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MSME Reg No: UDYAM-MH-18-008361
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CIN: U74120MH2010PTC207865

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/10/2024/011654/2308532
07/6-T2-RUPBS
Date: 07.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-304, 3rd Floor, Wing - B, "Anushree Apartment", Near Lord Shree Saibaba Temple, Wadala Pathardi Road, Indira Nagar, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, B, State - Maharashtra, India belongs to **Mr. Dilip Prabhakar Kulkarni & Mrs. Vaishali Dilip Kulkarni**.

Boundaries	Building	Flat
North	Temple	Marginal Space
South	Building	Staircase Wing-B
East	Road	Marginal Space
West	Open Space	By Duct & Flat No. 303 Wing-B

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 51,12,150.00 (Rupees Fifty One Lakh Twelve Thousand One 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., postalCode=422003,
email=manoj@vastukala.co.in, c=IN
Date: 2024.10.07 14:24:58 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941



Encl.: Valuation report

08/10/2024



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