



Valuation Report Prepared For: UBI / Ambad Branch/ Shri. Sitesh Kesh Kumar Singh & Other (007384/2305286)

Page 2 of 24

Vastu/Nashik/03/2024/007384/2305286  
02/19-34-RPBS  
Date 02.03.2024

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No.201, 2nd Floor, A-Wing "Yogeshwar Heights Apartment", Survey No.315/2/A/1, Plot No.65, Near Swami Samarth Kendra, Prashant Nagar, Pathardi Phata, Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri. Sitesh Kesh Kumar Singh & Sau. Punam Sitesh Singh.**

Boundaries of the property:

Boundaries	Building	Flat
North	Bungalow	Building Open Space
South	Bungalow & Row House	Marginal Space
East	Road	Building Open Space
West	Bungalow	Flat No. A-202

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 **₹ 35,39,200.00 (Rupees Thirty Five Lakh Thirty Nine Thousand Two Hundred 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

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: 2024.03.02 15:46:48 +05'30'

Auth. Sign.



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

*Handwritten signature and date: 02/11/24*



**Nashik** : 4, 1<sup>st</sup> 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

**Our Pan India Presence at :**

- 📍 Mumbai
- 📍 Thane
- 📍 Delhi NCR
- 📍 Aurangabad
- 📍 Nanded
- 📍 Nashik
- 📍 Pune
- 📍 Indore
- 📍 Ahmedabad
- 📍 Rajkot
- 📍 Raipur
- 📍 Jaipur

**Regd. Office** : 81-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org