

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Cum Commercial House on Plot No. E.B.- 240 (Old No. 60/B.A.), IDA Scheme No. 94 (Ring Road), Sector - 'B', Tehsil & District Indore, PIN - 452 010, State - Madhya Pradesh, Country - India belongs to **Dr. Sagar Khatri S/o. Shri. Daulatram Ji Khatri**.

Boundaries of the property.

North : Plot No. E.B. - 239
South : Plot No. E.B. - 241
East : Plot No. E.B. - 263 & 262
West : Road

Considering various parameters recorded herein above, 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 as follows -

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Cum Commercial House	3,64,42,000/-	3,27,97,800/-	2,91,53,600/-	72,60,700/-

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.

Digitally signed by Sharadkumar
B. Chalikwar
DN: cn=Sharadkumar B.
Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2023.06.27 10:13:38 +05'30'

Sharadkumar
B. Chalikwar

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.



Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
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Our Pan India Presence at :

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📍 Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
📞 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1279/23-24	Dated 27-Jun-23
Buyer (Bill to) UNION BANK OF INDIA SINDHI COLONY BRANCH 30, Patel Nagar Sapna Sangeeta Road, Indore -452001 GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 001773 / 2301282	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	15,000.00
	IGST			2,700.00
	Total			INR 17,700.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Seventeen Thousand Seven Hundred Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	15,000.00	18%	2,700.00	2,700.00
Total	15,000.00		2,700.00	2,700.00

Tax Amount (in words) : **Indian Rupee Two Thousand Seven Hundred Only**

Think.Innovate.Create

Remarks:
 Dr. Sagar Khatri S/o. Shri. Daulatram Ji Khatri -
 Residential Cum Commercial House on Plot No. E.B.-
 240 (Old No. 60/B.A.), IDA Scheme No. 94 (Ring
 Road), Sector - 'B', Tehsil & District Indore, PIN - 452
 010, State - Madhya Pradesh, Country - India
 Company's PAN : **AADCV4303R**

Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **091605002726**
 Branch & IFS Code: **INDORE RATLAM KOTHI & ICIC0000916**



UPI Virtual ID : **VASTUKALAINDORE@icici**

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory



This is a Computer Generated Invoice

