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 / M/s. Simran Infra Project Pvt. Ltd. (003151/2302136) Page 2 of 22

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Date: 21.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.403, 4th Floor, "Simran Manor", Shri. Krishna Avenue, Phase - 1, Sector A, Plot No. 33, Gram Limbodi, Tehsil & District Indore, PIN - 452 020, State -Madhya Pradesh, Country - India belongs to M/s. Simran Infra Project Pvt. Ltd.

Boundaries of the property:

Boundaries	•	Flat	Building		
North		Passage	Building Adinath Height's		
South	:	M.O.S.	Building Swastik Eco		
East		Flat No. 402	Road		
West	:	Flat No. 404	Other Land		

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 (₹)	Insurable Value In (₹)
Residential Flat	24,58,300/-	22,12,470/-	19,66,640/-	7,77,750/-

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.

B. Chalikwar

Sharadkumar Digitally signed by Sharadkumar B. Chalikwar DN: cn=Sharadkumar B. Chalikwar. o=Vastukala Consultants (1) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2023.08.21 17:51:45 +05'30'

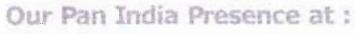
Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 Encl: Valuation report.





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



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