



Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: UBI / Nandurbar Branch / Mrs. Vandana Ravindra Chaudhari/ (11354/2308310)

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Vastu/Mumbai/09/2024/11354/2308310 23/15-316-JAVSU Date: 23.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, "EL Castillo", Plot No. 23B & 23C. Sector - 6, Palm Beach Road, Village - Nerul, Navi Mumbai, Taluka & District - Thane, PIN - 400 706, State -Maharashtra, Country - India belongs to Mrs. Vandana Ravindra Chaudhari & Mr. Ravindra Hiralal Chaudhari.

Boundaries of the property.

North

Vihang Residency

South

Internal Road

East

Sector - 6 Nerul Road

West

CNG Gas Station

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood 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 ₹ 14,93,67,855.00 (Rupees Fourteen Crore Ninety Three Lakh Sixty Seven Thousand Eight Hundred Fifty Five 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

Digitally signed by Sharadkumar Chalikwa DN: cn=Sharadkumar Chalikwar, o=Vastuk Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org. c=IN Date: 2024.09.23 17:26:37 +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

Encl: Valuation report.



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA

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Our Pan India Presence at:

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Nashik PRajkot

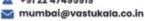
Raipur

Auth. Sign.

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India





www.vastukala.co.in