

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Unit No. Six-Pearls-1, Ground + Stilt + First Floor, "Six-Pearls", Survey No. 712/ 2-A + 2-D, Plot No. 45 + 46, Opp. Colony Garden & Genius Tots Preschool, D-Souza Colony, Gangapur Road, Village – Nashik City-3, Taluka & District - Nashik, PIN Code - 422 005, State - Maharashtra, Country - India belongs **Shri. Suresh Choithram Gurnani** Name of Proposed Purchaser: **Sau. Shobha Supadu Patil.**

Boundaries of the property.

	Unit	Plot
North	Residential Apartment unit No. Six-Pearls-2	Building
South	Side Margin of Plot	Building
East	Rear Margin	Building
West	25 Ft. Colony Road	Road

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 **₹ 1,48,08,750.00 (Rupees One Crore Forty-Eight Lakh Eight Thousand Seven Hundred Fifty 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-1759

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
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Date: 2024.05.29 17:03:50 +05'30'

**Auth. Sign.**



*Vastu*

