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Valuation Report / UBI / Gangapur Road Branch / Shri. Rupesh Baliram Ganve & Others (0010131/ 2307387) Page 2 of 23

MSME Reg No: UDYAM-MH-18-008561
MSME Reg No: UDYAM-MH-18-008561
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastu/Nashik/07/2024/0010131/2307387
24/11-391-RYBS
Date 24.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.12, Third Floor," Gokul Apartment Phase - 8 ", Survey No.127, Plot No.67, Opposite to HDFC Bank, Shivaji Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India. belongs Name of Proposed Purchaser: Shri. Rupesh Baliram Ganve & Sau. Minal Rupesh Ganve. Name of Owner: Shri. Chanappa Irappa Mirekar.

Boundaries of the property:

Boundaries	Building	Flat
North	Plot No.66	Flat No.09 & Passage
South	Survey No.128	Side Margin
East	Open Space	Lift & Flat No.11
West	Survey No.126	Side Margin

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 ₹ 22,34,400.00 (Rupees Twenty-Two Lakh Thirty-Four Thousand Four 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
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.07.24 18:10:32 +05'30'

Handwritten signature
Auth/Sign.



Director

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

Receiver

Handwritten signature
Kalyan 26/07/24

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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