Vastu/Nashik/12/2024/013081 /2309608
16/1-306-RPBS
Date: 16.12.2024

# VALUATION OPINION REPORT

This is to certify that the property bearing Residential **Row House No. 11**, Ground Floor + First Floor, **"Manodatt Row Houses"**, Survey No. 205/1/15+205/1/2/6, Plot No. 5 to 8, Near St. Thomas Bethany Convent School, Damodar Nagar Road, Pathardi Phata, Village- Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Nasiruddin Shaikh & Hasmira Khatun (Alies) Hasmira Nasiruddin Shaikh.**

Boundaries of the property.

| Boundaries | Row House |
|---|---|
| North | Road |
| South | Open Plot |
| East | Row House No. 10 |
| West | Row House No. 12 |

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 ₹ **37,10,880.00 (Rupees Thirty-Seven Lakh Ten Thousand Eight Hundred Eighty 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.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.16 11:21:53 +05'30'

VASTUKALA CONSULTANTS (I) PVT. LTD. Valuers & Appraisers Architects & Interior Designers Chartered Engineers (I) TEV Consultants Lender's Engineer U74120 MH2010 PTC207869

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Received
17/12/2024

Bank of Baroda