

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / UBI / Panchavati Branch/ Shri. Krishna Babaji Londhe (013386 /2309843) Page 2 of 22

Vastu/Nashik/12/2024/013386 /2309843  
28/15-541-RYBS  
Date: 28.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 2, Ground Floor + First Floor, Survey No. 156/ 2B, Plot No. 63 to 78/ 3, Near Shiv Malhar Khandoba Mandir, Lamkhede Mala, Tarwala Nagar, Panchavati, Hirawadi Road, Village - Nashik, Taluka & District - Nashik – 422 003, State – Maharashtra, Country – India. belongs to Name of Owner: **Shri. Krishna Babaji Londhe & Sau. Rohini Krishna Londhe.**

Boundaries of the property.

Boundaries	Plot 63 to 78/ 3
North	Row House No. 1 on Plot No. 63 to 78/ 3
South	Plot No. 63 to 78/ 4
East	Road
West	Plot No. 63 to 78/ 20

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 **₹ 37,36,800.00 (Rupees Thirty-Seven Lakh Thirty-Six Thousand Eight Hundred Only)**. As per Site Inspection 71% 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 B. Chalikwar**

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

UBI Emp No. ROS:ADV:Valuer/033:008:2021-22

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
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Auth. Sign

