

Vastukala Consultants (I) Pvt. Ltd.

Page 3 of 27

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001: 2015 Certified Company

CIN: U74120MH2010PTC207869

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, Kadrabad, Jalna, Taluka Jalna, District Jalna - 431 203, State- Maharashtra, Country- India belongs to Mr. Kishor Jagannath Singare.

Boundaries of the property.

Bhoi Galli North

CTS No. 5814, Space of Mr. Shaam Jagannath Singare South

House of Mr. Manohar Jagannath Singare East House of Mr. Shaam Jagannath Singare West

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. 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.

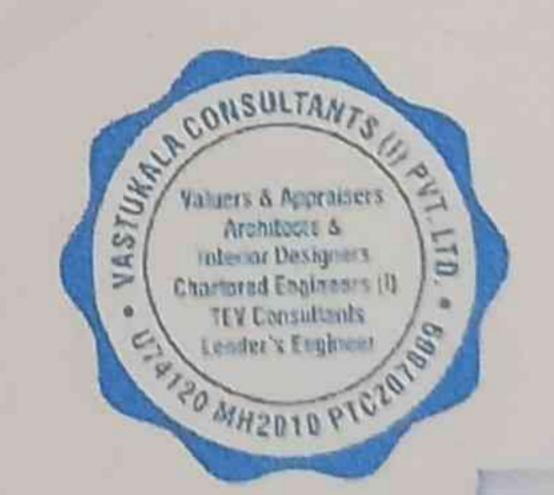
Sharadkumar B. Chalikwar

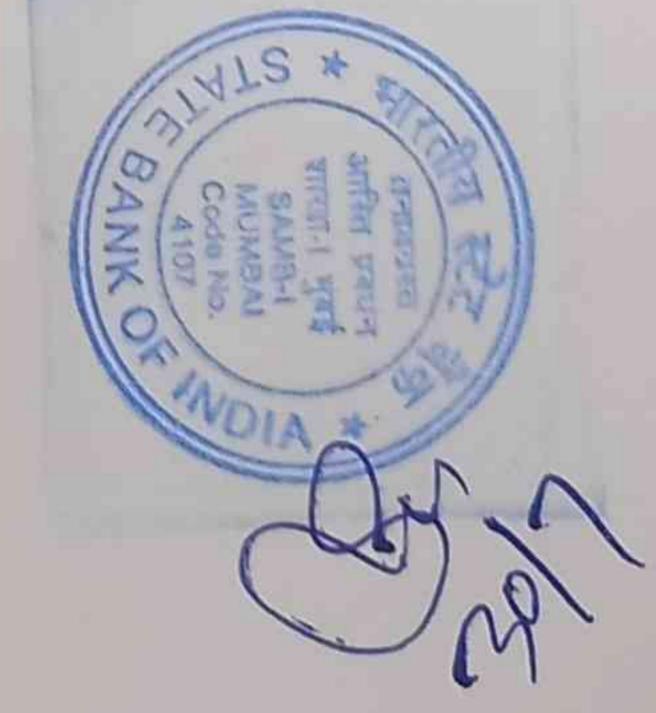
Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

Aurangabad
Pune

Encl: Valuation report.







Our Pan India Presence at:

Nanded

Mumbai

Thane

Nashik

Ahmedabad Opelhi NCR Raipur

Rajkot Jaipur Indore

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in www.vastukala.co.in