



VALUATION OPINION REPORT

This is to certify that the property bearing Residential House on Plot No. 656, Traffic Route No. 6 & 7, "Snehnagar", Scheme No. 31, Green Land Road, Tehsil & District Indore, PIN – 452 001, State – Madhya Pradesh, Country – India belongs to **Shri. Amrat Lal Patel S/o. Shri. Ratanashi Bhai Patel & Shri. Chetan Patel S/o. Shri. Vallabh Bhai Patel.**

Boundaries of the property.

North : Plot No. 655
 South : Plot No. 657
 East : Other House
 West : Road

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	:	Full Value after completion (₹) (A + B1)	Proportionate Value as on Today (₹) (A + B2)
Fair Market Value	:	2,78,28,000/-	2,19,11,400/-
Realizable Value	:	2,50,45,200/-	1,97,20,260/-
Distress Sale Value	:	2,22,62,400/-	1,75,29,120/-

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

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

