

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Santosh Radhakrushna Kamankar.**

Residential Flat No. 23, 4th Floor, "**Rupashree Apartment**", CTS No. 6066 to 6072, Behind Nimani CT Bus Stand, Above Union Bank of India, Dindori Naka, Dindori Road, Panchavati, Village – Nashik, Taluka & District – Nashik, PIN – 422 003, State – Maharashtra, Country – India.

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Latitude Longitude: 20°00'44.8"N 73°47'46.4"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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- 📍 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), **Mumbai - 400 072, (M.S.), INDIA**
- ☎ TeleFax : +91 22 28371325/24
- ✉ mumbai@vastukala.org



Vastu/Mumbai/11/2023/5192/2303783
30/30-459 -RPRJ
Date: 30.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 23, 4th Floor, "Rupashree Apartment", CTS No. 6066 to 6072, Behind Nimani CT Bus Stand, Above Union Bank of India, Dindori Naka, Dindori Road, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN - 422 003, State - Maharashtra, Country - India belongs to **Shri. Santosh Radhakrushna Kamankar**.

Boundaries of the property.

North	:	Road
South	:	Open Plot
East	:	Building
West	:	Road

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 **₹ 27,61,500.00 (Rupees Twenty Seven Lakh Sixty One Thousand Five Hundred 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**

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 10:47:07 +05'30'

Director

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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