CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An 150 9001:2015 Certified Company





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Valuation Report Prepared For: UBI / RLP Nashik Branch / Shri. Kallas Manchar Bagut (005381/2303789) Page2 of 22

Vastu/Nashik/12/2023/005381/2303789 02/4-18-RYBS Date 02.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 05, First Floor, "Shyam Pooja Apartment", Survey No. 230/ 1/ 2A, Plot No. 80+81, Behind Trikoni Bungalow, Near Siddhivinayak Township Muncipial Water Tank, Ayodhya Nagari, Meri - Rasbihari Link Road, Village - Nashik, Taluka & District - Nashik, PINCode - 422010, State - Maharashtra, Country - India belongs to Name of Owner; Shri, Kallas Manohar Bagul.

Boundaries of the property:

Boundaries	Building	Flat Side Marginal Space			
North	Bungalow				
South	Road	Flat No. 04			
East	Row Houses	Lobby, Staircase & Flat No. 01			
West	Open Plot	Side 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₹ 22,57,000.00 (Rupees Twenty-Two Lakh Fifty-Seven 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.

Auth. Sign.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

Chalikwar

Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastukal Consultants (I) Pvt. Ltd., ou=Mumbal

email=cmd@vastukala.org, c=il® Date: 2023.12.02 15:41:25 +05'30"

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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Encl: Valuation report.

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

Our Pan India Presence at :

🗣 Aurangabad 💡 Pune Mumbai 🖓

Indore Nanded 🗣 Delhi NCR 💡 Nashik

Rajkot Raipur 🗣 Ahmedabad 💡 Jaipur

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

www.vastukala.org

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PROFORMA INVOICE

		Invoice No.			Dated														
Vastukala Consultants (I) Pvt Ltd		PG-3619	2-Dec-23																
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Charappur road Nashik-02	Dispatch	,																	
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