Vastu/Nashik/09/2024/013148/ 2309650
18/8-348 -RYSP
Date: 18.12.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on **Plot No.17**, Ground + First Floor, Survey No. 284/ 1/ 1, Near Barnes School and Junior College, Deolali Camp Road, Village - Bhagur, Taluka – Nashik, District – Nashik, Pin Code – 422 502, State - Maharashtra, Country – India. belongs **Mr. Sandip Suresh Thakre.**

Boundaries of the property.

North	:	Adj. Plot No. 16
South	:	7.50 Mtr. Wide Road
East	:	Adj. Plot No. 18
West	:	7.50 Mtr. Wide 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 Fair Market Value for this particular purpose **₹ 79,35,656.00 (Rupees Seventy Nine Lakh Thirty Five Thousand Six Hundred Fifty Six Only).** As per Site Inspection Construction **Work Yet Not Started on Site.**

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.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.18 15:55:36 +05'30'

Director

Auth. Sign.

VASTUKALA CONSULTANTS (I) PVT. LTD. • U74120MH2010PTC207869 • Valuers & Appraisers Architects & Interior Designers Chartered Engineers (I) TEV Consultants Leader's Engineer

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report

बैंक ऑफ बड़ौदा आरएपीसी Bank of Baroda RAPC

Recived
19/12/202