



Vastu/Nashik/01/2024/006294/2304476

11/25-178-CCBS

Date: 11.01.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Duplex Flat No.601, Sixth Floor + Seventh Floor, " **Tulsi Vandan Apartment** ", Survey No.579/1,Plot No.19+20, Near Water Tank , Shiv Samarth Nagar, Durga Nagar, Sneha Nagar, Village – Makhmalabad, Taluka - Nashik, District-Nashik, PIN Code – 422 003,State – Maharashtra, Country – India belongs to **Mr.Satish Bhirgunath Gupta & Mrs.Anisha Satish Gupta**

Boundaries of the property:

	Building	Flat
North	Plot No.21	Marginal Space & Plot No.21
South	Plot No.18	Flat No.602
East	12 Meter Colony Road	Marginal Space & Colony Road
West	Adjoining Survey No.27(P)	Marginal Space

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 ₹ 97,44,000.00 (Rupees Ninety-Seven Lakh Forty-Four 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
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
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: 2024.01.11 18:24:55 +05'30'

Auth. Sign.



Handwritten signature and date: 23/01/2024



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