

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on **Plot No.20**, Ground Floor, Neighborhood Chaitra, Sector C-1, Opposite Shree Gopinath Munde Garden, Hedgewar Nagar, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 008, State - Maharashtra, Country – India belongs **Smt.Abeda Kadar Shaikh & Other Three** Name of Proposed Purchaser: **Javed Alhibaksh Chaudhari & Afrin Javed Chaudhari**.

Boundaries of the property.

North	:	9.00-Meter-Wide Road
South	:	Wall & Nala
East	:	Plot No.19
West	:	Wall & Nala

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 Fair Market Value for this particular purpose at is **₹ 32,10,239.00 (Rupees Thirty-Two Lakh Ten Thousand Two Hundred Thirty-Nine 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**

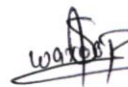
Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.15 17:55:49 +05'30'

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

Auth. Sign.




Swaroop Sonawane
16/11/24

