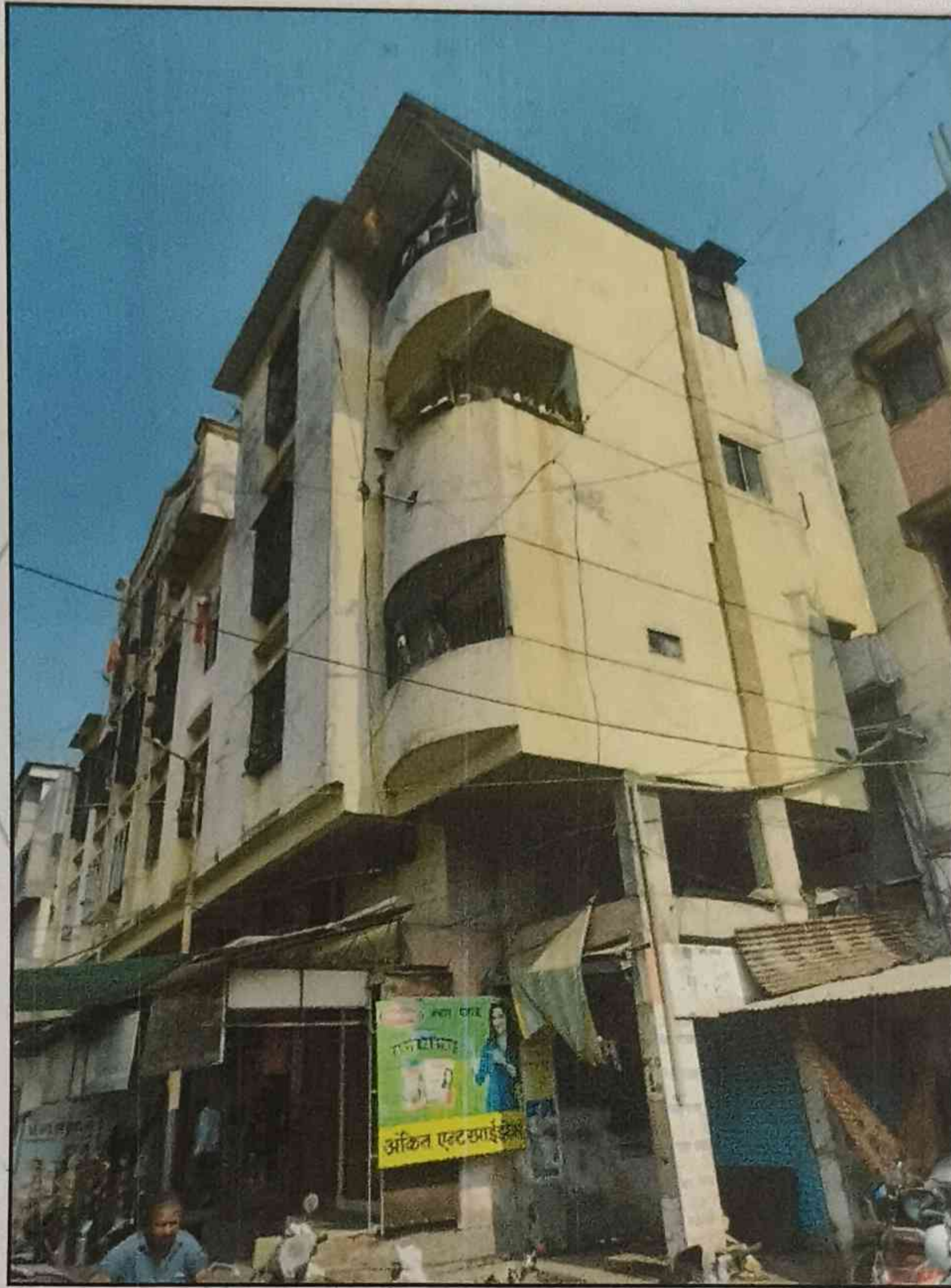


Valuation Report of the Immovable Property



Details of the property under consideration:

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

Commercial Gala No. 4, 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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📍 **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/11/2023/5193/2303768
30/35-464 -RPRJ
Date: 30.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Gala No. 4, 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. Santosh Radhakrushna Kamankar.**

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 **₹ 2,12,44,100.00 (Rupees Two Crore Twelve Lakh Forty Four Thousand One 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.

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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 10:08:44 +05'30'

Auth. Sign.



Director

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 / 218
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 21.04.2005. 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. Santosh Radhakrushna Kamankar Address: Gala No. 4, 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.		

