

# Draft Report of Vijay Choura...

2 of 21

) Page 2 of 21

Vastu/Indore/03/2024/006737/2304838  
09/8-60-BSJA  
Date: 18.03.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. G-1, Ground Floor, "Dev Darshan", Plot No. 1331, Scheme No. 114 (First), Tehsil & District - Indore, PIN - 452 010, State - Madhya Pradesh, Country - India belongs to **Shri. Vijay Chourasiya S/o. Shri. Bhuvanlal Ji Chourasiya & Smt. Seema Chourasiya W/o. Shri. Vijay Chourasiya.**

Boundaries of the property:

Boundaries	:	Building	Flat
North	:	Plot No. 1358	Plot No. 1358
South	:	Road	Road
East	:	Other Property	Flat No. G-2
West	:	Plot No. 1330	Plot No. 1330

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 this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Flat	36,88,770/-	33,19,893/-	29,51,016/-	9,22,500/-

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.**

) Page 3 of 21

**Vastukala Consultants (I) Pvt. Ltd.**

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

To,  
The Branch Manager  
Union Bank of India

