



VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. D-10, 3rd Floor, "Tulsi Apartment Co. Op. Housing Society Ltd. Nashik", Pardi No. 3/2, Near Sita Gufaa, Panchavati, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Smt. Anjali Arun Deo, Mr. Nitin Arun Deo & Smt. Pallavi Vishal Kulkarni (Pallavi Arun Deo)**. Name of Proposed Purchaser: **Shri Nilesh Bhanudas Gayake**.

Boundaries of the property:

	Building (as per Site)	Flat (as per Site)
North	A Wing & Open Space	Marginal Space
South	Row House	Marginal Space
East	C-Wing	E-Wing & Flat No-10
West	Road	Staircase & Flat No-11

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 specifications **₹ 23,37,500.00 (Rupees Twenty Three Lakh Thirty Seven Thousand Five 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.05 12:33:05 +05'30'

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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📍 **Regd. Office** : 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
📞 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org

