CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company



Valuation Report Prepared For: UBI / Ambad Branch, Nashik / Shri. Sunil Ramu Nigal (2451/2301539) Page 2 of 24

Vastu/Nashik/07/2023/2451/2301539 14/01-164-CCV Date 14.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. C-7 & C-8, Ground Floor, "Sai Sanket " C" Row House Apartment", Survey No. 229/2B, Plot No. 7,8 & 16,17,18,19, Near Lords Bakery, Krishna Nagar, Village – Ambad Khurd, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to Shri. Sunil Ramu Nigal & Sau. Maya Sunil Nigal.

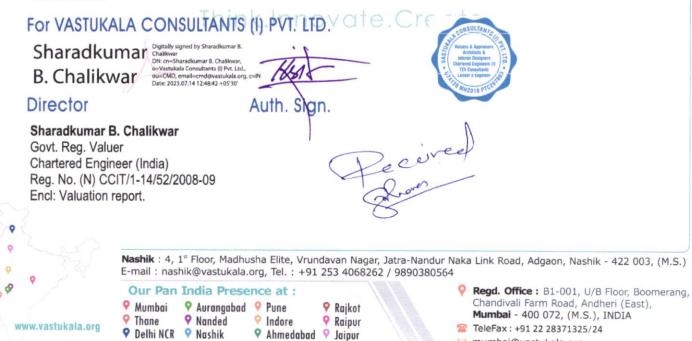
Boundaries of the property:

| Boundaries | Building | Row House No.C-7 | Row House No.C-8 |
|------------|---------------------|---------------------|----------------------------------|
| North | Plot No.15 | Row House No.C-8 | Marginal Space and Plot No.15 |
| South | Gat No.230 | Row House No.C-6 | Row House No.C-7 |
| East | Part of Gat No.229 | Part of Gat No.229 | Part of Gat No.229 |
| West | 9 Meter Colony Road | 9 Meter Colony Road | 9 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 ₹ 29,70,700.00 (Rupees Twenty Nine Lakh Seventy Thousand Seven 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



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