

Valuation Report Prepared For: UBI / Gangapur Road Branch / Shri.Balu Bhikan Thakare (004701/2303222) Page 2 of 24

Vastu/Nashik/10/2023/004701/2303222

27/9-419-CCBS

Date:27.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No.3,Ground + First Floor,"**Vaishnavi Row Houses**", Gat No.2411/4,Plot No.5, Near Diyan Universal School, Panchwad Nagar , Vijay Nagar, At – Ozar, Taluka – Nifhad District - Nashik, PIN Code – 422 206, State – Maharashtra, Country – India belongs to **Shri.Balu Bhikan Thakare & Sau.Sunita Balu Thakare**

Boundaries of the property:

Boundaries	Plot	Row House
North	Plot No.4	Plot No.4
South	Plot No.6	Row House No.2
East	12.00 Meter Wide Colony Road	12.00 Meter Wide Colony Road
West	Plot No.10 & 11	Plot No.10 & 11

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 **₹ 27,21,800.00 (Rupees Twenty-Seven Lakh Twenty-One Thousand Eight 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

Director

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: 2023.10.27 15:26:15 +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.

Rajhar Chatterjee



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