

Vastu/Indore/11/2023/003860/2303345

03/11-41-BSA

Date: 12.10.2023

## VALUATION OPINION REPORT

This is to certify that the Residential Plot No. 05, "Green Field Town", Indore Bypass Road, Gram Bihadia, Tehsil & District - Indore, PIN - 452 020, State - Madhya Pradesh, Country - India belongs to **Shri. Arun Agrawal S/o Shri. Shrikrishna Agrawal**.

Boundaries of the property.

North : Plot No. 04  
South : Colony Road  
East : Plot No. 84  
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	44,60,400/-	40,14,360/-	35,68,320/-

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 17:15:31 +05'30'

*Sharad*



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.