



30/4-433-AKTA

Date:

26.12.2023

VALUATION OPINION REPORT

This is to certify that the property of Residential Plot No. 203, “**S. S. Infinitus Phase - 1**”, **Silvanus Cluster**, Gram Lasudiya Mori, Tehsil & District - Indore, PIN – 453 771, State – Madhya Pradesh, Country – India belongs to **Shri. Nitin Agrawal S/o Shri. Prakash Chandra Agrawal & Smt. Bhawna Agrawal W/o. Shri. Nitin Agrawal.**

Boundaries of the property.

North : Plot No. 202

South : Plot No. 204

East : Colony Road

West : Plot No. M 14

Considering various parameters recorded herein above, 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 and valued for this particular purpose as follows -

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Plot	1,32,00,000/-	1,18,80,000/-	1,05,60,000/-

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

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

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Vastukala Consultants (I) Pvt. Ltd.

106, 1st Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001

To,

The Branch Manager

Union Bank of India

Mid Corporate Branch

Satguru Parinay, PU-3, Plot No. 5,

Scheme No. 54, Opp. C-21 Mall, Indore,

PIN - 452 010, State – Madhya Pradesh, Country – India