

## 1. VALUATION OPINION REPORT

This is to certify that the property Residential Land Bearing on Plot No. 289, Riyasat Sankalp, Survey No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2 of Village – Nadhal, Taluka – Khalapur, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country - India belongs to **Mr. Santosh Kumar Tiwari S/O Shailendra Kumar Tiwari & Mrs. Neelam Tiwari W/O Shailendra Kumar Tiwari.**

Boundaries of the property

North : Plot No. 299  
South : Plot No. 288  
East : 9 Mtr Road  
West : Plot No. 306

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at –

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Land & Cost Estimation of Proposed Construction	1,04,56,640/-	94,10,976/-	83,65,312/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration 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: 2025.01.31 10:41:55 +05'30'

Auth. Sign.



**Manoj Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
State Bank of India Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.

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