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MSME Reg No: UDYAM-MH-18-U08361
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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: UBI / Nashik City Branch/ Shri. Rajesh Eknath Aher

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Vastu/Nashik/01/2025/014036/2310322
30/15-441-SRBS
Date: 30.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 31, 1st Floor, "Rajan Complex Arcade", Survey No. 306, Plot No. 7, Datta Mandir, Nashik - Pune Road, Village - Deolali, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri. Rajesh Eknath Aher**.

Boundaries of the property.

Boundaries	Boundaries as per Building	Boundaries as per Office
North	Nashik Pune Road	Office No.32
South	Open Hall	Office No.30
East	Road	Passage
West	Building	Business Bank

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 ₹ **37,55,500.00 (Rupees Thirty-Seven Lakh Fifty-Five 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.

Hence certified

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.co.in, c=IN
Date: 2025.01.31 10:30:25 +05'30'

Auth. Sign.



Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg.No. [N]C.C.I.T/I-14/52/2008-09

Received
[Signature]



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,
Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :400072, (M.S), India

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in



