



1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on Plot No. 406, Survey No. 62/1, 62/2, 63, 64, Ground + Second Floor, Chandshi Road, Village - Chandshi, Taluka & District – Nashik, Pin Code - 422 003, State – Maharashtra, Country – India belongs to **Mr. Shyam Shrvan Mandlik & Smt. Vibhavari Shyam Mandlik (As per 7/12 Extract).**

Boundaries of the property.

North	:	Open Plot & Tejomay Bungalow
South	:	Borade Bungalow & Open Plot
East	:	Road
West	:	Open Plot & Road

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 **₹ 1,22,93,790.00 (Rupees One Crore Twenty Two Lakh Ninety Three Thousand Seven Hundred Ninety Only)**. As per Site Inspection **72%** Construction Work is Completed.

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
BABURAO
CHALIKWAR**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=ADMIN,
2.5.4.20=96220e46a336c3bdc73b2688913490f3a1
33d4133115279b17a18b5652, postalCode=400006,
st=Maharashtra,
serialNumber=A1a56a596ab6cc89d662e55a8fca, cn=MANOJ
BABURAO CHALIKWAR
Date: 2023.03.16 16:24:44 +05'30'

Auth. Sign.



17.03.23

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

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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