



Valuation Report Prepared for: UBI / Sindhi Colony Branch / Shri. Shushil Kumar S/o Late Shri. Sachchanandji Dhanwani (002790/2301791) Page 2 of 22

Vastu/Indore/07/2023/002790/2301791
26/18-416-AKTA
Date: 26.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No.102, 1st Floor, "Sanjay Shopping Complex", Scheme No. 43 (North Toda), Sanjay Setu Main Road, Tehsil & District Indore, PIN – 452 007, State – Madhya Pradesh, Country – India Belongs to **Shri. Shushil Kumar S/o Late Shri. Sachchanandji Dhanwani.**

Boundaries of the property:

Boundaries	:	Building	Office
North	:	Northtoda Colony	Northtoda Colony
South	:	Main Road	Passage
East	:	Wine Shop (Sanjay Setu)	Office No. 101
West	:	Sanjay Setu Main Road	Office No. 103

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 (₹)	Insurable Value In (₹)
Commercial Office	30,07,834/-	27,07,051/-	24,06,267/-	3,28,950/-

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: 2023.07.27 10:03:22 +05'30'

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



Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI 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 Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org