

VALUATION OPINION REPORT

This is to certify that the Commercial Land & Structure bearing Survey No. 70/1/2/4, Patwari Halka No. 08 (New No. 10), Gram Shriram Talawali, Tehsil Rau, District - Indore, PIN - 452 002, State - Madhya Pradesh, Country - India belongs to **Shri. Govind Vishwakarma S/o. Shri. Ratanlal Vishwakarma.**

Boundaries of the property.

North : Jagdish Ji's Land
South : 30 Feet Road
East : Shakuntala's Part of Land
West : Manoj Badlani's Part of Land

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	:	Full Value after completion (₹) (A + B1)	Proportionate Value as on Today (₹) (A + B2)
Fair Market Value	:	1,12,69,200/-	94,57,680/-
Realizable Value	:	1,01,42,280/-	85,11,912/-
Distress Sale Value	:	90,15,360/-	75,66,144/-

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
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2023.08.19 13:50:21 +05'30'



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Handwritten signature and date: 22/8/23

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

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Dahi N/R Nachik Ahmedabad Jaipur

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