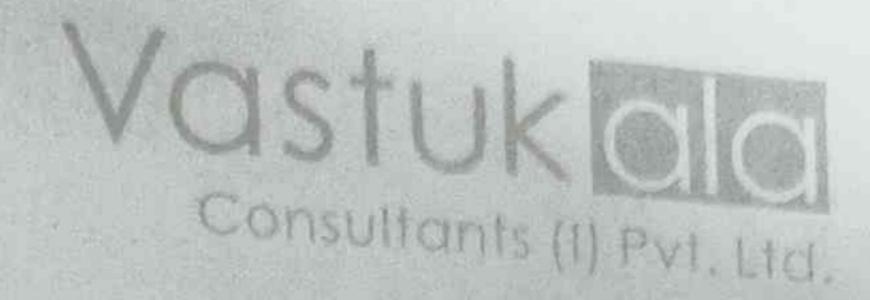
CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 90C1: 2015 Certified Company



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Valuation Report Prepared For: UBI/ Ichhawar Branch / Shri. Mahesh Kumar Maheshwari S/o Shri. Gokul Prasad Maheshwari & Other (004633/2303236) Page 2 of 23

Vastu/Indore/10/2023/004633/2303236 27/23-433-BSA Date: 27.10.2023

## 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.

Boundaries of the property.

North

Plot No. A-S/05

South East

Plot No. A-S/03 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.

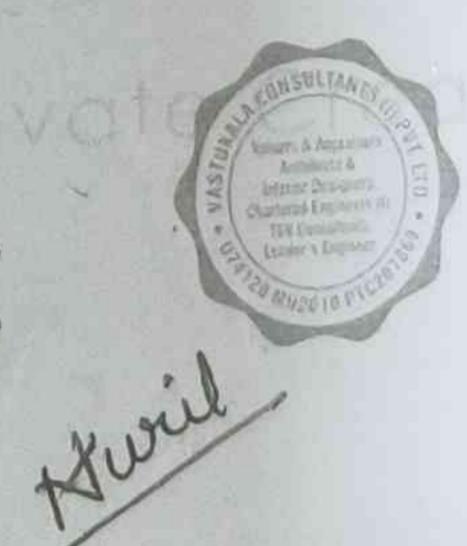
## Sharadkumar B. Chalikwar

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'

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

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