

VALUATION OPINION REPORT

This is to certify that the Residential Plot No. 331, Scheme No. 155, Ward No. 16 (Nandbag), Gram Chhota Bangadda, Tehsil & District - Indore, PIN - 452 002, State - Madhya Pradesh, Country - India belongs to **Shri. Vishal Damar S/o Shri. Amar Singh Damar**. Name of **Proposed Purchaser / Client** is **Shri. Rajababa Goud S/o Shri. Hukumchand Goud & Smt. Rashmi Goud W/o Shri. Rajababa Goud**.

Boundaries of the property.

North : 9:00 M. Wide Road
South : 9:00 M. Wide Road
East : Plot No. 330
West : Plot No. 332

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 (₹)
Residential Land	50,38,800/-	45,34,920/-	40,31,040/-

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: 2023.08.25 13:44:13 +05'30'



Received
12/09/23

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

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.	Dated
	PG-2162/23-24	25-Aug-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) Union Bank of India IDA Branch Indore Development Authority, 7 Race Course road, Indore-452003 GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	002919 / 2302226	
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	3,500.00
	IGST			630.00
	Total			4,130.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Four Thousand One Hundred Thirty Only


HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	3,500.00	18%	630.00	630.00
Total	3,500.00		630.00	630.00

Tax Amount (in words) : **Indian Rupee Six Hundred Thirty Only**



Remarks:
 Proposed Purchaser / Client is Shri. Rajababa Goud S/o Shri. Hukumchand Goud & Smt. Rashmi Goud W/o Shri. Rajababa Goud, Name of Owner: Shri. Vishal Damar S/o Shri. Amar Singh Damar - Residential Plot No. 331, Scheme No. 155, Ward No. 16 (Nandbag), Gram Chhota Bangadda, Tehsil & District - Indore, PIN - 452 002, 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