

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / UBI / RLP Nashik Branch/ Shri. Shrirang Banshi Ghodake & other (013158 /2309665) Page 2 of 23

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Vastu/Nashik/12/2024/013158 /2309665
19/2-363-SRSP
Date:19.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No.02, Ground Floor + First Floor, " **Matoshree Row Houses** ", Survey No. 381/ 6/ 7/ A, Plot No. 8/ 2, Near Air Force Station Borgad, Village – Makhmalabad , Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Name of Proposed Purchaser: Shri. Shrirang Banshi Ghodake & Surekha Shrirang Ghodake. Name of Owner: Sau. Jayshree Nitin Rikame.**

Boundaries of the property:

Boundaries	Plot	House
North	Road	9.00 Mtr. Colony Road
South	Bungalow	1.5 Meter Free Space
East	Row House	Row House No. 01
West	Bungalow	Row House No.03

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 **₹ 34,06,500.00 (Rupees Thirty Four Lakh Six Thousand Five Hundred Only)**. As per Site Inspection **81%** 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
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=C.M.D.,
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Date: 2024.12.19 12:50:05 +05'30'

Auth. Sign.



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