CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: UBI/IDA Branch / Sml. Reema Chhabada W/o Shri. Rajeev Chhabada (003792/2302544)

Vastu/Indore/08/2023/003792/2302544 14/16-188-BSA Date: 14,09,2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, 4th 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 Wlo Shri. Rajeev Chhabada.

Boundaries of the property:

| Boundaries | : | Flat | Building Other Building | |
|------------|---|--------------|-------------------------|--|
| North | : | Other Plot | | |
| 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.

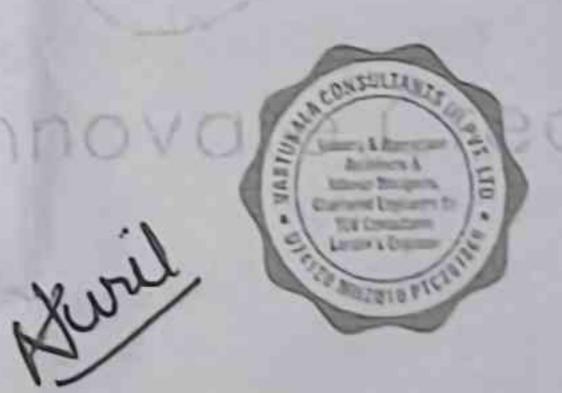
Hence certified

For Vastukala Consultants (I) Pvt. Ltd.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. DN: cn-Sharadkumar B. Chalikwar, o=Vastukala Consultants (0 Pvt. Ltd_ou=CMD, email-cmd@vastukala.org, c-IN Date: 2023.09.14 16:08:11 -05'30"

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





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Aurangabad Pune Mumbai

Rajkot

Chandivali Farm Road, Andhe Mumbai - 400 072, (M.S.), II

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