



Valuation Report of the Immovable Property



Details of the property under consideration:

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

Residential Flat No. 8, 3rd Floor, "**Raghuveer Apartment**", Plot No. 79, Survey No. 901, Near St Francis High School, Opp. Shree Swami Samarth Kendra Dindori Pranit, Chetana Nagar, Rane Nagar, Mumbai- Agra National Highway. Village – Nashik, Taluka & District – Nashik, PIN – 422 003, State – Maharashtra, Country – India.

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Latitude Longitude: 19°57'43.7"N 73°46'18.4"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**
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✉️ mumbai@vastukala.org



Vastu/Mumbai/11/2023/005191/2303747
30/14-443-RPBS
Date: 30.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 8, 3rd Floor, "Raghuveer Apartment", Plot No. 79, Survey No. 901, Near St Francis High School, Opp. Shree Swami Samarth Kendra Dindori Pranit, Chetana Nagar, Rane Nagar, Mumbai - Agra National Highway. Village - Nashik, Taluka & District - Nashik, PIN - 422 003, State - Maharashtra, Country - India belongs to **Shri. Vijay Balawant Patil**.

Boundaries of the property.

North	:	Road
South	:	Row House & Road
East	:	Open Plot
West	:	Building

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 **₹ 39,76,000.00 (Rupees Thirty-Nine Lakh Seventy-Six 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

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.11.30 16:30:31 +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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