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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: UBI / Nashik City Branch / Shri. Sandeep Balu Kavle (012276 /2308978) Page 2 of 23

Vastu/Mumbai/11/2024/012276 /2308978
09/9-63-CCBS
Date: 09.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 02, "Shiv Row Bungalow", Plot No. 13, Survey No. 197 / 2A, Near New Water Tank & Radha Krishna Apartment, Gangasagar Nagar, Village – Pimpalgaon Bahula, Taluka & District - Nashik – 422 213, State – Maharashtra, Country – India belongs to Shri. Sandeep Balu Kavle.

Boundaries of The Property:

Boundaries	Row Bungalow
North	Row House No. 03
South	Row House No. 01
East	Road
West	Row House

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 valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 24,15,540.00 (Rupees Twenty-Four Lakh Fifteen Thousand Five Hundred Forty 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
Chalkwar

Director

Sharadkumar B. Chalkwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Digitally signed by Sharadkumar Chalkwar
DN: cn=Sharadkumar Chalkwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Auth. Sign.



Row
11/11/2024

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