

## 1. VALUATION OPINION REPORT

This is to certify that the Commercial Land bearing Survey No. 103/1/1/1 & 103/1/3, Gram – Bhawrasala, Tehsil – Malhargan (Old - Sanwer), District – Indore, PIN Code – 453 555, State – Madhya Pradesh, Country – India belongs to **Shri. Mukesh Maheswari S/o Shri. Ved Prakash Maheswari.**

### Boundaries Of Property

North : Road  
South : Industrial Premises  
East : Open Land  
West : Open Land & 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 Fair Market Value at:

| Particulars     | Fair Market Value In (₹) | Realizable Value In (₹) | Distress Sale Value In (₹) |
|-----------------|--------------------------|-------------------------|----------------------------|
| Commercial Land | 28,09,39,500/-           | 25,28,45,550/-          | 22,47,51,600/-             |

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into consideration while preparing this valuation report.  
Hence certified.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=982215c4d35dc01edf79e26865913490c1d3304133  
2115279b17a18b5652, postalCode=400068, st=Maharashtra,  
serialNumber=41a56a56ab8cc87d6b2a55adfe3cfeb31f1bd2e  
394e287a29a3276625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.16 17:51:48 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl.: Valuation Report



Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA  
E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

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www.vastukala.org

📍 Regd. Office : B1-001, U/B Floor, Boomerang  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
📞 TeleFax: +91 22 28371325/24  
✉️ mumbai@vastukala.org