

VALUATION OPINION REPORT

This is to certify that the property Residential Plot at Settlement No. 209, Plot No. 33, "Vasutirth Colony", Ward No. 17, Balwadi - Sendhwa Road, Kasba & Tehsil Sendhwa, District Barwani, PIN - 451 666, State - Madhya Pradesh, Country - India belongs to **Nikunj S/o. Girdharilal Tayal**.

Boundaries of the property.

Particulars	As per Site Inspection
North	Plot No. 17
South	Colony Road
East	Plot No. 34
West	Plot No. 32

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 and valued for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Plot	90,00,000/-	81,00,000/-	72,00,000/-

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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=indore,
2.5.4.20=8e3c2b3c46125d5c9e9c568591549c6f8c3341133
311527917a1f8562, postalCode=400059, st=Maharashtra,
serialNumber=4125a56e6e6c9d0b0c55a5c3c6681f310d2
e394c282e9e93276c936c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.28 12:48:46 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

Encl: Valuation report.

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Received on
28/06/23

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