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 CIN: U74120MH2010PTC207861

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Union Bank of India / Nashik City Branch / Sau. Sunita Mithalal Jain (012271 / 2308972) Page 2 of 21

Vastu/Nashik/11/2024/012271 / 2308972  
 09/3-57-RYBS  
 Date: 09.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No.13, Ground Floor, "Bharat Apartment", Neighborhood-Bhadrapada, Sector BC-1, Plot No. 7 + 8, Front of Malpani Square, Sinhastanagar, Village-CIDCO, Taluka - Nashik, District - Nashik, Pin - 422 009, State - Maharashtra, Country - India belongs to Sau. Sunita Mithalal Jain.

#### Boundaries of the property

Boundaries	Building	Shop
North	Row Houses	Parking
South	Road	Shop No.12
East	Building	Toilet
West	Building	Lobby

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 ₹ 16,65,400.00 (Rupees Sixteen Lakh Sixty Five Thousand Four Hundred 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

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl. Valuation report.

Digitally signed by Sharadkumar Chalikwar  
 DN: cn=Sharadkumar Chalikwar, o=Vastukala  
 Consultants (I) Pvt. Ltd., ou=Mumbai,  
 email=cm@vastukala.org, c=IN  
 Date: 2024.11.09 13:45:33 +05'30'

Auth. Sign.



*Row  
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 11/11/2024*

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