



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, 4<sup>th</sup> Floor, "Ronak Avenue", Plot No. 49 & 50, Saket Nagar, Tehsil & District Indore, PIN – 452 018, State – Madhya Pradesh, Country – India belongs to Smt. Reema Chhabada W/o Shri. Rajeev Chhabada.

Boundaries of the property:

Boundaries	Flat	Building
North	: Other Plot	Other Building
South	: Flat No. 402	Road
East	: Plot No. 53	Vinit Apartment
West	: Flat No. 404	Other Building

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	52,72,500/-	47,45,250/-	42,18,000/-	12,11,250/-

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: 2023.09.14 16:06:11 +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

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot

Regd. Office : B1-001, U/B F  
Chandivali Farm Road, Andhe  
Mumbai - 400 072, (M.S.), I

E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

Regd. Office : B1-001 11/B Floor.