

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Open Land Bearing **Plot No. 58**, Survey No. 342/ 1/ 344 P/ 345/ 355/ 356, Behind Morya Valley Office, Vishvendu Nagar, Off Mungsare - Chandshi Road, Village – Jalalpur, Taluka – Nashik, District – Nashik, Pin Code – 422 013, State - Maharashtra, Country – India. belongs to **Name of Owner: Sau. Swati Vijay Kulkarni & Shri. Sachin Vijay Kulkarni, Sau. Leena Sachin Kulkarni.**

Boundaries of the property.

North	:	Adj. Gat No. 336
South	:	Plot No. 59 in Same the Layout
East	:	12.00-Meter-Wide Road in Same the Layout
West	:	Plot No. 71 in Same the Layout

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	₹ 97,39,500/-	₹ 87,65,550/-	₹ 77,91,600/-

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**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.06 11:15:45 +05'30'

Director

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

Encl: Valuation Report





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