

Vastu/Nashik/12/2024/013303/2309752
24/12-450-CCRJ
Date: 24.12.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row House No.2, Ground Floor, "Swami Narayan Row-Houses" Survey No.54/2/A, Plot No.47, Opposite NMC Garden, Ambedkar Nagar, Anand Vatika Road, Village - Chunchale, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India. belongs to **Shri.Sandeep Shantaram Zinjurde & Sau.Sunita Sandeep Zinjurde and Shri.Ravi Yadav & Shri.Santosh Yadav(Proposed Purchaser)**

Boundaries of the property.

Boundaries	Plot	Row House
North	9.00 Meter Colony Road	9.00 Meter Colony Road
South	Plot No.48	Plot No.48
East	Plot No.52	Row House No.1
West	Plot No.40	Row House No.3

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 ₹ 21,10,024.00 **(Rupees Twenty One Lakh Ten Thousand Twenty Four Only)**

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: 2024.12.24 15:25:13 +05'30'

Auth. Sign.

Director

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



Received
24/12/24