



Vastu/PNB/Indore/01/2024/004608/2304766

31/19-468-AKTAM

Date: 04.01.2024

VALUATION OPINION REPORT

This is to certify that the property Industrial Land at Survey No. 357/2, Chitawad Road / Palda Main Road, Village Musakhedi, Tehsil & District - Indore, PIN - 452 020, State - Madhya Pradesh, Country - India belongs to **Shri. Shalin Khandelwal S/o Dinesh Khandelwal & Shri. Nikhil Khandelwal S/o Shri. Dinesh Khandelwal.**

Boundaries of the property.

Particulars	As per Site Inspection
North	Remaining Land of Survey No. 357
South	Open Land
East	Road
West	Other 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 (₹)
Industrial Land	5,77,91,680 /-	5,20,12,512 /-	4,62,33,344 /-

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 Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.04 17:55:47 +05'30'

Manoj



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

Received
5:36 pm
12/2/24

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