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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: UBI / Nashik City Branch/ Mr. Milind Jagnnath Jadhav (012277 / 2308983) Page 2 of 23

Vastu/Nashik/11/2024/012277/2308983
09/14-68 -CCBS
Date: 09.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 08, 4th Floor, "Sundaram Apartment Co-op. Hsg. Soc. Ltd. Nashik", Plot No. 05, Survey No. 487 / B / 1 / Part, Near Rohit Hospital, Satpur Colony Bhaji Market, Satpur Colony, Off Trimbak Road, Village - Satpur, Taluka & District - Nashik - 422 007, State - Maharashtra, Country - India belongs to **Mr. Milind Jagnnath Jadhav**.

Boundaries of the property.

| Boundaries | Boundaries as per Building | Boundaries as per Flat |
|------------|----------------------------|------------------------|
| North | Row House | Flat No. 7 |
| South | Road | Side Margin & Road |
| East | Building | Marginal Space |
| West | Building | Staircase |

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 ₹ 33,48,000.00 (Rupees Thirty-Three Lakh Forty-Eight Thousand 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

UBI Emp No. ROS ADV.Valuer/033/008/2021-22

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmsharikwar@vastukala.co.in
Date: 2024.11.08 17:28:47 +05'30'

Auth. Sign.



Handwritten signature and date: 11/11/2024

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Head Office

B1-051, 1st Floor, SOMERANG, Chandrahal Park Road,
Powai, Andheri East, Mumbai - 400072 (A.S.) India
+91 22 47455978
mumbai@vastukala.co.in
www.vastukala.co.in