

CIN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
ISO 9001:2015 Certified Company

Vastukala
Consultants (I) Pvt. Ltd.



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Vijay Balvant Patil**

Commercial Gala No. 2, Lower Ground Floor, "**Vijay Avenue Apartment**", CTS No. 2027-K, Near Sayantara Hotel, Doodh Bazar Road, Taskar Lane, Naikwadi Pura, Shalimar, Nashik, Village – Nashik, Taluka & District – Nashik, PIN – 422 001, State – Maharashtra, Country – India

Latitude Longitude: 20°00'05.8"N 73°47'24.8"E

Valuation Prepared for: **State Bank of India**

Stressed Assets Recovery Branch Churchgate

6th Floor, International 16, Maharshi Karve Road, Churchgate, Mumbai - 400020, State - Maharashtra, Country - India



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Our Pan India Presence at :

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Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
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Vastu/Mumbai/11/2023/5190/2303766
30/33-462-RPRJ
Date: 30.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Gala No. 2, Lower Ground Floor, "Vijay Avenue Apartment", CTS No. 2027-K, Near Sayantara Hotel, Doodh Bazar Road, Taskar Lane, Naikwadi Pura, Shalimar, Nashik, Village - Nashik, Taluka & District - Nashik, PIN - 422 001, State - Maharashtra, Country - India belongs to **Shri. Vijay Balvant Patil**.

Boundaries of the property.

- North : Building
- South : Building
- East : Taksal Lane & Shops
- West : Bhadrakali Market

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood 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 ₹ **1,16,94,000.00 (Rupees One Crore Sixteen Lakh Ninety Four 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.

For **VASTUKALA CONSULTANTS (I) PVT. LTD**

Sharadkumar Chalikwar
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2023.12.01 10:02:32 +05'30'

Sharadkumar Chalikwar
Auth. Sign.



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13
Encl: Valuation report.



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Yogesh R. Vankar

B.E.(Civil), A.M.I.E., F.I.V.

• Govt. Regd. Valuer • Chartered Engineer • Building Planner

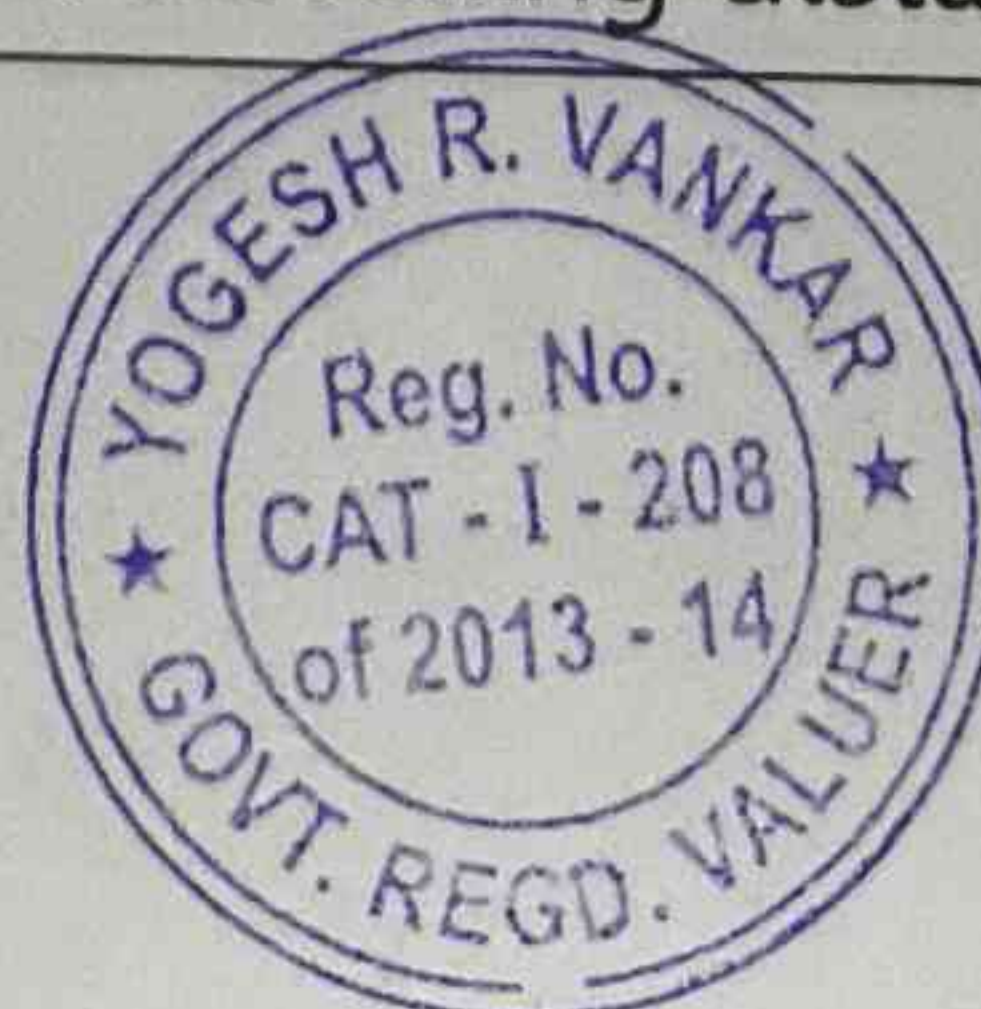
Mumbai : 808, Sai Dutta CHS., Building A/D, Saiwadi, Koldongari, Andheri (East), Mumbai - 400 069
Ratnagiri : Rahate, 02, 1st Floor, D. A. Bhosale Plaza, Shivaji Nagar, Ratnagiri, Tal. & Dist. Ratnagiri - 415 612
Devrukh : Near State Bank, A/p. Devrukh, Tal. Sangmeshwar, Dist. Ratnagiri - 415 804

To,
The Branch Manager,
State Bank of India
Stressed Assets Management Branch (Churchgate)
6th Floor, International 16, Maharshi Karve Road,
Churchgate, Mumbai - 400020,
State - Maharashtra, Country - India

SBI/ Stressed Assets Management Branch (Churchgate)/ 2023 / 217
Date: 14.12.2023

VALUATION REPORT (IN RESPECT OF GALA)

I		General	
	Name & Address of Branch	:	State Bank of India, Stressed Assets Management Branch (Churchgate)
1.	Purpose for which the valuation is made	:	to assess fair market value of the property for SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a)	Date of inspection	: 23.11.2023
	b)	Date on which the valuation is made	: 14.12.2023
3.	List of documents produced for perusal	:	
	1.	Sale Deed dated 27.07.2005.	
	2.	Commencement Certificate No. dated 28.03.2005 document No. LND / BP / Nashik / 896 issued by Nashik Municipal Corporation.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Shri. Vijay Balvant Patil. Address: Gala No. 2, Lower Ground Floor, " Vijay Avenue Apartment ", CTS No. 2027-K, Near Sayantara Hotel, Doodh Bazar Road, Taskar Lane, Naikwadi Pura, Shalimar, Nashik - 422 001, Maharashtra, India. Sole Ownership
5.	The property is a Commercial Gala located on Lower Ground Floor. At the time of site visit, internal inspection of the property was not allowed at site. The property is located at 8.6 Km. travelling distance from nearest railway station Nashik.		



[Handwritten Signature]