Vastu/Nashik/11/2024/012255/ 2308965
08/7-50-RPBS
Date: 08.11.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Ground + First, **"Vyankatesh Co-op Hsg. Society Ltd."**, **Madhughat Bungalow**, Plot No.9, Survey No.43/ 1A/ 1/ 2, Ramdas Swami Marg, Gandhi Nagar, Village – Agartakli, Taluka - Nashik, District - Nashik, PIN Code - 422 101, State - Maharashtra, Country - India belongs to **Smt. Tarabai Madhukar Patole & 4 Others.**

Boundaries of the property.

Plot

North	:	6.00 Meter Colony Road
South	:	6.00 Meter Colony Road
East	:	Plot No. 8
West	:	Plot No. 10

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	₹ 99,22,146/-	₹ 94,26,039/-	₹ 79,37,717/-	₹ 23,35,074/-

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=mds@vastukala.org, c=IN
Date: 2024.11.08 16:23:09 +05'30'

Director

Auth. Sign.

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.

Received
11/11/24