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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: JSB/ Market Yard Branch/ Shri.Hemant Madhukar Nimse & Other 1 (012686/2309280) Page 2 of 25

Vastu/Nashik/11/2024/012686/2309280
30/4-365-CCBS
Date: 30.11.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Land and Mangal Karyalay known as " Madhuram Banquet Hall & Yash Lawns " on Survey No.82/1,C.T.S. No.378 & 379/Part, Near Godavari River Canal, Aurangabad Nashik Highway , Village - Nandur-Dasak , Taluka- Nashik ,District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India Belongs to **Shri.Hemant Madhukar Nimse & Shri.Prashant Madhukar Nimse**

Boundaries of the property.

Boundaries of the property	Gat
North	Survey No.83
South	Survey No.81
East	Survey No.82/Part
West	30.00-Meter-Wide DP 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	₹ 52,76,68,180/-	₹ 47,49,01,362/-	₹ 42,21,34,544/-	₹ 2,99,32,903/-

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.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.11.30 12:37:18 +05'30'

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