

Valuation Report Prepared For: UBI / Nashik City Branch / Mr.Sukdev Tatyaba Karad (005711/ 2304064) Page 2 of 24

Vastu/Nashik/12/2023/005711/2304064  
19/26-293-CCBS  
Date: 19.12.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Farm House on Gat No.211, Ground Floor + First Floor Beside Ghadge Patil Collage, Bhatkudgaon – Dhorjalgaon Road, At – Dhorjalgaon, Taluka-Shevgaon, District - Ahmednagar, PIN - 414 501, State - Maharashtra, Country – India belongs to **Mr.Sukdev Tatyaba Karad**

### Boundaries of the property.

North	:	Gat No.210
South	:	Gat No.212, 213,214
East	:	Gat No.218
West	:	Gat No.205

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 Fair Market Value purpose at ₹ 2,17,60,475.00 (Rupees Two Crore Seventeen Lakh Sixty Thousand Four Hundred Seventy-Five Only). As per Site Inspection 73% Construction Work is Completed.

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  
Date: 2023.12.19 18:13:20 +0530

Auth. Sign.

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



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