



Vastu/Nashik/11/2023/005238/2303627
24/5-323-RYBS
Date: 24.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 08, Second Floor, "Gokul - 7", Gat No. 93/ 1/ B, Plot No. 5+6, Behind Siddhivinayak Ganesh Mandir, Shivaji Nagar, Satpur Colony, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India. belongs to **M/s. Gokul Infrastructure**. Name of Proposed Purchaser: **Shri. Sagar Rajendra Dhumal & Sau. Ranjana Rajendra Dhumal**

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. 09
East	Adjoining Open Space	Side Margin & Open Space
West	9.00-Meter-Wide Road	Flat No. 07, Duct & Passage

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 **85%** 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

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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: 2023.11.24 15:56:41 +05'30'

Auth. Sign.



Handwritten signature and initials

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