

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2, 1st Floor, "Badgujar Co.Op.Hsg.Soc.Ltd.Nashik", Beside Parakh Mall, Magh Sector, Shanti Nagar, Lekha Nagar, Bhujbal Farm Road, Mumbai - Agra Road, Village - CIDCO, District - Nashik, Nashik, 422009, State - Maharashtra, India belongs to **Dilfaroz Usman Shaikh**. Name of Proposed Purchaser is **Nahida Imran Khan**.

Boundaries	:	Building	Flat
North	:	Plot No.10,13	Marginal Space & Road
South	:	20 Meter Road	Staircase & Flat No.3
East	:	7 Meter Road	Flat No.1
West	:	9 Meter Road	Marginal Space

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 **₹ 23,73,200.00 (Rupees Twenty Three Lakh Seventy Three Thousand Two 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.25 10:26:22 +05'30'

Director

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

Encl.: Valuation report

