



VALUATION OPINION REPORT

This is to certify that the property Commercial Land & Building at Plot No. 2-A, Scheme No. 54, Sector - A, "Mechanic Nagar", Badi Bhamori Main Road / New Dewas Road, Tehsil & District - Indore, PIN - 452 011, State - Madhya Pradesh, Country - India belongs to **Shri. Santosh Kumar Jain S/o Shri. Pancham Lal Jain, Smt. Sudha Jain W/o Shri. Santosh Jain & Smt. Sarita Jain W/o Shri. Amit Kumar Jain.**

Boundaries of the property.

North : Badi Bhamori Main Road / New Dewas Road
South : Back Lane
East : Plot No. 02
West : Plot No. 03

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 (₹)	Insurable Value In (₹)
Commercial Land & Building	2,98,63,620/-	2,68,77,258/-	2,38,90,896/-	35,61,840/-

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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=8622b5c4fd35dd39e0c39e78665913990cf3d53641333
115279b17a1b26c52:postalCode=490006,ou=Maharashtra,
serialNumber=11a56a566ab8fc8a84b233a8f6e3cf6b51f311d2e
394e287e29a327b625bf, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.17 13:00:20 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

Encl: Valuation report.

For: Punjab National Bank

Authorized Signatory