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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/07/2024/009657/2307364  
23/15-368-AM  
Date: 23.07.2024

### 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential House located at MC Plate No. 2-17-98, CTS No. 5816, Bhoigalli, Near Pani Base, Kadraabad, Jalna, Taluka Jalna, District Jalna – 431 203, State- Maharashtra, Country- India belongs to **Mr. Kishor Jagannath Singare.**

Boundaries of the property.

North : Bhoi Galli  
South : CTS No. 5814, Space of Mr. Shaam Jagannath Singare  
East : House of Mr. Manohar Jagannath Singare  
West : House of Mr. Shaam Jagannath Singare

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market value for 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 (₹)	Insurable Value In (₹)
Land and Building	1,05,56,250/-	89,72,813/-	73,89,375/-	27,33,813/-

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

Hence certified.

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

**Sharadkumar B. Chalikwar**  
Director

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 11:10:30 +05'30'

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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