



Valuation Report Prepared For: UBI / Gangapur Road, Nashik Branch / Shri. Sheshram Ramsharan Nishad (006079/ 2304324) Page 2 of 23

Vastu/Nashik/01/2024/006079/2304324
03/11-26-CCBS
Date 03.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.1, First Floor, " Siddhi Paradise", Survey No.194/1/2, Plot No.9+10, Near Water Tank, Shanti Nagar, Hirawadi, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs **M/s.Vasturang Buildcon** Name of Proposed Purchaser: **Shri. Sheshram Ramsharan Nishad**

Boundaries of the property:

Boundaries	Building	Flat
North	Colony Road	Flat No.2
South	Survey No.193/1, Plot No.4 & 5	Marginal Space
East	Plot No.8	Staircase & Lobby
West	Plot No.11	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 **₹42,17,400.00 (Rupees Forty-Two Lakh Seventeen Thousand Four Hundred Only)** As per Site Inspection **84%** 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=cnd@vastukala.org,
Date: 2024.01.03 18:08:30 +05'30'

Auth. Sign.



12/01/2024
05/01/2024

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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