

### VALUATION OPINION REPORT

This is to certify that the Residential Plot No. A/S -04, "Mahalaxmi Nagar", Sector- A, Gram Piplya Kumar, Tehsil & District - Indore, PIN - 452 016, State - Madhya Pradesh, Country - India belongs to Shri. Mahesh Kumar Maheshwari S/o Shri. Gokul Prasad Maheshwari & Shri. Sandeep Kumar Maheshwari S/o Shri. Gokul Prasad Maheshwari.

Boundaries of the property.

North : Plot No. A-S/05  
South : Plot No. A-S/03  
East : Plot No. A-S/29  
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 (₹)
Residential Plot	84,00,000/-	75,60,000/-	67,20,000/-

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.

Hence certified.

For Vastukala Consultants (I) Pvt. Ltd.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar  
B. Chalikwar  
DN: cn=Sharadkumar B.  
Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2023.10.28 10:19:26 +05'30'



*Handwritten signature: Anuril*

*Handwritten signature: Sandeep*  
28/10/23

Sharadkumar B. Chalikwar  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

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

Regd. Office : B1-001, U/B F  
Chandivali Farm Road, Andher  
Mumbai - 400 072, (M.S.), IN

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