Vastu/Nashik/09/2024/011266/2308219
18/13-225-RVBS
Date: 18.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-304, 3rd Floor, Wing - B, **"Hari Shraddha Co - Op. Housing Society Ltd. Nashik Road"**, Behind Shree Mhasoba Maharaj Mandir, Anjuman Chowk, Plot No. A/1+2+3+B, Lam Road, Village - Deolali, Taluka - Nashik, District - Nashik, Nashik, Pin Code - 422 214, State - Maharashtra, India belongs to **Jakir Rashid Pathan & Musarrat Jakir Pathan** Name of Proposed Purchaser is **Danish Nabab Shaikh & Sayara Nabab Shaikh .**

Boundaries	:	Building	Flat
North	:	C-Wing	Flat No. B-305
South	:	Road	Building Marginal Space
East	:	Open Plot	Building Marginal Space
West	:	Awing	Flat No. B-303

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 44,74,350.00 (Rupees Forty Four Lakh Seventy Four Thousand Three Hundred Fifty 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 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=mnoj@vastukala.org, c=IN
Date: 2024.09.18 17:34:49 +05'30'

Auth. Sign.

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Bank Of Baroda Empanelment No.: ZO MZ/ADV/46/941

Received
20/09/24

End.: Valuation report