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





Valuation Report Prepared For: UBI/ Sindhi Colony Branch / Smt, Kiranlata W/o Shri, Ompraksh Toshniwal & Other (0043752333320)

Vastu/Indore/10/2023/004375/2303020

16/19-217-AKTA Date: 16.10.2023

VALUATION OPINION REPORT

This is to certify that the property of Residential House at Plot No. 39-J, "Sector A", Scheme No. 71, Ring Road, Tehsil & District Indore, PIN - 452 002, State - Madhya Pradesh, Country - India belongs to Smt. Kiranlata W/o Shri. Ompraksh Toshniwal & Shri. Ashish S/o Shri. Ompraksh Toshniwal.

Boundaries of the property.

North

Plot No. 38J, Scheme No. 71

South

Plot No. 40J. Scheme No. 71

East

Plot No. 55J & 54J, Scheme No. 71

West

9.00 Meter Wide 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 (₹)	Insurable Value In (₹)
Residential House	1,32,90,579/-	1,12,96,992/-	99,67,934/-	14,16,592/-

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

Digitally signed by Sharadkuma B. Chalikwar Sharadkumar DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,

email=cmd@vastukala.org, c=IN Date: 2023.10.16 17:53:23 +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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Mumbai 🖓

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