

# Draft Report - K Venkatesh...

## VALUATION OPINION REPORT

The Residential property bearing Residential Plot No. 70 "Siddharth Nagar", Ujjain - Dewas Road, Tehsil & District Dewas, PIN – 455 001, State – Madhya Pradesh, Country - India belongs to **Shri. K Venkateshwara Rao S/o. Shri. Kesamveer Prakash Rao.**

Boundaries of the property:

Boundaries	:	As per Actual at Site
North	:	Road
South	:	Other's Land
East	:	Plot No. 71
West	:	Plot No. 69

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 and valued for banking purpose at **₹ 37,80,000/- (Rupees Thirty Seven Lakh Eighty Thousand Only).**

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

## VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1.	Date of Inspection	:	<b>26.01.2024</b>
2.	Purpose of valuation	:	As per request from Bank of Maharashtra, Bhicholi Mardana Branch to assess Fair Market Value of the property under reference for Banking purpose.
3.	Name and address of the Valuer.	:	<b>Manoj B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> 106, 1 <sup>st</sup> Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001
4.	Copy Of Documents Handed Over to The Valuer by The Bank	:	1. Gift Deed, E-Registration No. MP108942024A1078767 dated 18.01.2024 between Shri. Kesam Subhash Rao S/o K.V. Prakash Rao (the Doner) AND Shri. K Venkateshwara Rao S/o.

