, Near Saigram Garden, Saigram Nagar, Upendra Nagar Colony, Ambad Uttam Nagar Link Road, Village - Ambadkhurd, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India. belongs to Shri. Rahul Samadhan Pawar & Shri. Samadhan Karbhari Pawar

Boundaries of the property.

Boundaries	Plot No.202
North	Plot No.201
South	Plot No.203
East	7.50 M. Colony Road
West	Plot No.197

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 ₹ 61,31,610.00 (Rupees Sixty-One Lakh Thirty-One Thousand Six Hundred Ten Only)

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. ISBI/RV/07/2018/10366

BOB Empanelment No.: ZO/MZ-ADV-46/941

End: Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
email=manoj@vastukala.org, c=IN
Date: 2024.09.18 16:21:25 +05'30'

Auth. Sign.



Received
20/09/24

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