



Valuation Report Prepared For: UBI / Ambad, Nashik Branch / Hasrat Shaukat Shaikh (2300685/31503)

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Vastu/Nashik/05/2023/2300685/31503
20/02-296-PANI
Date 19.05.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 401, 4th Floor, "Taj Signature", Survey No. 9/1 to 9/10, Plot No. 25, City Survey No. 2496, Tirumala Nagar, Hussani Bagh, Village – Wadala, Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India belongs to **Maqsood Iqbal Shaikh & Sumaiya Maqsood Shaikh**. Name of Proposed Purchaser: **Hasrat Shaukat Shaikh**.

Boundaries of the property:

Boundaries	Building	Flat
North	Open Plot	Marginal Space
South	Open Plot	Flat No. 402
East	Road	Marginal Space
West	Open plot	Lobby & Flat No. 403

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 valued for this particular purpose at **₹ 26,25,000.00 (Rupees Twenty Six Lakh Twenty Five Thousand 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.

Sharadkumar B.
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
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Date: 2023.05.20 10:50:15 +05'30'

Auth. Sign.



Receiver
Mansha
20/05/2023

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