

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Land & Structure on Survey No. 151/15, 151/16/MIN-1 & 151/3/1/MIN-1, Barlai – Sanwer Road, Gram Budhi Barlai, Tehsil Sanwer, District – Indore, PIN – 453 771, State – Madhya Pradesh, Country – India belongs to **Shri. Anand Patel S/o Shri. Babulal Patel.**

Boundaries of the property.

North : Govt. Land  
South : Barlai – Sanwer Road  
East : Land of Shankar Rathi  
West : House of Solanki Ji

Considering various parameters recorded herein above, 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 as follows -

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Commercial Land & Structure	3,37,63,500/-	3,03,87,150/-	2,70,10,800/-	1,86,96,000/-

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ  
BABURAO  
CHALIKWAR  
Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE  
LIMITED, ou=india,  
2.5.4.20=9922c64f4e15a12a0c19e26865913130c1333  
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serialNumber=41256566cab8c858162a35d5e3cdeb113  
1b37e396287e252176b256c.en=MANOJ BABURAO  
C=A:KWAR  
Date: 2023.09.21 18:06:56 +05'30'

Auth. Sign.



Manoj B. Chalikwar  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Encl: Valuation report

*Atul*  
*18/10/2023*



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 :

• Raipur

Regd. Office : B1-001, U/B Floor, Boodh Chandivall Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA