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### 1. VALUATION OPINION REPORT

This is to certify that the property Industrial Land at Survey No. 790/2, Kalapipal Road, Gram - Chayani, Tehsil - Kalapipal, District - Shajapur, PIN - 465 337, State – Madhya Pradesh, Country – India belongs to **Shri. Vishal Jaiswal S/o Shri. Santoshlal Jaiswal**.

Boundaries of the property.

North : Other Land  
 South : Kachha Road  
 East : Other Land  
 West : Land of Govindah Nutrition (Owner's 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 Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Industrial Land	2,14,50,000/-	1,93,05,000/-	1,71,60,000/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified.

**Vastukala Consultants (I) Pvt. Ltd.**

106, 1<sup>st</sup> Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001

To.

