



Valuation Report Prepared For: UBI / Nashik City Branch / Smt. Sushila Ramnath Pawar (30638/46380) Page 2 of 22

Vastu/Nashik/03/2023/30638/46380
25/30-573-VBV
Date: 25.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No. 47, Survey No. 226 / A / 1, Mahalaxmi Nagar, Near Saptashrungi Mandir, MIDC Ambad, Village – Ambad Khurd, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Smt. Sushila Ramnath Pawar**.

Boundaries of the property.

North : Bungalow
South : Open Plot
East : Road
West : Bungalow

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 **₹ 77,73,428.00 (Rupees Seventy Seven Lakh Seventy Three Thousand Four Hundred Twenty Eight 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,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cnd@vastukala.org, c=IN
Date: 2023.03.25 18:50:04 +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.

Re ml.
26/03/2023

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