

Valuation Report Prepared For PNB MtD Corporate Centre, Shin Ashok Kumar Tayal Sio Shin Bihanilai Tayali (3629, 2302507)

Vastu/PNB/Indore/09/2023/3629/2302507

12/12-151-BSA

Date 12 09 2023

## VALUATION OPINION REPORT

This is to certify that the property Commercial Plot bearing Survey No. 64/65/13, Nimbark Ginning Area, Ward No. 12, A. B. Road, Kasba & Tehsil Sendhwa, District Barwani, PIN - 451, 666, Stale - Madhya Pradesh, Country - India belongs to Shri. Ashok Kumar Tayal S/o Shri. Biharilal Tayal.

Boundaries of the property.

Particulars	As per Site Inspection Land Of Shyam Sunder Wagera		
North			
South	Seller's land		
East	Seller's land route		
West	Seller's 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 and valued for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Commercial Plot	2,28,80,000/-	2,05,92,000/-	1,83,04,000/-

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations white preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAO CHALIKWAR

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Rea No IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763 Encl: Valuation report.

Received on 13/09/23
Minary

6374

Indore 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore 452 001, 194 P. E-mail Indoreit vastukala org. Tel +91 731 3510884 +91 9926411111

9 Mumber ○ Thone

Q Aurangabad Q Nonded Q Delhi NCR Noshik

Pune Ahmedobad - Jaipur

Q Rajkot Q Raipur

Regd. Office: 11 U01, U/B Hoor, Bo Mumbai 400 072; (M.S.), INDIA TeleFax +91-22 28371 175-74