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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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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**
Director

Digitally signed by Sharadkumar Chalikwar
 DN: cn=Sharadkumar Chalikwar,
 o=Vastukala Consultants (I) Pvt. Ltd.,
 ou=Mumbai, email=cmd@vastukala.org,
 c=IN
 Date: 2024.07.23 11:13:12 +05'30'

(Handwritten Signature)
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/2017-18/942/178
Encl: Valuation report.

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