



Vastu/Nashik/03/2024/007411/2305304

04/8-52 - RPBS

Date: 04.03.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No. 406, Survey No. 62/1, 62/2, 63, 64, Ground + Second Floor, Near Maharashtra Gramin Bank, Chandshi Road, Village - Chandshi, Taluka & District – Nashik, Pin Code - 422 003, State – Maharashtra, Country – India belongs to **Mr. Shyam Shravan 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 **₹ 1,51,16,480.00 (Rupees One Crore Fifty-One Lakh Sixteen Thousand Four Hundred Eighty 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

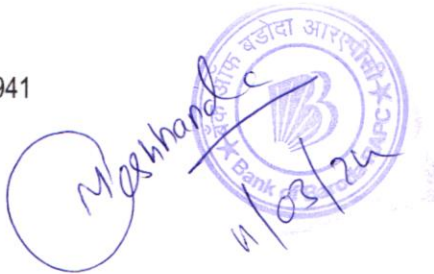
For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj Chalikwar**  
Director

**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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
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Auth. Sign.



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