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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Union Bank of India / Nashik City Branch / Mr. Satish Shivajirao Deshmukh (012331 /2309024) Page 2 of 21

Vastu/Nashik /11/2024/012331 /2309024
13/3-109-RYBS
Date: 13.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Premises on 1st Floor, Shivaji Market, Gat No. 1037 / A / 1, Plot No. 2 & 10, Milkat No. 4291 / 2, Palkhed Road, Village – Dindori, Taluka – Dindori, District – Nashik, PIN Code – 422 202, State - Maharashtra, Country – India belongs to **Mr. Satish Shivajirao Deshmukh**.

Boundaries of the property.

- North : Road
- South : Road
- East : Building
- West : Building

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 ₹ 1,95,58,890.00 (Rupees One Crore Ninety Five Lakh Fifty Eight Thousand Eight Hundred Ninety 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. (H) 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,
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Date: 2024.11.13 11:07:29 +05'30'

Auth. Sign.



*Recd
18/11/2024
S/S*

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