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Valuation Report Prepared For: UBI / Nashik Highway Branch/ Mr. Vilas Madhukar Kale (007142/2305097) Page 2 of 23

Vastu/Nashik/02/2024/007142/2305097 22/10-319-RYBS Date 22.02.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. A - 603, Sixth Floor, A - Wing, "Shree Neelkanth Apartment ", Survey No. 882/2B/22, Plot No. 22, Near Water Tank, Vaibhav Colony, Rane Nagar, Mumbai - Agra Road, Village -Nashik, Taluka & District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India. belongs to Name of Owner: Mr. Vilas Madhukar Kale & Mrs. Rohini Vilas Kale.

Boundaries of the property:

Boundaries		Building (As per Site)	Flat (as per Plan)			
Doundaries		Building (As per Site)	riat (as per riali)			
North		Open Plot	By Duct & Flat No. A-602			
South		Building	By Marginal Space			
East		Road	By Colony Road			
West		Water Tank	By Landing, Duct			

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 ₹ 45,84,000.00 (Rupees Forty-Five Lakh Eighty-Four Thousand Only). As per Site Inspection 70% 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 (1) PVT. LTD. OT

email=cmd@vastukala.org, c=IN Date: 2024.02.22 15:30:42 +05'30'

Sharadkumar Chalikwar

Director

www.vastukala.org

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



2-2026

Nashik : 4, 1st 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 : 9 Mumbai **e** Auranaabad **e** Pune 💡 Rajkot **?** Thane Nanded ♀ Indore 💡 Raipur ♀ Delhi NCR ♀ Nashik Ahmedabad **9** Jaipur

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TeleFax: +91 22 28371325/24 mumbai@vastukala.org

PROFORMA INVOICE

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