Vastu/Indore/10/2023/004446/2303066
18/10-263-BSA
Date: 18.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1-A & 1-B, Ground Floor, **"Geet Apartment"**, House No. 38 - D, Kailash Park Colony, Gita Bhawan Road, Tehsil & District Indore, PIN – 452 001, State – Madhya Pradesh, Country – India belongs to **Shri. Nilesh Neema S/o Shri. Manoharlal Neema & Smt. Pooja Neema W/o Shri. Nilesh Neema.**

Boundaries of the property:

Boundaries	:	Flat	Building
North	:	Road	Road
South	:	Plot No. 38 – B	Ashirwad Plaza
East	:	Plot No. 38-C	Plot No. 38-C
West	:	Plot No. 34, 35 & 35-A	Plot No. 34, 35 & 35-A

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 Flats	99,07,870/-	89,17,083/-	79,26,296/-	10,37,740/-

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: 2023.10.18 15:17:28 +05'30'

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