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CIN: U74120MH2010PTC207861

### Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / UBI / Nashik City Branch / Shri. Rajendra Keshav Avhad (012275 /2308974) Page 2 of 22

Vastu/Nashik/11/2024/012275 /2308974  
09/5-59-RYBS  
Date: 09.11.2024

### VALUATION OPINION REPORT

This is to certify that Residential Open Land Bearing CTS No. 572-B/ 1/ 2, Near NMC Water Tank & Om Sai Ram Mandir, Raviwar Karanja, Ghankar Lane, Ashok Stambh, Village – Nashik, Taluka & District - Nashik, PIN - 422 001, State - Maharashtra, Country – India, belongs to **Shri. Rajendra Keshav Avhad**.

Boundaries of the property.

Boundaries	Plot
North	House No. 404 of Mr. Dalvi
South	House No. 402 of Mr. Gadhe
East	House No. 403 of Mrs. Rambhabal Avhad
West	Adjust land of in CTS No.

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 ₹ 9,24,000.00 (Rupees Nine Lakh Twenty-Four Thousand 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 B. Chalikwar**  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CME, email=cm@vastukala.org, c=IN  
Date: 2024.11.09 16:44:46 +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  
End: Valuation report.



Handwritten signature/initials

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