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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 23

Vastu/Mumbai/08/2024/010765/2307902

27/21-380-RYRJ

Date: 27.08.2024

### 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row Bungalow No. **A-5**, Ground Floor, "**Narhari Nagar Co-Op. Housing Society**", Survey No. 313/ 2/ 1/ 2/ 3/ 4/ 5, Plot No. 18, Behind Narhari Lawns, Damodar Nagar, Off Pathardi Deolali Road, Village -Pathardi, Nashik - 422 010, Taluka & District - Nashik, State - Maharashtra, Country - India. belongs to **Mrs. Ashwini Samadhan Navale**.

Boundaries of the property.

North : Row Bungalow  
South : Row Bungalow  
East : Row Bungalow  
West : 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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for **Fair Market Value** purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building	₹ 32,84,286/-	₹ 26,27,428/-	₹ 24,63,214/-	₹ 9,08,267/-

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.**

**Manoj Chalikwar**

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
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