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





Valuation Report Prepared For: UBI / Gangapur Road Branch / Shri.Ajaykumar Chamru Kanojiya (007556/ 2305398) Page 2 of 22

Vastu/Nashik/03/2024/007556/2305398 08/6-146-CCBS

Date: 08.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row House on Plot No.37, Ground Floor, Survey No.52/3, Near Shree Marble House, Dhruv Nagar, Satpur Colony, Village – Gangapur, Taluka & District -Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to Kumari. Jyoti Bhaskar Wagh (After Marriage) Sau. Devashree Vikram Kadbhane (Before Marriage). Name of Proposed Purchaser: Shri.Ajaykumar Chamru Kanojiya & Sau.Reena Ajaykumar Kanojiya

Boundaries of the property.

North

Plot No.36

South

Plot No.38

East

Survey No.52/4 of Plot No.53 to 54

West

6.00 Meter Colony Road

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 ₹ 20,16,245.00 (Rupees Twenty Lakh Sixteen Thousand Two Hundred Forty-Five 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. PTD. ate. Cr

Sharadkumar Chalikwar

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

Date: 2024.03.08 (4:20:48 +05'30'

Authl

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Sign.

Receiver / Relmand

Indore: 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA E-mail: indore@vastukala.org, Tel.: +91 7313510884 +91 9926411111

Our Pan India Presence at:

Mumbai Thone

🕈 Delhi NCR 💡 Nashik

Aurangabad **♥** Nanded

Pune

Rajkot 🖓 Raipur Raipur

Indore 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

100, 1st Ploor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

Our Pan India Presence at : Mumbai Auranaghad O D.

Regd. Office: B1-001, U/B Floor, Boomerang,

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072		Invoice No. PG-5081/23-24 Delivery Note		1	Dated 8-Mar-24	
				N	/lode/Tern	ns of Payment
				1	AGAINST REPORT	
GSTIN/UIN: 27AADCV4303R1ZX		Reference No. & Date.			Other References	
State Name: Maharashtra, Code: 27						
E-Mail : accounts@vastukala.org		Buyer's Order No.). [Dated	
Buyer (Bill to) Union Bank of India Gangapur Branch Shree Ganesh Avanue, Gangapur road Nashik 422013 GSTIN/UIN: 27AAACU0564G1ZH		-				
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