



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
State Bank of India
SME Sukhlia Branch
1, Sector-S, Sanwer Road
Indore, State - Madhya Pradesh, Country – India

2. VALUATION REPORT (IN RESPECT OF RESIDENTIAL PLOT)

I	General
1.	Purpose for which the valuation is made : As per the request from State Bank of India, SME Sukhlia Branch to assess Fair market value of the property for banking purpose.
2.	a) Date of inspection : 27.02.2024 b) Date on which the valuation is made : 02.03.2024
3.	Copy of List of documents produced for perusal 1. Sale Deed, E-Registration No. MP179092021A1673041 dated 06.08.2021 between Wanderland Real Estates Pvt. Ltd. Authorized Person Shri. Saurav Kumar (the Promoter and /or Seller) AND Smt. Manisha Patidar W/o. Shri. Govind Patidar & Shri. Govind Patidar S/o. Shri. Premji Patidar (the Allottee and /or Purchaser) 2. Diversion Order Case No. 1324/A-6/2021-22 dated 30.09.2021 issued by Court Naib Tehsildar, Tehsil - Rau District - Indore
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mrs. Manisha Patidar W/o. Mr. Govind Patidar & Mr. Govind Patidar S/o. Mr. Premji Patidar Address: Residential Plot No. 53, "Treasure Fantasy Township", Sector - A2 (A2-53), Adjoining to CAT & Surya Mandir, On Cat - Rau Road, Gram - Rangvasa, Tehsil & District - Indore, PIN – 452 013, State – Madhya Pradesh, Country – India. Contact Person: Mr. Govind Patidar (Owner) Contact No. +91 79992 11677 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.) : The immovable property comprises of Residential Plot No.53, at "Treasure Fantasy Township" in Sector - A2 (A2-53), Adjoining to CAT & Surya Mandir, On Cat - Rau Road, Gram - Rangvasa, Tehsil & District - Indore. The property is located in a developed residential area having basic infrastructure, well connected by road and train. It is located at 11.1 km. travelling distance from Indore Junction railway station.

	Land: As per Sale Deed, the land area is 274.44 Sq. M. i.e. 2,953.00 Sq. Ft., which is considered for valuation.
6.	Location of property : a) Plot No. / Survey No. : Residential Plot No. 53, Khasra No. 5/1/1. 5/1/2, 5/2, 5/3. 5/4, 5/6 & Other b) Door No. : - c) C.T.S. No. / Village : Gram - Rangvasa