



Valuation Report Prepared for: UBI / Malharganj Branch / Shri. Nasir Husain S/o Shri. Abdul Sattar (004404/2303103) Page 2 of 23

Vastu/Indore/10/2023/004404/2303103

19/25-300-AKTAM

Date: 18.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Plot bearing Municipal House No. 36, Rani Pura, Daulat Ganj Main Road, Near Jawahar Marg / Indore Bhopal Road, Behind Jhanda Chowk, Tehsil & District Indore, PIN – 452 007, State – Madhya Pradesh, Country – India belongs to **Shri. Nasir Husain S/o Shri. Abdul Sattar**.

Boundaries of the property.

North : Road
South : Gali
East : Road
West : Hotel

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 Plot	60,48,000/-	54,43,200/-	48,38,400/-

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: 2023.10.20 10:14:36 +05'30'

Handwritten signature



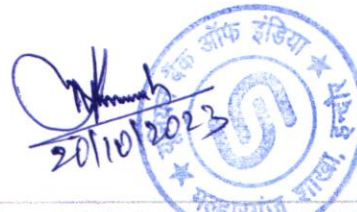
Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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



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