



### VALUATION OPINION REPORT

This is to certify that the property Commercial Intermittent Plot at Settlement No. 209, Old Ward No. 02, New No. 12, Survey No. 64/65/13/2, Nimbark Ginning Area, A. B. 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	Sold Land of Nikunj S/o. Girdharilal Tayal
South	Land of Latabai W/o. Gopal Khandelwal Vagera
East	Land of Latabai W/o. Gopal Khandelwal Vagera
West	Common Road

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 (₹)
Commercial Plot	1,62,50,000/-	1,46,25,000/-	1,30,00,000/-

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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Admin,  
2.5.4.20=9822864e4e1546b1e0c5f9c28605f14902f4d339415331  
13275017a116a432, postalCode=452008, cn=Manoj Baburao  
Chalikwar, email=manoj@vastukala.com, serialNumber=1, uri=https://www.vastukala.com  
Date: 2023.06.28 12:49:47 +05'30'

*Manoj*



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.

*Received on  
28/06/23*

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