

Vastu/Nashik/10/2023/004645/2303190  
26/2-387-RYBS  
Date: 26.10.2023

## **VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 15, 4th Floor, "Shree Tirumala Haricharan Apartment", Survey No. 40/ 1, Plot no. 8, 9, 15, 16, 17, CTS No. 1889,1890,1905,1892 & 1891, Opp. Shree Tirumala Luxuria & Near Shree Hanuman Mandir, Right Canal Road, Village – Anandwalli, Taluka & District – Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belong to Name of Proposed Purchaser: **Shri. Mayur Shashikant Phadke. Name of Owner: Sau. Purva Saurabh Gulavani.**

Boundaries of the property:

	<b>Building</b>	<b>Flat</b>
North	Open Space & Canal	Staircase
South	Road	Side Margin
East	Road	Side Margin
West	Road	Lift & Flat No. 16

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 **₹ 62,69,900.00 (Rupees Sixty-Two Lakh Sixty-Nine Thousand Nine 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**

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: 2023.10.26 11:13:18 +05'30'

**B. Chalikwar**

**Director**

Auth. Sign.

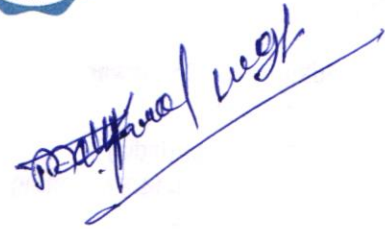
**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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**Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org





## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.2, First Floor, "Gokul-7", Gat No.93/1/B, Plot No.5+6, Behind Siddhivinayak Ganesh Mandir, Shivaji Nagar, Satpur Colony, Village – Gangapur, Taluka & District – Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **M/s.Gokul Infrastructure**. Name of Proposed Purchaser: **Shri.Amol Hiralal Patil & Sau.Pooja Amol Patil**

### Boundaries of the property.

Boundaries	As per site (Building)	As per site (Flat)
North	Adjoining Survey No.93/(P)	Side Margin
South	Adjoining Plot No.7	Flat No.3
East	Adjoining Open Space	Side Margin
West	9.00-Meter-Wide Road	Passage & Flat No.1

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 **₹ 30,43,800.00 (Rupees Thirty Lakh Forty-Three Thousand Eight Hundred Only)**. As per Site Inspection **81%** Construction Work is completed.

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

*Kalpesh Yalpare*

**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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