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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/07/2024/009658/2307365

23/16-369-AM

Date: 23.07.2024

### 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential House located at MCH No. 1332, Plate No. 2-17-100, CTS No. 6927, Sheet No. 60, Kumbhar Galli, 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.

North : Galli  
South : Galli  
East : House of Mr. Gyaneshwar Gadgile  
West : Galli

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 (₹)
Land and Building	36,65,860/-	31,15,981/-	25,66,102/-

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  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.07.23 11:10:49 +05'30'



Auth. Sign.



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.



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