



Valuation Report Prepared For: UBI / Gangapur Road Branch / Smt. Mandabai Dilip Ahire & Other (31569/2300744) Page 2 of 24

Vastu/Nashik/05/2023/31569/2300744
23/20-355-RPSH
Date: 23.05.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 3, Ground + First Floor, "Ekdant Row Houses", Plot No. 4 / 3, Survey No. 570 / 2 / B, Near Om Sai Hospital, Ashwamegh Nagar, Shanti Nagar, Village – Makhmalabad, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Smt. Mandabai Dilip Ahire & Shri. Anil Dilip Ahire.**

Boundaries of the property:

Boundaries	Plot	Row House
North	Row House	Row House
South	Road & Open Plot	Road
East	Row House	Row House
West	Road & Open Plot	Row House No. 2

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 **₹ 32,93,600.00 (Rupees Thirty Two Lakh Ninety Three Thousand Six 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

C.M.D.

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: 2023.05.23 17:02:42 +05'30'

Auth. Sign



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

(Handwritten signature)

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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- Regd. Office** : 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org