

Valuation Report Prepared For: UBI/A.B. Road (Khajrana) Branch / Shri. Dharmendra Batra S/o Late Shri. Shantiprakash Batra (002787/2301816) Page 2 of 21

Vastu/Indore/07/2023/002787/2301816  
28/11-441-BSA  
Date: 28.07.2023

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. C - 102/4/B.H.K., 1<sup>st</sup> Floor, Tower- C, Anandvan Phase - 2, Scheme No. 140 Highrise, Tehsil & District Indore, PIN - 452 001, State - Madhya Pradesh, Country - India belongs to **Shri. Dharmendra Batra S/o Late Shri. Shantiprakash Batra.**

Boundaries of the property:

Boundaries	Flat	Building
North	: Block-B	Block-B
South	: Road	Passage
East	: Open To Sky	Road
West	: Staircase then Flat No. 101	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 for this particular purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Flat	1,41,18,900/-	1,27,07,010/-	1,12,95,120/-	49,54,000/-

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.**

**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: 2023.07.28 17:41:46 +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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-1760/23-24</b>	Dated <b>28-Jul-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>Union Bank of India</b> A B ROAD KHAJRANA Fortuna Plot No. 6, Road No. 2, Anoop Nagar, A. B. Road, Indore,452018 GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23	Buyer's Order No. Dated	
	Dispatch Doc No. <b>2787 / 2301816</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

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

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
<b>Total</b>			<b>1,800.00</b>	<b>1,800.00</b>

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

**Remarks:**  
 Shri. Dharmendra Batra S/o Late Shri. Shantiprakash  
 Batra - Residential Flat No. C - 102/4/B.H.K., 1st Floor,  
 Tower- C, Anandvan Phase - 2, Scheme No. 140  
 Highrise, Tehsil & District Indore, PIN - 452 001, 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**

*(Signature)*  
 Authorized Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt Ltd.**

An ISO 9001:2015 Certified Company



*Handwritten signature and date: 8/8/23*

