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





Valuation Report Prepared For: UBI / Nashik Road Branch/ Shri.Sunil Prabhakar Chavan (007851/2305667)

Vastu/Nashik/03/2024/007851/2305667 20/33-415-CCR.I Date: 20.03.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.1, First Floor, "Sai Karuna Residency", Survey No.844/1+2+3+4/4/1, Plot No.1, Near Metro Mall, Yashwant Nagar, Tapovan Link Road, Village - Nashik, Taluka & District - Nashik - 422 011, State - Maharashtra, Country - India belongs to Shri.Sunil Prabhakar Chavan.

Boundaries of the property.

Boundaries	Building	Flat	
North	Survey No.844	Residential Flat No.2	
South	Survey No.750 & Road	Open to Sky	
East	Survey No.844/1+2+3+4/4/2	Open to Sky	
West	Survey No.845	Open to Sky	

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 ₹ 53,20,000.00 (Rupees Fifty-Three Lakh Twenty 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 Chalikwar

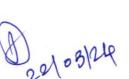
signed by Sharad DN: cn=Sharadkumar Chalikwar, o=Vas Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org, c=IN Date: 2024.03.20 18:59:55 +05'30

# Director

### Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 UBI Emp No. ROS:ADV:Valuer/033:008:2021-22







www.vastukala.org

Nashik : 4, 1<sup>st</sup> 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

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🖀 TeleFax : +91 22 28371325/24

Mumbai@vastukala.org

## **PROFORMA INVOICE**

			Invoic	e No		Dated								
Vastukala Consultants (I) Pvt Ltd			PG-5345/23-24											
B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROA			Delivery Note			20-Mar-24 Mode/Terms of Payment								
ANDHERI-EAST, MUMBAI - 400072			Delivery Note				and the second second							
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State Name : Maharashtra, Code : 27			Reference No. & Date.		Dale.	Other References								
	-Mail : accounts@vastukala.org		Duniar	- Order No		Datad								
Buyer (Bill to) <b>UNION BANK OF INDIA-NASHIK ROAD</b> Swathi Bungalow, Artillery Centre Road, Opp. Jain Bhavan, Nashik GSTIN/UIN : 27AAACU0564G1ZH			Buyer's Order No. Dispatch Doc No. 007857/2305668 Dispatched through		D.	Dated								
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