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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOB/ Ro Office / Akib Mansur Maniyar & Others (013943 /2310250) Page 2 of 27

Vastu/Nashik/01/2025/013943 /2310250  
27/1-389-RYBS  
Date: 27.01.2025

### 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row House No. 05, Ground Floor + First Floor, " Anand Villa Apartment ", Survey No. 33/2A/1, Plot No. 3+4/A, 3+4/B, 3+4/C, 3+4/D, 3+4/E, Behind Hotel the Nashik Inn, Tagore Nagar, off Nashik - Pune Road, Village - Wadala, Taluka - Nashik, District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India. belongs to **Akib Mansur Maniyar & Shabana Mansur Maniyar.**

Boundaries of the property.

Boundaries	Plot No. 3+4/A, 3+4/B, 3+4/C, 3+4/D, 3+4/E	Row House No. 05
North	6.00 M. Wide Colony Road	6.00 M. Wide Colony Road
South	Survey No. 33/ 2 B	Row House No. 04
East	6.00 M. Wide Colony Road	6.00 M. Wide Colony Road
West	Survey No. 33/ 1	Survey No. 33/ 1

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 ₹ 57,47,703.00 **(Rupees Fifty-Seven Lakh Forty-Seven Thousand Seven Hundred Three 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**

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.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.27 12:15:20 +05'30'

Auth. Sign.



Received  
29/01/2025

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