

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 439, Sector-A," Janta Bhawan", Pandit Din dayal Upadhyay Nagar, MR-10 Road, Sukhliya, Tehsil & District Indore, PIN – 452 011, State – Madhya Pradesh, Country – India belongs to **Smt. Ruchi Tiwari W/o Shri. Ramchandra Tiwari & Shri. Ramchandra Tiwari S/o Shri. Brajmohan Tiwari.**

Boundaries of the property.

North : Plot No. 441  
South : Road  
East : Plot No. 440  
West : Plot No. 338

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 Row House	39,43,800/-	35,49,420/-	31,55,040/-	8,67,000/-

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: 2023.08.08 18:25:08 +05'30'

*Handwritten signature*



**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  
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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

<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-1908/23-24</b>	Dated <b>8-Aug-23</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>Union Bank of India - ULP Indore</b> 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	Buyer's Order No.	Dated
	Dispatch Doc No. <b>002966 / 2301967</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>3,500.00</b>
	<b>IGST</b>			<b>630.00</b>
	Total			<b>4,130.00</b>

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
<b>Total</b>	<b>3,500.00</b>		<b>630.00</b>	<b>630.00</b>

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

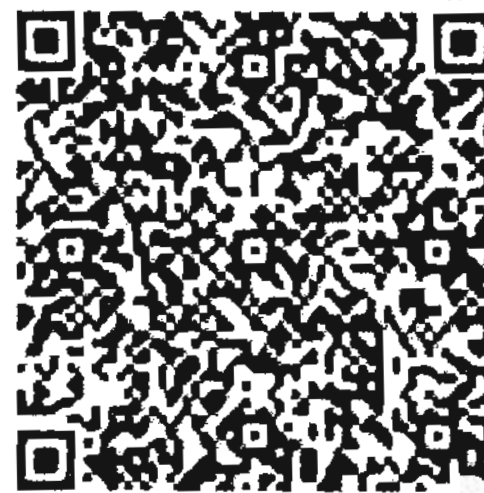
*Remarks:*  
 Smt. Ruchi Tiwari W/o Shri. Ramchandra Tiwari & Shri. Ramchandra Tiwari S/o Shri. Brajmohan Tiwari - Residential Row House No. 439, Sector-A, "Janta Bhawan", Pandit Din dayal Upadhyay Nagar, MR-10 Road, Sukhliya, Tehsil & District Indore, PIN - 452 011, State - Madhya Pradesh, Country - 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**



Authorized Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

www.vastukala.org

