

VALUATION OPINION REPORT

This is to certify that the property of Residential Plot No. 42, "Malwa Enclave", Malwa County Colony, A.B. Bypass Road, Manglaya Sadak, Village Raukhedi, Tehsil Sanwer, District - Indore, PIN - 453 771, State - Madhya Pradesh, Country - India belongs to M/s. Satya Infrastructures Ltd. Name of Proposed Purchaser / Client is Mr. Kamlesh Bholande S/o. Mr. Rameshwar Bholande & Mrs. Monali Bholande W/o. Mr. Kamlesh Bholande.

Boundaries of the property.

North : Unit No. 43
South : Unit No. 41
East : Unit No. 05
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	Full Value after completion (₹) (A + B1)	Proportionate Value as on Today (₹) (A + B2)
Fair Market Value	77,49,300/-	47,39,700/-
Realizable Value	73,61,835/-	45,02,715/-
Distress Sale Value	61,99,440/-	37,91,760/-

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

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: 2023.07.08 15:17:36 +05'30'

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
E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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-1450/23-24	Dated 7-Jul-23
Buyer (Bill to) Union Bank of India - RLP Indore ULP Indore UG-18-19-20, Upper Ground Floor, Managl City Plot no A-1 Scheme No 54 A B Road , Indore 452010 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. 002345 / 2301458	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	IGST			540.00
Total				₹ 3,540.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Three Thousand Five Hundred Forty Only

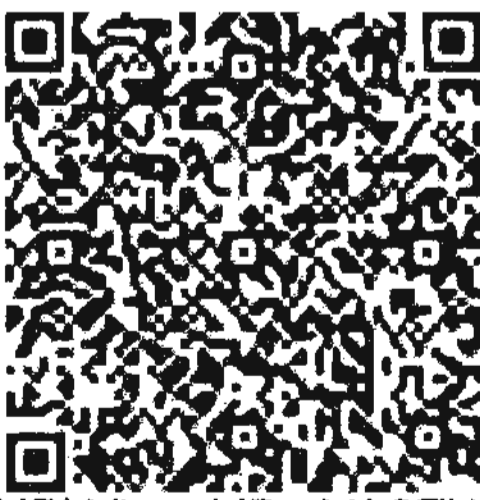
HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	3,000.00	18%	540.00	540.00
Total			540.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:
 Name of Proposed Purchaser / Client is Mr. Kamlesh Bholande S/o. Mr. Rameshwar Bholande & Mrs. Monali Bholande W/o. Mr. Kamlesh Bholande (M/s. Satya Infrastructures Ltd.) - Residential Plot No. 42, "Malwa Enclave", Malwa County Colony, A.B. Bypass Road, Manglaya Sadak, Village Raukhedi, Tehsil Sanwer, District - Indore, PIN - 453 771, State - Madhya Pradesh, Country - India (Land & Building)
 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