



Vastu/Nashik/01/2024/6240/2304431
09/19-133-RJRY
Date: 09.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 01, First Floor, "Rajmudra Glory Apartment", Survey No. 16/ 1-B/ 1 to 10, Plot No. 01, C.T.S. No. 2498, Near Vitthal Rukhmini Mandir, Khode Nagar, Tirumla Nagar, Pakhal Road, Village - Wadala, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India. belongs to **Name of Owner: Shri. Jitendra Ashok Patil & Sau. Upasana Jitendra Patil.**

Boundaries of the property.

Boundaries of the property		Plot	Flat
North	:	Building	Flat No. 02 & Duct
South	:	Road	Marginal Space
East	:	Bungalow	Passage & Flat No. 04
West	:	Road	Marginal Space

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 **40,53,300.00 (Rupees Forty Lakh Fifty Three Thousand Three 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.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.10 10:53:40 +05'30



Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

Auth. Sign.

10/01/2024

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, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org