

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 15 & 16, Second Floor, Building No. 1, " **Venus Co. Op. Housing Soc. Ltd.**", Survey No. 113/3/4 to 9, Plot No. 11+12+13, Behind Curry Leaves Hotel, Sainath Nagar, Sawata Mali Road, Village - Wadala, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **Shri. Shahrugh Ahmed Sayyad & Sau. Jarina Shahrugh Sayyad.** Boundaries of the property.

Boundaries	Building	Flat
North	Building	Flat No.17
South	Building	Marginal Space
East	Road	Staircase and Flat No.13, 14
West	Building	Marginal Space

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 for this particular purpose at ₹ **30,84,800.00 (Rupees Thirty Lakh Eighty Four Thousand Eight Hundred 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 BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=KOLHAPUR,  
2.5.4.20=8022b5c4ad83d8d300c799c7685813496cfad3d413331  
13279017e19b5652, postalCode=400006, st=Maharashtra,  
serialNumber=415445964a00c918902c855a0d9e0111311b23  
94e28f229a32796258f6, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.03.14 09:28:54 +05'30'

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.



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