

Vastu/Indore/03/2024/006737/2304
838

17/8-60-BSA

Date: 20.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1st Floor, “**Ramkuti**”, Plot No. 61-A, Kanadia Road, Tehsil & District - Indore, PIN – 452 010, State – Madhya Pradesh, Country – India belongs to **Shri. Hemant Chandel S/o Shri. Harinarayan Chandel.**

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Flat No. 101 & Passage
South	Other Shop then Road	Other Shop then Road
East	House No. 60/A	House No. 60/A
West	House No. 62/A	Staircase then House No. 62/A

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	75,75,750/-	68,18,175/-	60,60,600/-	14,91,750/-

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. (N) CCIT/1-14/52/2008-09

Encl: Valuation Report