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





Valuation Report Prepared For: BOM/Bhicholi Mardana Branch/K. Sushila W/o. Shri. K. Vyankteshwarrao (002188/2301309)

Page2 of 14

Vastu/Indore/06/2023/002188/2301309 27/24-410-JAA Date: 27.06.2023

## VALUATION OPINION REPORT

The Residential property bearing Residential Plot No. 24, "Prabhu Nagar Extension", Survey No. 558/3, Patwari Halka No. 18, Behind PWD Quarter, Taluka & District Dewas, PIN - 455 001, State - Madhya Pradesh, Country - India belongs to Smt. K. Sushila W/o. Shri. K. Vyankteshwarrao.

Boundaries of the property:

| Boundaries | : | As per Document                    | As per Actual at Site |
|------------|---|------------------------------------|-----------------------|
| North      | : | Govt. Building                     | Govt. Building        |
| South      | : | Colony Road                        | Colony Road           |
| East       | : | Plot No. 23                        | Plot No. 23           |
| West       | : | Plot No. 08 of Prabhu Nagar Colony | Plot No. 08           |

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 valued for banking purpose at ₹ 83,72,384/- (Rupees Eighty Three Lakhs Seventy Two Thousand Three Hundred Eighty Four Only).

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.

**MANOJ BABURAO CHALIKWAR** 



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

BOM Emp. No. AX40/Empanelment: Valuer/VCPL/2021-22



www.vastukala.org

Indore: 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. Tí Mall, Indore - 452 001, (M.P.), INDIA E-mail: indore@vastukala.org, Tel.: +91 7313510884 +91 9926411111

Our Pan India Presence at :

Mumbai Aurangabad Pune Thane

Nanded P Delhi NCR P Nashik

Indore Ahmedabad 9 Jaipur

Rajkot Raipur 🖁 Regd. Office: £1-001, U/B Floor, Boomeraing, Chandivalı Farm Roud, Amdheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org