

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 06, 2nd Floor, "Orchid Galaxy", Near Golden Lawns, Kalpataru Nagar, Plot No. 19+20, Pakhal Rd, Village - Wadala, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 006, State - Maharashtra, India belongs to **Shri. Mohammad Zaheer Muzaffar Kokani & Mohammad Azharoddin Muzaffar Kokani**. Name of Proposed Purchaser is **Shri. Husain Hiraji Bagwan & Sau. Mina Hussain Bagwan**.

Boundaries	:	Building	Flat
North	:	9.00 Mtr. Road	Building Side Margin & Then 9.00 Mtr. Road
South	:	Plot No. 8 & 9	Flat No. 7, Duct, Staircase & Passage
East	:	Plot No. 21	Flat No. 5
West	:	Plot No. 18	Building Side Margin

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 **₹ 50,96,000.00 (Rupees Fifty Lakh Ninety Six Thousand 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: 2025.01.21 17:01:20 +05'30'

Auth. Sign.

Director



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

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