Vastu/Nashik/03/2024/13162/2309656
18/14-354-RYSP
Date: 18.12.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land Bearing **Plot on C.T.S No.3496**, Old Survey No. 452, 114 (1KPai)226, Opposite Malpani Lawns, Ganesh Nagar, Sangamner Pune Road, Mouje – Sangamner, Taluka - Sangamner, District – Ahmednagar, Pin Code - 422 605, State - Maharashtra, Country - India. belongs to **Shri.Swapnil Sunil Zhinjad (Patil).**

Boundaries of the property.

North	:	Adjoining Road
South	:	Open Space
East	:	C.T. S No.3495 Property of Shri.Kankrej
West	:	C.T. S No.3497 Property of Shri.Aher

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	₹ 88,15,860.00	₹ 83,75,067.000	₹ 70,52,688.00

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: 2024.12.18 17:36:23 +05'30'

VASTUKALA CONSULTANTS (I) PVT. LTD. Valuers & Appraisers Architects & Interior Designers Chartered Engineers (I) TEV Consultants Lender's Engineer U74120 MH2010 PTC207869

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation Report