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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/07/2024/009656/2307363

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.

Hence certified.

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

Sharadkumar 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

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
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Date: 2024.07.23 15:25:36 +05'30'

Auth. Sign.



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