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MSME Reg No: UDYAM-MH-18-UU5561
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CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / UBI / Nashik City Branch/ Shri. Hemant Padmakar Chavan (012268 / 2308971) Page 2 of 24

Vastu/Nashik/11/2024/012268 /2308971
09/2-56-RYBS
Date: 09.11.2024

VALUATION OPINION REPORT

This is to certify that Residential Open Land Bearing Plot No. 59, Survey No. 100/1 to 12/1/1, Near Guru Gobind Singh College, Pandav Nagari, 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 ₹ 44,44,080.00 (Rupees Forty Four Lakh Forty Four Thousand Eighty 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
Chalikwar
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=mscd@vastukala.org, c=IN
Date: 2024.11.09 14:23:59 +05'30'

Auth. Sign.

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.



Handwritten signature and date: 11/11/2024

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