CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Union Bank of India / Nashik City Branch / Sau. Sunita Mithalal Jain (3551/2302402)

Page 2 of 21

Vastu/Nashik/09/2023/3551/2302402 04/14-46-CHV

Date: 04.09.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No.13, Ground Floor, "Bharat Apartment", Neighborhood-Bhadrapada, Sector BC-1, Plot No. 7 + 8, Front of Malpani Square, Sinhastanagar, Village-CIDCO, Taluka - Nashik, District - Nashik, Pin - 422 009, State - Maharashtra, Country - India belongs to Sau. Sunita Mithalal Jain.

Boundaries of the property

Boundaries	Building	Shop
North	Row Houses	Parking
South	Road	Shop No.12
East	Building	Toilet
West	Building	Lobby

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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 16,28,000.00 (Rupees Sixteen Lakh Twenty Eight 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 B. Chalikwar

Digitally signed by Sharadku DN: cn=Sharadkumar B. Chalik o=Vastukala Consultants (I) Py

Date: 2023.09.04 17:36:51 +05'30

Auth.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.





Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.) E-mail: nashik@vastukala.org, Tel.: +91 253 4068262 / 9890380564

Our Pan India Presence at:

Mumbai 9 ▼ Thane

Aurangabad Pune Nanded

Indore

Rajkot R Raipur Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org

www.vastukala.org

P Delhi NCR P Nashik

Ahmedabad 💡 Jaipur

PROFORMA INVOICE

	1 1 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Invoice	No.		Dated		
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			Delivery Note					-
	STIN/UIN: 27AADCV4303R1ZX		Reference No. & Date.		Data	AGAINS		
St	ate Name : Maharashtra, Code : 27 Mail : accounts@vastukala.org				19.5	Other References		
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	nion Bank of India-Nashik City Brar		Dispato	n Doc No		Delivery N	Vote	Date
	avondar Sankul, 1366, M-1 Racca Colony, Sh		1	/ 23024		,		
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