



MSME Reg No: UDYAM-MH-18-U08351
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 CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report Prepared For: UBI / Nashik Road Branch/ Shri. Asif Rafiqua Shaikh. (011426 /2308326) Page 2 of 23
 Vastu/Nashik/09/2024/011426 /2308326
 24/9-332-RYBS
 Date: 24.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, Third Floor, " Pawandham Apartment ", Survey No. 17/ 3A/ 1-2, Plot No. 13, Near Nageshwar Mahadev Mandir, Dhikale Nagar, Canal Road, Village - Dasak, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India. belongs to Name of Owner: Shri. Asif Rafiqua Shaikh.

Boundaries of the property.

Boundaries	Building
North	Open Plot & Road
South	Nageshwar Mahadev Mandir
East	Bungalow
West	Open Plot & 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 purpose at ₹ 19,89,000.00 (Rupees Nineteen Lakh Eighty-Nine 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 B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
 DN: cn=Sharadkumar B. Chalikwar,
 o=Vastukala Consultants (I) Pvt. Ltd.,
 ou=CMD, email=cmd@vastukala.org, c=IN
 Date: 2024.09.24 15:45:19 +05'30'

[Handwritten Signature]
 Auth. Sign.



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



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