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CIN: U74120MH2010PTC2078

# Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: UBI / Mumbai Naka Branch / Shri Anand Tulshiram Aher (Patil) (0007811/2307715) Page 2 of 23

Vastu/Nashik/08/2024/009781/2307715  
16/5-193-CC85  
Date: 16.06.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on Plot No.3, Survey No.21/2, Near Riyan International School, Siddhart Nagar, Kalpataru Nagar, Bankar Mala Marg, Village - Wadala, Taluka & District - Nashik, PIN - 422 214, State - Maharashtra, Country - India belongs to Shri Anand Tulshiram Aher (Patil) & Jyoti Bhalchandra Sonawane

### Boundaries of the property.

- North : Plot No.2
- South : Plot No.4
- East : 6.00 Meter Colony Road
- West : Survey No.21/1

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 ₹ 1,68,09,750.00 (Rupees One Crore Sixty-Eight Lakh Nine Thousand Seven Hundred Fifty Only). As per Site Inspection 10% 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.

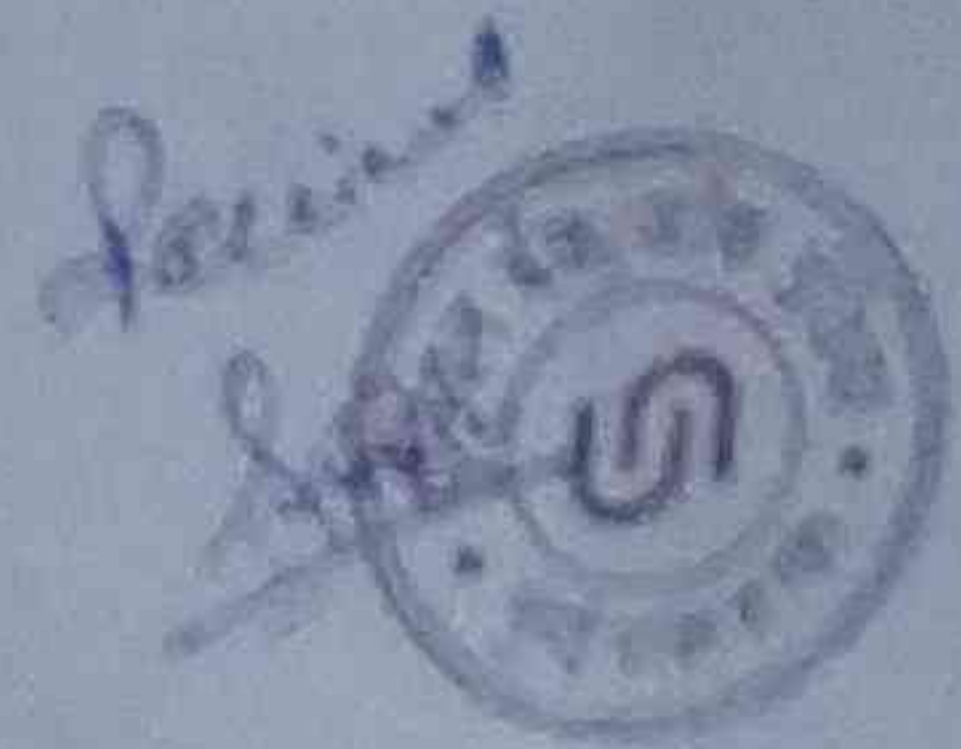
Hence certified  
For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar

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

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

*[Handwritten Signature]*  
Auth. Sign.



वस्तुकाराच्या कार्यासाठी खालीलप्रमाणे सेवा उपलब्ध आहेत. (In Marathi)  
आपला संपर्क: 020-2611 1234, 98989  
संपर्क साधा: 020-2611 1234 | 98989  
Our Main office is located at:  
- Mumbai - 2 Floor - 100 Feet Road - 100 Feet Road - 100 Feet Road  
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Regd. Office  
B-05A, 10th Floor, 200 Feet Road, Chhatrapati Shivaji Maharaj  
Nagar, Anand Nagar, Mumbai - 400012 (M-2) India  
+91 22 41991919  
www.vastukala.co.in