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





Valuation Report Prepared for: UBI / Sindhi Colony Branch /Shri. Ashok Saini S/o Shri. Babulalji Saini & Other (002842/2301866) Page 2 of 22

Vastu/Indore/07/2023/002842/2301866

01/12-12-AKTA

Date: 31.07,2023

VALUATION OPINION REPORT

This is to certify that Commercial Land & Factory Shed bearing Survey No. 86/2, Dr. Ambedkar Nagar Road, P.H.N. 21, Gram Kodriya, Tehsil Mhow, District - Indore, PIN - 453 441, State - Madhya Pradesh, Country -India belongs to Shri. Ashok Saini S/o Shri. Babulalji Saini, Shri. Roshan Saini S/o Shri. Babulalji Saini & Shri. Tulsi Saini S/o Shri. Babulalji Saini.

Boundaries of the property.

North

Land of Survey No. 186

South East

Land of Survey No. 185 Land of Survey No. 86/1

West

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 for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land & Shed	1,16,50,600.00	1,04,85,540.00	93,20,480.00	31,51,120.00

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.

Sharadku mar B.

Digitally signed by Sharadkuma B. Chalikwar DN: cn=Sharadkumar B.

Chalikwar, o=Vastukala Consultants (f) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2023.07.31 11:11:15 +05'30'

Chalikwar

Sharadkumar B. Chalikwar

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

Encl: Valuation report.





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