



Vastu/Nashik/03/2024/007427/2305316

04/20-64-RYRJ

Date: 04.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 11, Fourth Floor, " **Krishna Residency**", Survey No. 76/ 2A/ B Plot No. 01, Near Shri Shivram Umaji Tidke Garden, Sadguru Nagar, Someshwar Colony, Right Canal Road, Village - Satpur, Taluka & District - Nashik, PIN Code – 422007, State – Maharashtra, Country – India belongs to **Name of Owner: Shri. Tufadjal Farooque Shaikh & Sau. Zoya Tufadjal Shaikh.**

Boundaries of the Property

Boundaries	Building	Flat
North	9.00 M. Wide Colony	Side Margin
South	In the Same Layout Plot No. 5 & 6	Flat No. 12
East	Adj. Gat No. 78 Part	Flat No. 10, Lift & Staircase
West	In the Same Layout Plot No. 2	Side Margin

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 **₹ 41,32,000.00 (Rupees Forty One Lakh Thirty Two 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.**

**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,
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Date: 2024.03.04 18:07:09 +05'30'

Auth. Sign.



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