



# Vastukala Consultants (I) Pvt. Ltd.

**VASTUKALA**  
VALUERS & ENGINEERS

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Vastu/Nashik/05/2024/008742/2306334

18/3-134-PAB5

Date: 16.05.2024

## VALUATION OPINION REPORT

This is to certify that Residential Open Land Bearing Plot No. 59, Survey No. 100/1 to 12/1/1, Pandav Nagar, Pathardi Phata, Wadala – Pathardi Road, Village - Wadala, Taluka & District - Nashik. PIN – 422 010, State - Maharashtra, Country – India belongs to **Shri. Hemant Padmakar Chavan**.

Boundaries of the property.

North	:	Open Plot No. 58
South	:	Road & Building
East	:	Road
West	:	Open Plot

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 ` 42,58,910.00 (Rupees Forty Two Lakh Fifty Eight Thousand Nine Hundred Ten Only).

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**

**B. Chalikwar**

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

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar

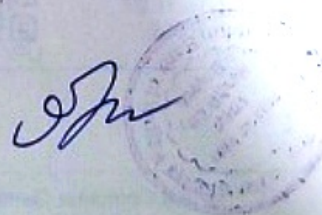
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