

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : BOB/ Regional Office / Shri. Amol Ananda Sabhadinde & Others (013570/2309983) Page 2 of 25

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Vastu/Nashik/01/2025/013570/2309983

09/2-102-RYRJ

Date: 09.01.2025

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on **Tenement No. N-42/ CE-3/ 02/ 08**, Ground + First Floor, Fourth Scheme, Neighborhood Chaitra Sector, Near Navjeevan Day School, Shivshakti Chowk, off CIDCO - Satpur Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 008, State - Maharashtra, Country – India belongs. Name of Proposed Purchaser: **Shri. Amol Ananda Sabhadinde & Sau. Ashwini Amol Sabhadinde**. Name of Owner: **Shri. Vikas Nanda Bagul**.

Boundaries of the property.

North	:	Colony Road
South	:	Marginal Space
East	:	Tenement No. N-42/ CE-3/ 08/ 01
West	:	Tenement No. N-42/ CE-3/ 02/ 07

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 is **₹ 19,25,944.00 (Rupees Nineteen Lakh Twenty Five Thousand Nine Hundred Forty 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

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.09 12:43:33 +05'30'

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.

Land
AKO

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