

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: UBI / Mumbai Naka Branch / Shri.Anand Tulshiram Aher ( Patil ) (009781/ 2307715) Page 2 of 24

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Vastu/Nashik/08/2024/009781/2307715  
16/5-193 -CCBS  
Date: 16.08.2024

### 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 **₹ 1,23,99,750.00 (Rupees One Crore Twenty Three Lakh Ninety 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

Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar  
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Received on 27/09/2024

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