

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/07/2024/009656/2307363 23/14-367-BCAM Date: 23.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property Residential Land Bearing on Plot Nos. 64, 65, 66, 68, 69, 70, 71, 72, 73 & 74, Gut No. 99, Near VIT English School, Pushpa Nagari (Sushila Nagari), Village - Tisgaon, Taluka & District -Aurangabad, PIN - 431 002, State - Maharashtra, Country - India belongs to Mr. Vinayak Kishor Singare & Mr. Kishor Jagannath Singare.

Boundaries of the property.

North Plot No. 67 South Plot No. 63

East 9.0 Mt. Wide Road

West Gut No. 67

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	3,13,53,750/-	2,66,50,688/-	2,19,47,625/-

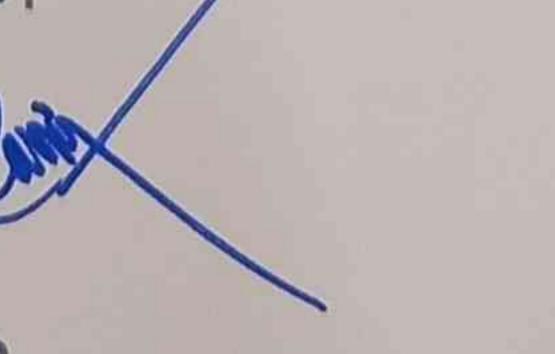
The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar Chalikwar

Hence certified.

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 15:25:36 +05'30'



Director

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

Interior Designers Chartered Engineers (I) TEV Consultents Lender's Engineer

Our Pan India Presence at:

Nanded Mumbai

Aurangabad

9 Thane **Nashik**

Pune

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Valuers & Appraisers

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