

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on **Plot No.2**, Ground+ First Floor, Janaki Vallabh Bungalow ,Survey No.11/1B/4, CTS No.1373, Behind Maruti Glass House , Opp.Wellness Forever Medical ,Kalpataru Nagar, Lane No.1, Ashoka Marg , Village – Wadala , Taluka - Nashik, District - Nashik, PIN Code - 422 006,State - Maharashtra, Country - India. belongs to **Shri.Mahesh Alias Maheshkumar Meherchand Singala & Sau.Pruna Mahesh Singala**

Boundaries of the property.
Plot

North : Plot No.1
South : Open Space
East : Survey No.27 Part
West : 9.00 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 for **Fair Market Value** purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building	₹ 2,21,50,016/-	₹ 2,10,42,515/-	₹ 1,77,20,013/-	₹ 39,80,448/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.10.08 17:18:02 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-010

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.



8/10/24

V. G. G.

Received