

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : UBI / Nashik Highway Branch / Shri. Anil Jagannath Surywanshi & Other (013987/2310298) Page 2 of 21

Vastu/Nashik/01/2025/013987/2310298

29/9-417- RPBS

Date: 29.01.2025

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### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 02, Ground Floor + First Floor, "**Sai Shweta Row Houses**", Survey No. 236/1+3+4+5+6/4A/1/76, Plot No. 76, Opp. Ramgadhiya Bhavan, Near Mane Nagar Water Tank, Dhattrak Phata, Village – Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India belongs to Name of Owner: **Shri. Anil Jagannath Surywanshi & Sau. Kavita Anil Surywanshi**

Boundaries of the property:

Boundaries	Plot	Row House
North	12.00 M. Wide Colony Road	12.00 M. Wide Colony Road & Marginal Space
South	Part of Adj. S. No. 236	Part of Adj. S. No. 236
East	Plot No. 75	Row House No. 1
West	Plot No. 77	Row House No. 3

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 **₹28,77,000.00 (Rupees Twenty-Eight Lakh Seventy-Seven Thousand 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=C.M.D, email=cmd@vastukala.org, c=IN  
Date: 2025.01.29 14:57:10 +05'30'

Auth. Sign.



**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)


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

Encl: Valuation report.



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