



Valuation Report Prepared For: Union Bank of India / Deepali Nagar Branch / Shri. Dhondiba Namdeo Lakhe & Other (31136/2300291) Page 2 of 23

Vastu/Nashik/04/2023/31136/2300291  
26/06-284-RPSH  
Date 26.04.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 24, 2<sup>nd</sup> Floor, Wing – A, "Aaditi Park Co-op. Hsg. Soc. Ltd.", Survey No. 897 / 1 / 2 / 4 + 5 + 6 + 7 + 8 + 9, Plot No. 4 + 5 + 6 + 7 + 8 + 9, As per 7/12 Survey No. 897 / 1 / 2 / 4 to 9 / Plot / 4 to 9, Near Jagannath Mandir, Dnyaneshwar Nagar, Pathardi Phata, Vidya Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri. Sanjay Shivaji Nikam**. Name of Proposed Purchaser: **Shri. Dhondiba Namdeo Lakhe & Sau. Radha Dhondiba Lakhe**.

Boundaries of the property:

Boundaries	Building	Flat
North	A Wing Building	Marginal Space
South	Road & Building	Staircase & Flat No. 25
East	Open Plot	Flat No. 23 & Lobby
West	Road & B Wing	Marginal Space

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 ₹ **20,69,880.00 (Rupees Twenty Lakh Sixty Nine Thousand Eight Hundred Eighty 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: 2023.04.26 14:26:18 +05'30'

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Auth. Sign.



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