

Vastukala Consultants (I) Pvt. Ltd.

Intended User Prepared For: BOB/ Regional Office / Shri.Ramlal Girdharilal Sharma (012596/2309212) Page 2 of 24

Vastu/Nashik/11/2024/012596/2309212
26/18-297-CCRJ
Date: 26.11.2024

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1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land Bearing **Plot No.19** , Gat No.2639/3+2648+2649, Near Ganesh Temple, Village – Ozar, Taluka – Niphad , District – Nashik, Pin Code – 423 502, State - Maharashtra, Country – India belongs to **Shri.Ramlal Girdharilal Sharma**.

Boundaries of the property.

North : Plot No.28
South : Colony Road
East : Colony Road
West : Plot No.20

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	₹ 35,47,500/-	₹ 31,92,750/-	₹ 28,38,000/-

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
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN
Date: 2024.11.27 09:58:10 +05'30'

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



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