



DEEPAK KUMAR SHRIVASTAV

B.E., M.I.E., F.I.V. C. ENGG.

(C.No.: HI-TECH ENGINEER)

GOVT. REGD. VALUER: CAT-1/421 OF 1988

IBBI REGD. VALUER: IBBI/RV/07/2020/12976

CHARTERED ENGINEER & LICENSED STRUCTURAL ENGINEER

HITECH-UBI-2080-2023

Dated: 01.11.2023

To,
The Branch Head
Union Bank of India
Asset Recovery Branch
MS Marg, Fort, Mumbai

VALUATION REPORT (IN RESPECT OF GALA) (To be filled in by the Approved Valuer)

I. GENERAL		
1	Purpose for which the valuation is made	Fair Market value for Loan Recovery Purpose
2	a) Date of inspection	: 31.10.2023
	b) Date on which the valuation is made	: 01.11.2023
3	List of documents produced for perusal	
	i) Document	: Old Valuation Report of M/s. JBA Consulting & Advisory Services LLP Dated: 31.03.2023
4	Name of the owner(s) and his/ their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Demetria Technology Pvt. Ltd.
5	Brief description of the property	: Valuation of Godown Structure Unit No.A-2, Ground Floor, Near Galaxy Hospital, Pardi No.2, Off.National Highway, Village Pelhar, Nallasopara (East). This building is located in well-developed Residential cum commercial locality. Nearest Railway Station Nallasopara Railway station at abouts 8.9 Km minutes walkable distance from the building. All civic amenities nearby.
		: Landmark: Near Reliance Petrol Pump
6	Location of property	
	a) Plot No. / Survey No./ Sector No.	: Survey No.248, 249, 264, 268, 270, 352(Pt.), Hissa No. 1 & 2
	b) Door No.	: Unit No. A-2, Ground Floor
	c) C. T. S. No. / Village	: Village: Pelhar
	d) Ward / Taluka	: Taluka: Vasai
	e) Mandal / District	: District: Palghar
	f) Date of issue and validity of layout of approved map / plan	: Details not provided



Mumbai Office:-

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Kalyan Office :-

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