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





Valuation Report Prepared For: SBI/ RACPC Nashik Branch/ Shri.Sharad Sampat Salve (004305/2302917) Page 2 of 24

Vastu/ Nashik /10/2023/004305/ 2302917 10/3-114-CCBS Date: 09.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, Third Floor, A - Wing **"Ashok Vihar Apartment "**, Gat No. 185/ 1A, Plot No.12 & 13, Near Rameshwar Mahadev Mandir, Shramik Nagar, Gangapur - Satpur Link Road, Village – Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to Shri. Satish Babu Pujari.

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	B - Wing Flat No. 12
South	Row Houses	Flat No. 11
East	Road	Flat No .13
West	Building	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neigh bourhood 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 ₹ 16,41,200,00 (Rupees Sixteen Lakh Forty One Thousand Two Hundred 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.

Sign.

Auth

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD Sharadkumar B. Chalikwar B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 SBI Empanelment No.: SME/TCC/2021-22/85/13





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

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 Pune

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Mumbai Thane Delhi NCR Aurangabad Nanded 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

PROFORMA INVOICE

	Invoice No.		Dated	
/astukala Consultants (I) Pvt Ltd	PG-2835/23-24		10-Oct-2	3
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