

Vastukala Consultants (I) Pvt. Ltd.

106, 1st Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001

To,

The Branch Manager**Union Bank of India****Sindhi Colony Branch**

30, Patel Nagar

Sapna Sangeeta Road, Indore - 452 001

State – Madhya Pradesh, Country – India

VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND / ROW HOUSE)

I	General
1.	Purpose for which the valuation is made : To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection : 23.07.2023
	b) Date on which the valuation is made : 31.07.2023
3.	Copy of List of documents produced for perusal :
	1) Sale Deed dated 30.10.2010, Registration No. A1/1426 dated 30.10.2010 between Shri. Namoj Saini S/o. Shri. Ganpatji Saini (the Seller) AND Smt. Surajbai W/o. Shri. Babulalji Saini & Shri. Babulal S/o. Shri. Panchuramji Saini (the Purchaser) 2) Approved Building Plan by Sarpanch Gram Panchayat Kodariya. 3) Commencement Certificate No. 53 dated 24 03.2015 issued by Office of Gram Panchayat Kodariya, Tehsil Ambedkar Nagar (Mhow), District Indore (M.P.). 4) Declaration Deed, Registration No. MP179102016A1114095 dated 01.03.2016 by Smt. Surajbai W/o. Shri. Babulalji Saini & Shri. Babulal S/o. Shri. Panchuramji Saini 5) Khasra Record of Khasra No. 75/8, Land Type – Residential downloaded online
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Smt. Surajbai W/o. Shri. Babulalji Saini & Shri. Babulal S/o. Shri. Panchuramji Saini Address: Residential House at Khasra No. 75/8, Patwari Halka No. 21, Dr. Ambedkar Nagar, Gram Kodariya, Tehsil Mhow, District - Indore, PIN – 453 441, State – Madhya Pradesh, Country – India. Contact Person: Mr. Babulal P. Saini (Owner) Contact No. +91 9754365696 Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.) :
	The immovable property comprises of freehold residential plot of land and structure thereof. The



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