



## VALUATION OPINION REPORT

This is to certify that the Residential Plot No. 43, "Green Field Town", Indore Bypass Road, Gram Bihadia, Tehsil & District - Indore, PIN – 452 020, State – Madhya Pradesh, Country – India belongs to **Smt. Shivani Agrawal W/o Shri. Avinash Agrawal.**

Boundaries of the property.

North : Plot No. 42  
South : Plot No. 44  
East : Plot No. 46  
West : Colony Road

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 (₹)
Residential Land	39,52,800/-	35,57,520/-	31,62,240/-

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: 2023.10.12 13:41:52 +05'30'

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

*Sharad*



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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Smt. Shiyani Agrawal W/o Shri. Avinash Agrawal**

Residential Plot No. 43, "Green Field Town", Indore Bypass Road,  
Gram Bihadia, Tehsil & District - Indore, PIN - 452 020,  
State - Madhya Pradesh, Country - India

Latitude Longitude - 22°37'28.1"N 75°55'26.4"E

### Valuation Done for:

**Union Bank of India**

**A. B. Road (Khajrana) Branch**

"Fortuna" Plot No. 6, Road No. 2, Anoop Nagar, A. B. Road, Indore  
PIN - 452 018, State - Madhya Pradesh, Country - India

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