



Valuation Report Prepared For: SBI/ CIDCO Colony (Vilholi) Branch / M/s.Bright Plasto (005169/2303590)

Page 2 of 24

Vastu/Nashik/11/2023/005169/2303590
22/9-286 -CCBS
Date: 22.11.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Factory on Plot No.C-72, Ground Floor, Gut No.914 to 933 & 936in STICE , Mouje -Musalgaon , Taluka- Sinnar, District- Nashik – 422 112,State – Maharashtra, Country – India belongs to M/s.Bright Plasto.

Boundaries of the property.

Plot	
North	: 12.00 Meter Wide Road
South	: Plot No.C-71
East	: Plot No.C-73
West	: Sinnar- Shiv 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 for Fair Market Value purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building	₹ 45,49,750/-	₹ 43,22,263/-	₹ 36,39,800/-	₹ 11,04,787/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration 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=Mumbai, email=cnd@vastukala.org,
c=IN
Date: 2023.11.22 12:57:03 +05'30'

Auth/ Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-010

SBI Empanelment No.: SME/TCC/2021-22/85/13

Nashik : 4, 1st Floor, Madhusa 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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

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

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