



Valuation Report Prepared For: UBI / Nashik City Branch / Shri.Devidas Hiranam Moule (004396/2303081) Page 2 of 25

Vastu/Nashik/10/2023/004396/2303081

193-278-CCBS

Date: 13.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow on Plot No.192, Ground + First Floor, "Shree Ganesh Kuber Row Bungalows", Survey No.453/B/2/3/4, CTS No.6457/35, Near Patil Park, Medage Nagar, Balaji Nagar, Village - Satpur, Taluka & District - Nashik, PIN Code - 422 012, State - Maharashtra, Country - India belongs to Shri.Devidas Hiranam Moule. *J.P.A.*

Boundaries of the property:

Boundaries	House
North	Plot No.191
South	Plot No.193
East	Side Margin and Adjoining Plot
West	12 Meter Colony Road

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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 38,32,000.00 (Rupees Thirty-Eight Lakh Thirty-Two 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

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 B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
Date: 2023.10.19 11:10:25 +0530

Auth. Sign.



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20/10/2023



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