



Valuation Report Prepared For: UBI / Nashik City Branch / Shri.Manoj Changdev Patil. (31019/2300182)Page 2 of 22

Vastu/Nashik/04/2023/31019/2300182  
20/19-179-CCV  
Date:20.04.2023

## VALUATION OPINION REPORT

This is to certify that the property Residential Flat No.1, Ground Floor, "Swapna Vastu Co-Op.Hsg. Society Ltd. Nashik", Gat No. 297/2/297/3/40, Plot No.72,73,74,75, Near Mahadev Mandir, Ganesh Colony, Gajanan Nagar, Mahajan Nagar, Village – Ambad Khurd, Taluka& District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – Indiabelongs to **Shri. Manoj Changdev Patil.**

Boundaries of the property:

Boundaries	Plot	Flat
North	Plot and Open Space	7.5 Feet Road
South	Road	Flat No.2
East	Plot	Flat No.11
West	Road	6 Meter Colony Road

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 ₹ **38,75,360.00 (Rupees Thirty Eight Lakh Seventy Five Thousand Three 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: 2023.04.21 09:05:11 +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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