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MSME Reg No: UDYAM-MH-18-0083617  
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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/07/2024/009653/2307358  
23/9-362-AM  
Date: 23.07.2024

### 1. VALUATION OPINION REPORT

This is to certify that the property Residential Land Bearing Plot Nos. 49/Part, 50 & 51/Part, Survey No. 356, C.T.S. No. 6974/B-49, 6974/B-50 & 6974/B-51, Near VSS Collage, Nariman Nagar, Taluka & District - Jalna, PIN - 4310213, State - Maharashtra, Country - India belongs to **Mr. Girish Manohar 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	90,70,250/-	77,09,713/-	63,49,175/-

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 B. Chalikwar**

**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.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.07.23 11:09:00 +05'30'

Auth. Sign.



#### Our Pan India Presence at :

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