CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: UBI / A.B. Road (Khajrana) Branch / Pranjal Jaiswal S/o. Shri. Kishore Jaiswal (007329/2305260) Page 2 of 22

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## VALUATION OPINION REPORT

This is to certify that the Commercial Plot at Khasra No. 15 & 16 (Part), Ward No. 38, Vijaya Road, Dewas Senior, Tehsil & District - Dewas, PIN - 455 001, State - Madhya Pradesh, Country - India belongs to Mr. Pranjal Jaiswal S/o. Mr. Kishore Jaiswal.

Boundaries of the property.

: House No. 14
: House No. 17
: Street
: Vijaya 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
	(₹)	(₹)	(₹)
Commercial Land	1,11,86,000/-	1,00,67,400/-	89,48,800/-

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.

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For Vastukala Consultants (I) Pvt. Ltd.

r Chalikwar

Sharadkuma Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org, c=IN Date: 2024.02.28 16:33:05 +05'30'

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



INDIA

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