

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001: 2015 Certified Company

Vastu/Mumbai/07/2024/9652/2307357 23/8-361-AM Date: 23.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property Residential Land Bearing on Plot Nos. 53 - Part & 54 - Part, C.T.S. No. 6974 / B - 53 - Part & 6974 / B - 54 - Part, Survey No. 356, Near VSS Collage, Nariman Nagar, Taluka & District -Jalna, PIN - 4310213, State - Maharashtra, Country - India belongs to Mr. Manohar Jagannath Singare.

Boundaries of the property Amalgamated Plot Nos. 49/Part, 50, 51/Part, 52 & 53/Part, 54/Part

North Residential Row House South Jai Mata Di Apartment East : 6.00 M. Wide Road

West Raja Apartment & Other structures

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at -

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Land	47,18,000/-	40,10,300/-	33,02,600/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified.

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, Date: 2024.07.23 11:13:12 +05'30'

Auth. Sign.

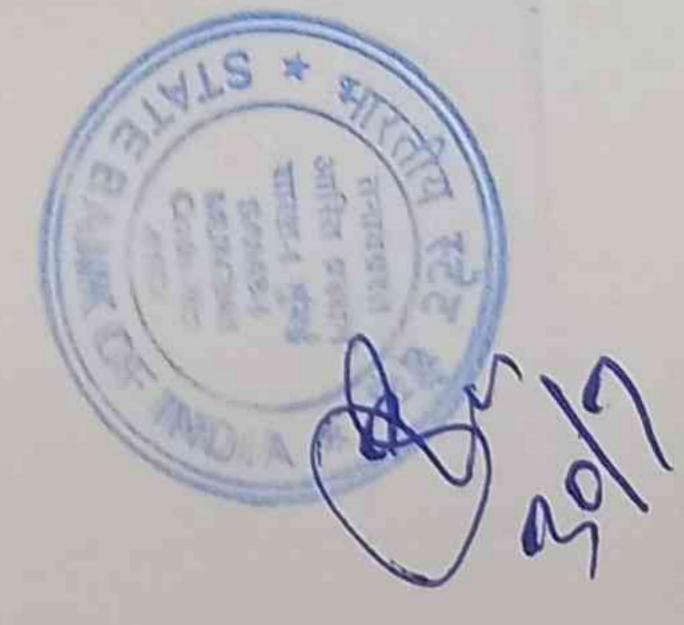
Director Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report.





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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in www.vastukala.co.in