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Valuation Report Prepared For: BOB/ Mumbai Naka Branch / Shri.Vijay Ganesh Chaudhari (31541/2300728) Page 2 of 27

Vastu/Nashik/05/2023/31541/2300728 23/04-339-CHV Date: 23.05.2023

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No. 47, Survey No. 315/2A/1, Near Gajanan Maharaj Mandir, Gajanan Maharaj Colony, Prashant Nagar, Murlidhar Nagar Link Road, Pathardi Phata, Village – Pathardi, Taluka & District – Nashik- 422 010, State – Maharashtra, Country – India belongs to Shri. Vijay Ganesh Chaudhari.

Boundaries of the property.

North	: R	oad
South	: B	ungalow
East	: R	oad
West	: B	ungalow

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 (₹)	Insurable Value In (₹)
Full Value after completion	₹ 70,53,507/-	₹ 67,00,832/-	₹ 56,42,806/-	₹ 25,19,757/-
Proportionate Value at present	₹ 56,45,408/-	₹ 53,63,137/-	₹ 45,16,326/-	-

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

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