



## VALUATION OPINION REPORT

This is to certify that the Residential Plot No. 198, "Emerald Anutham Phase - I", Indore Bypass Road, Gram Deoguradia, Tehsil & District - Indore, PIN - 452 016, State - Madhya Pradesh, Country - India belongs to **Shri. Ashish Khandelwal S/o Shri. Prahlad Khandelwal**.

Boundaries of the property.

North : House No. 197  
South : Plot No. 199  
East : Plot No. 205  
West : 9.00 Mt. 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	25,50,000/-	22,95,000/-	20,40,000/-

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: 2023.11.08 11:04:39 +05'30'

**Sharadkumar B. Chalikwar**

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



27/11/2023