



VASTUKALA
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MSME Reg No: UDYAM-MH-18-008361
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/10/2024/012090/2308829
25/12-369-CCRJ
Date: 25.10.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on **Plot No.96**, Ground + First + Second Floor, Survey No.762/2/1+762/2/2 & 763/1+1/2+763/1/3+763/1/4, Near Mayureshwar Mandir, Kalika Park, Jagtap Nagar Road, Village - Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 008, State - Maharashtra, Country - India. belongs to **Sau.Jayashree Nityanand Bhamre**.

Boundaries of the property.

| Boundaries | Plot No. 96 |
|------------|----------------------|
| North | Plot No.92 & 93 |
| South | 6.00-Meter-Wide Road |
| East | Plot No.97 |
| West | Plot No.95 |

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 **₹ 1,34,54,055.00 (Rupees One Crore Thirty-Four Lakh Fifty-Four Thousand Fifty-Five 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., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.25 16:12:42 +05'30'

Auth. Sign.



Received
28/10/25

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Our Pan India Presence at :

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