

**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-2860/23-24</b>	Dated <b>11-Oct-23</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
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	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>004319/2302947</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl 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**

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**

**Remarks:**

Shri. Praveen Jain S/o Shri. Kantilal Jain & Smt. Varsha Jain W/o Shri. Praveen Jain - Residential Row House No. 15, "Vastu City Rameshwaram", Pragati Vihar, Off A.B. Road, Bicholi Mardana, Tehsil & District - Indore, PIN - 452 016, 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

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

*(Signature)*  
 Authorised Signatory

This is a Computer Generated Invoice



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

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AN ISO 9001:2015 Certified Company

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Valuation Report Prepared For: UB/A.B. Road (Khajrana) Branch / Shri. Praveen Jain S/o Shri. Kantilal Jain & Other (004319/2302947) Page 2 of 24

Vastu/Indore/10/2023/004319/2302947  
11/6-144-BSA  
Date: 10.10.2023

## VALUATION OPINION REPORT

This is to certify that the property of Residential Row House No. 15, "Vastu City Rameshwaram", Pragati Vihar, Off A.B. Road, Bicholi Mardana, Tehsil & District - Indore, PIN - 452 016, State - Madhya Pradesh, Country - India belongs to **Shri. Praveen Jain S/o Shri. Kantilal Jain & Smt. Varsha Jain W/o Shri. Praveen Jain.**

Boundaries of the property.

North : Row House No 16  
South : Row House No 14  
East : Row House No 24  
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 House	4,31,55,585/-	3,88,40,027/-	3,45,24,468/-	96,42,553/-

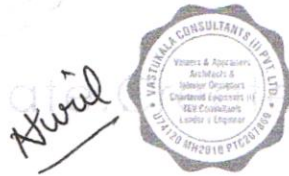
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

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: 2023.10.10 13:19:53 +05'30'



**Sharadkumar B. Chalikwar**

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



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