

CIN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
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Vastukala
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Valuation Report Prepared For: UBI/ Siyaganj - Indore Branch / Shri. Ramdas S/o Shri. Kishandas Ji Singhal (004728/2303303) Page 2 of 22

Vastu/Indore/10/2023/004728/2303303
31/16-500-AKTA
Date: 26.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Part No. C, a Part of Middle part of House No. 68, Siyaganj Main Road (Maharani Road), Tehsil & District Indore, PIN - 452 007, State - Madhya Pradesh, Country - India belongs to **Shri. Ramdas S/o Shri. Kishandas Ji Singhal**.

Boundaries of the property.

North	: Passage
South	: Passage & Other Property
East	: Part No. D, Remaining part of House
West	: Shop No. B

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 House	37,05,480/-	33,34,932/-	29,64,384/-

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

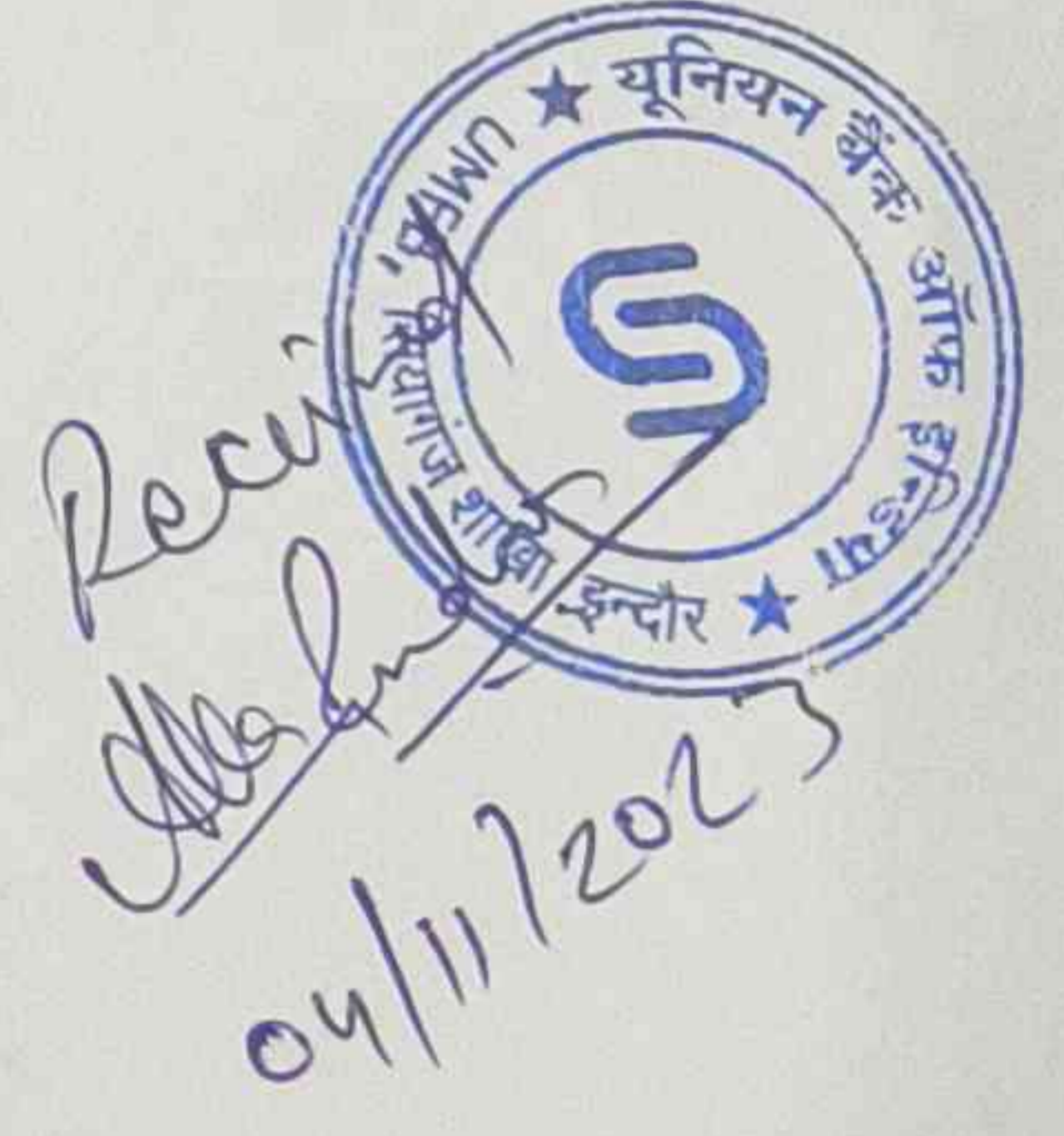
For **Vastukala Consultants (I) Pvt. Ltd.**

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: 2023.10.26 11:51:11 +05'30'



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
Encl: Valuation report.



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