



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2011, Second Floor, "Vraj Palace", Survey No. 309/ A/ B, Plot No. 5/ 6/ 7, Near Hotel Sai Vijay Banquet, DGP Nagar, Ambad Uttam Nagar Road, Village – Ambad Khurd, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India. belongs to **Mr. Anil Ramdas Tupe & Mrs. Jaya Anil Tupe.**

Boundaries of the property.

Boundaries	Building	Flat
North	Row Houses	Marginal Space
South	Road	Passage
East	Open Plot	Flat No. 2012
West	Road	Flat No. 2010

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 **₹ 23,75,000.00 (Rupees Twenty Three Lakh Seventy Five 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA,  
2.5.4.20=8922b6e4bd1e4d31a0d9e2086591349075d8e6413331,  
15279b17a18b0552, postalCode=422008, st=Maharashtra,  
serialNumber=9125565640400989862355691367011710d334,  
94a282629e32786256f6, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.23 11:01:39 +05'30'

Auth Sign.



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.



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