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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011369/230822A
21/17-293-CCBS
Date: 21.09.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Open Land Bearing Plot No.2 , Survey No.267/1/1/2/2, Opposite Dr.Babasaheb Ambedkar Chowk,BD Kamgar Colony, Amrutdham Road, Mumbai Agra Highway, Village – Nashik, Taluka – Nashik, District – Nashik, Pin Code – 422 003, State - Maharashtra, Country – India. belongs to **Shri.Vjaykumar Vishwanath Ghuge**

Boundaries of the property.

North	:	Plot No.3
South	:	12.00 Meter Road
East	:	6.00 Meter Colony Road
West	:	30.00 Meter DP 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:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Land	₹ 2,72,85,280/-	₹ 2,59,21,016/-	₹ 2,18,28,224/-

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: 2024.09.21 16:17:51 +05'30'

Auth. Sign.

Director

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



बैंक ऑफ बड़ोदा / BANK OF BARODA
जडवाण नाका पंचवटी शाखा / Adgaon Naka Panchavati Branch
आंडगाँव नाका पंचवटी, नाशिक-422003
Adgaon Naka Panchavati, Nashik-422003

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Janta Naka, Nava (1st Road),
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