



State – Madhya Pradesh, Country – India

Date: 02.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential House on Plot No. 2, “**Evershine Colony**”, Khasra No. 159/1/1, 159/2, 162/1 & 162/2, Gram - Bicholi Mardana, Tehsil & District Indore, PIN – 452 016, State – Madhya Pradesh, Country – India belongs to **Shri. Aaditya Bhargava S/o. Brajkrishnaji Bhargava & Smt. Sadhna Bhargava W/o. Shri. Aadityaji Bhargava.**

Boundaries of the property.

North : Colony Road
South : Land of Park
East : Plot No. 03
West : Plot No. 01

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 Plot & House	96,62,736/-	86,96,462/-	77,30,189/-	19,66,000/-

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.**