

Valuation Report Prepared For: UBI / Gangapur Road, Nashik Branch / Shri. Sandeep Vyankati Zodape & Other(30585/46318) Page 2 of 22

Vastu/Nashik/03/2023/30585/46318  
24/04-511-VBV  
Date: 24.03.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No. 14, "Dhanlaxmi Row Bungalow", Survey No. 42/5/B/14, Siddhi Vinayak Mandir, Near Shanti Nagar, Village – Makhmalabad-2, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Smt. Chandrikaben Rasikbhai Dashlani & Smt. Ranjanben Dilipbhai Vekariya**. Name of Proposed Purchaser: **Shri. Sandeep Vyankati Zodape Smt. Komal Sandeep Zodape**.

Boundaries of the property.

North : Road  
South : Row House  
East : Row House  
West : Row House

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 Fair Market Value purpose at **₹ 40,94,660.00 (Rupees Forty Lakh Ninety Four Thousand Six Hundred Sixty 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

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: 2023.03.24 11:52:23 +05'30'

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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