



Valuation Report Prepared For: UB I/Sindhi Colony Branch / Shri. Kaushal Nayak S/o. Shri. Tarachand Nayak & Other (007021/2305049) Page 2 of 21

Vastu/UBI/Indore/02/2024/007021/2305049
20/3-271-BSA
Date: 17.02.2024

VALUATION OPINION REPORT

This is to certify that the property of Industrial Land at Survey No. 1355/2, Pradhan Mantri Road, Nabipur, Gram Patadi, Tehsil & District - Dewas, PIN - 455 221, State - Madhya Pradesh, Country - India belongs to **Shri. Kaushal Nayak S/o. Shri. Tarachand Nayak & Smt. Pushpa W/o. Shri. Tarachand Nayak.**

Boundaries of the property.

North : Land of Owner & Road
South : Road
East : Land of Owner
West : Kachcha 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 (₹)
Industrial Land	1,11,87,500/-	1,06,28,125/-	89,50,000/-

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: 2024.02.17 14:25:36 +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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