

VALUATION OPINION REPORT

This is to certify that the property of Commercial Land bearing Survey No. 67/2/1/2/1 (Old - 67/2/1/KH/1), A. B. Road, Gram Rahu Khedi, Tehsil Sanwer, District - Indore, PIN - 453 771, State - Madhya Pradesh, Country - India belongs to **Shri. Ayush S/o Shri. Shyamji Kabra.**

Boundaries of the property.

North : Sher - E - Punjab - Dhaba
South : Open Land
East : WIP Ware House
West : Owner's Land and 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 (₹)
Commercial Land	10,66,72,000/-	9,60,04,800/-	8,53,37,600/-

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
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Date: 2023.09.30 15:46:42 +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
3/10/2023

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