

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 16, 3rd Floor, "Gurukrupa Heights Apartment", Survey No. 124/1, Plot No. 9 / 10 / 41, Dhurav Nagar, Satpur Colony, Village – Gangapur, Taluka & District - Nashik, PIN – 422 007, State – Maharashtra, Country – India belongs to **M/s. Gurukrupa Infra**. Name of Proposed Purchaser is **Mr. Sharad Krishna Nirbhavane**.

Boundaries of the property:

Boundaries	Building (As per Site)	Flat (As per Site)
North	Open Plot	Lobby / Staircase
South	Internal Road	Marginal Space
East	Gangapur – Satpur link Road	Flat No. 15
West	Internal Road	Flat No. 17

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 and valued for this particular purpose at **₹ 20,95,600.00 (Rupees Twenty Lakh Ninety Five Thousand Six 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
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2023.05.20 13:26:32 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

(Handwritten signature)

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