



Valuation Report Prepared For: UBI / Dindori Branch/ Shri. Sagar Vasant Bankar (005043/2303494) Page 2 of 22

Vastu/Nashik/11/2023/005043/2303494
17/02-190-PA
Date 17.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 11, 3rd Floor, "Mauli Apartment", Gat No. 1081, Plot No. 22 to 23, Near Datta Krupa Super Speciality Hospital, Saputara Nashik Road, Village – Dindori, Taluka – Dindori, District –Nashik, PIN Code – 422 002, State – Maharashtra, Country – India belongs **M/s. Dattaraj Developers**. Name of Proposed Purchaser: **Shri. Sagar Vasant Bankar**.

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Lobby ,Flat No.12 & Staircase
South	Building	Marginal Space
East	Bungalow	Flat No. 10
West	Open Plot	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 **₹17,34,000.00 (Rupees Seventeen Lakh Thirty Four Thousand 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

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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: 2023.11.17 11:11:40 +05'30'

Auth. Sign.



Handwritten signature
20/11/2023.

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** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
📞 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org

