

VALUATION OPINION REPORT

This is to certify that the property of Residential Row House on Plot No. 401, "High Link City", Panchsheel Nagar, Gram Chhota Bangarda, Tehsil & District - Indore, PIN - 452 006, State - Madhya Pradesh, Country - India belongs to **Shri. Abhay Chopra S/o Shri. Lalbhadr Chopra & Smt. Rita Chopra W/o Shri. Abhay Chopra**.

Boundaries of the property.

North : House No. 400
South : Plot No. 402
East : Other Plot
West : 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 Row House	1,48,13,200/-	1,33,31,880/-	1,18,50,560/-	43,05,420/-

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: 2023.08.21 13:15:10 +05'30'

Handwritten signature



Handwritten note: received report
Handwritten signature
Handwritten date: 21/8/23
Handwritten initials: 2:35 pm

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
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Our Pan India Presence at :

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



Head 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-2058/23-24	Dated 21-Aug-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) UNION BANK OF INDIA SINDHI COLONY BRANCH 30, Patel Nagar Sapna Sangeeta Road, Indore -452001 GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No. 003171 / 2302121	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 %	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:
 Shri. Abhay Chopra S/o Shri. Lalbhadrur Chopra & Smt. Rita Chopra W/o Shri. Abhay Chopra - Residential Row House on Plot No. 401, "High Link City", Panchsheel Nagar, Gram Chhota Bangarda, Tehsil & District - Indore, PIN - 452 006, 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

Abhit
 Authorised Signatory

This is a Computer Generated Invoice

