

Vastu/Indore/02/2024/002217/2

301331

09/19-432-BSA

Date: 12.02.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land & House on Plot No. 261-B, Scheme No. 103, Keshar Bagh Road, Tehsil & District Indore, PIN – 452 012, State – Madhya Pradesh, Country – India belongs to **Shri. Ashish Agrawal S/o. Shri Mohanlal Agrawal.**

Boundaries of the property.	
North	Road
South	House No. B – 252
East	House No. B - 260
West	Plot No. B - 262

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 (₹)	Insurable Value In (₹)
Residential Bungalow	1,50,68,392/-	1,35,61,553/-	1,20,54,714/-	19,90,131/-

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. IBBI/RV/07/2019/11744
Reg. No. (N) CCIT/1-14/52/2008-09

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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
Malharganj Branch
13, Daliya Bakhal, Kailash Marg
District - Indore, PIN – 452 002
State – Madhya Pradesh, Country – India

VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND / HOUSE)

I	General
1.	Purpose for which the valuation is made: To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection: 06.02.2024
	b) Date on which valuation is made: 12.02.2024