

### VALUATION OPINION REPORT

This is to certify that the property Residential Unit No. 1 out of Plot No. 165, "Jagannath Ki Chawl", Chitawad Road, Navlakha Side, Tehsil & District Indore. PIN - 452 001, State - Madhya Pradesh, Country - India belongs to **Shri Sanjeev Joshi S/o. Shri. Purushottam Joshi & Shri. Ajay Joshi S/o. Shri. Laxminarayan Joshi.**

Boundaries of the property.

Particulars	As per Site Inspection
North	Unit No. 4 of House No. 166
South	Unit No. 2 of the Same House, the Landlord Mr. Manoharlal Poonamchand Soni
East	Kannod Road
West	Muraiya's Farm (Presently Mangalmurti Nagar)

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 this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Plot	5,26,50,000/-	4,73,85,000/-	4,21,20,000/-

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.

MANOJ BABURAO  
CHALIKWAR

Director

Auth. Sign.

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI / RV / 07/2018/10366  
Reg. No. CAT-I-F-1763  
Encl: Valuation report.



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