CIN. U74120MH2010PTC207869 MSME Reg. No. UDYAM-MH-18-0083617 An ISO 9001 2015 Cortified Company



Valuation Report Prepared For PNB/MID Corporate Centrel Shri Sanjeev Joshi S/o. Shr. Purushottam Joshi (002729/2301806)

Page 2 of 21

Vastu/PNB/Indore/07/2023/002729/2301806

28/1-431-BSJAA Date: 28.07.2023

## VALUATION OPINION REPORT

This is to certify that the property Residential Unit No. 1 out of Plot No. 165, "Jagannath Ki Chawl", Chitawad Road, Navlakha Side, Tehsil & District Indore, PIN - 452 001, State - Madhya Pradesh, Country - India belongs to Shri Sanjeev Joshi S/o. Shri. Purushottam Joshi & Shri. Ajay Joshi S/o. Shri. Laxminarayan Joshi.

Boundaries of the property.

Particulars	As per Site Inspection	
North	Unit No. 4 of House No. 166	
South	Unit No. 2 of the Same House, the Landlord Mr. Manoharlal Poonamchand Soni	
East	Kannod Road	
West	Muraiya's Farm (Presently Mangalmurti Nagar	

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	5,26,50,000/-	4,73,85,000/-	4,21,20,000/-

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

Director

Auth, Sian.

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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