

VALUATION OPINION REPORT

This is to certify that the Commercial Land bearing Survey No.538/1, Dr. Ambedkar Nagar, Malendi Road, Village Kodriya, Tehsil - Mhow, District - Indore, PIN - 453 441, State - Madhya Pradesh, Country - India belongs to **Shri. Ashok Saini S/o Shri. Babulal Saini, Shri. Roshan Saini S/o Shri. Babulal Saini & Shri. Tulsiram Saini S/o Shri. Babulal Saini.**

Boundaries of the property.

North : Land of Shri. Brajlal Patel
South : Land of Shri. Jagdish Sharma
East : Kodriya - Malendi Road
West : Land of Shri. Gammu Patel

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 for this particular purpose, at

Particulars	Fair Market Value In (₹)	Realizable Value in (₹)	Distress Sale Value In (₹)
Commercial Land	1,47,55,000/-	1,32,79,500/-	1,18,04,000/-

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.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
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Date: 2023.07.31 15:33:17 +05'30'

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Ashok



Regd. Office report
31/08/2023



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