

Vastu/Nashik/10/2024/011699/2308580

09/20-120-CCRJ

Date: 09.10.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and **Bungalow on sPlot No.116**, Ground + First Floor, Gat No.146/21, Behind Balwadi , Anandwadi Road, At – Manmad , Taluka – Nandgaon, District - Nashik, PIN Code - 423 104,State - Maharashtra, Country - India belongs to **Mr.Ashok Shamrao Dhake . & Mr.Prashant Ashok Dhake**

Boundaries of the property Plot

North : Plot No.119
South : Colony Road
East : Plot No.117
West : Plot No.115

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	₹ 27,04,220/-	₹ 25,69,009/-	₹ 21,63,376/-	₹ 12,80,712/-

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 Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.10.09 17:46:42 +05'30'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

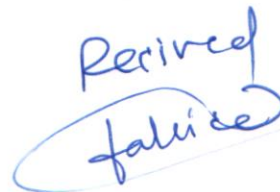
SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.

Auth. Sign.







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