

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: UBI / Deepali Nagar Branch, Nashik / Shri.Ashok Dattatray Chatte (012217/2308958) Page 2 of 22

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Vastu/Nashik/11/2024/012217/2308958

07/15-43-CCRJ

Date: 07.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row House No.5, Ground Floor, " **Ganraj Avenue Row Houses** " Survey No.132/4, Plot No. 9 to 15, Opp Diya Agency, Gangapur Satpur Link Road, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 222, State – Maharashtra, Country – India belongs to **Shri.Ashok Dattatray Chatte & Sau.Urmila Ashok Chatte**

Boundaries of the property.

North : Row House No.6  
South : Row House No.4  
East : Colony Road  
West : Shrinivas Row Houses

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 **₹ 22,09,170.00 (Rupees Twenty Two Lakh Nine Thousand One Hundred Seventy 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.**

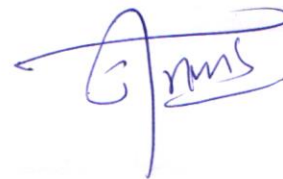
Sharadkumar  
Chalikwar

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  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmde@vastukala.org, c=IN  
Date: 2024.11.07 18:23:01 +05'30'

Auth. Sign.



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