

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 8, 2<sup>nd</sup> Floor, "Gokul Villa Co-Op. Housing Society Ltd. Nashik", Behind Gems English Medium School, Banarasi Nagar, Plot No. 38, Hirawadi Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Shri. Ashish Vasant Borse.**

Boundaries	:	Building	Flat
North	:	Adj. Plot No. 28	Flat No. 9
South	:	30.00 Ft. Wide Road	Side Margin
East	:	Adj. Plot No. 37	Staircase & Flat No. 10A
West	:	Adj. Plot No. 39	Side Margin

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 **₹ 29,39,300.00 (Rupees Twenty Nine Lakh Thirty Nine Thousand Three 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
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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

*Received*  
*24/12/2024*



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