

VALUATION OPINION REPORT

This is to certify that the property Commercial Corner Plot at Settlement No. 209, Old Ward No. 02, New No. 12, Survey No. 64/65/13/2, Nimbark Ginning Area, A. B. Road, Kasba & Tehsil Sendhwa, District Barwani, PIN - 451 666, State - Madhya Pradesh, Country - India belongs to **Nikunj S/o. Girdharilal Tayal**.

Boundaries of the property.

| Particulars | As per Site Inspection |
|-------------|---|
| North | Common Road |
| South | Nikunj's Father Girdharilal Tayal Sold Land |
| East | Land of Latabai W/o. Gopal Khandelwal |
| West | Common Road |

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 (₹) |
|-----------------|--------------------------|-------------------------|----------------------------|
| Commercial Plot | 1,75,00,000/- | 1,57,50,000/- | 1,40,00,000/- |

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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org, postalCode=452001, st=MP, serialNumber=1, c=IN

Manoj



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

Encl: Valuation report.

*Received on
28.6.23*

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-1315/23-24 | Dated 28-Jun-23 |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| | Reference No. & Date. | Other References |
| Buyer (Bill to) PUNJAB NATIONAL BANK Mid Corporate Centre Indore C 21, 2nd floor, Business park Opp Raddison Hotel, Indore, Madhya Pradesh GSTIN/UIN : 23AAACP0165G1ZX State Name : Madhya Pradesh, Code : 23 | Buyer's Order No. | Dated |
| | Dispatch Doc No. 002186 / 2301317 | Delivery Note Date |
| | Dispatched through | Destination |
| | Terms of Delivery | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------|---|---------|----------|--------------------|
| 1 | VALUATION FEE (Technical Inspection and Certification Services) | 997224 | 18 % | 10,000.00 |
| | IGST | | | 1,800.00 |
| | Total | | | ₹ 11,800.00 |

Amount Chargeable (in words) E. & O.E

Indian Rupee Eleven Thousand Eight Hundred Only

| HSN/SAC | Taxable Value | Integrated Tax | | Total Tax Amount |
|--------------|------------------|----------------|-----------------|------------------|
| | | Rate | Amount | |
| 997224 | 10,000.00 | 18% | 1,800.00 | 1,800.00 |
| Total | 10,000.00 | | 1,800.00 | 1,800.00 |

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Only**

Remarks:
 Nikunj S/o. Girdharilal Tayal - Commercial Corner Plot at Settlement No. 209, Old Ward No. 02, New No. 12, Survey No. 64/65/13/2, Nimbark Ginning Area, A. B. Road, Kasba & Tehsil Sendhwa, District Barwani, PIN - 451 666, State - Madhya Pradesh, Country - India
 Company's PAN : **AADCV4303R**

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

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

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice

