Vastu/Nashik/09/2024/011388/2308293
21/26-299-CCBS
Date: 21.09.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Open Land Bearing **Plot No.3** , 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 & Shri.Harshal Sanjay Ghuge**

Boundaries of the property.

North	:	Plot No.4
South	:	Plot No.2
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	₹ 2,31,99,000/-	₹ 2,20,39,050/-	₹ 1,85,59,200/-

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 18:13:29 +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
Encl: Valuation Report

24/9/24

बैंक ऑफ बड़ौदा / BANK OF BARODA
अडगांव नाका पंचवटी शाखा / Adgaon Naka Panchvati Branch
अडगांव नाका पंचवटी, नाशिक-४२२००३
Adgaon Naka Panchavati,Nashik-422003