

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 09, Ground + First Floor, "Sai Ekta Row Houses Apartment", Survey No. 123/ A/ 2/ 2A+123/ A/ 2/ 3/ 3, Plot No. 24 to 28/ A+B+C+D+E+F+G+H, Near Sri Dakshinmukhi Hanuman Mandir, Dhruv Nagar, Shivaji Nagar, Satpur Colony, Gangapur Satpur Link Road, Village – Gangapur, Taluka & District – Nashik, PIN – 422 012, State – Maharashtra, Country – India belongs to **Sau. Ranjana Narayan Gopal & Shri. Narayan Aananda Gopal.**

Boundaries of the property.

Boundaries	Plot	Row House
North	Plot No. 29	Row House No. 08
South	9 M. Wide Colony Road	Front Side Margin & Colony Road
East	Plot no. 21 & open Space	Front Side Margin & Compound Wall
West	Plot no. 23	Row House No. 10

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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 32,00,500.00 (Rupees Thirty-Two Lakh Five 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 Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.26 15:02:50 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.

**Nashik:** 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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