

VALUATION OPINION REPORT

This is to certify that the property of Residential House No. 1310, Bijalpur Main Road, Gram Bijalpur, Tehsil & District - Indore, PIN - 452 012, State - Madhya Pradesh, Country - India belongs to **Shri. Jafar Mansoori S/o Shri. Abdul Samad Mansoori, Shri. Ashik Mansoori S/o Shri. Abdul Samad Mansoori & Shri. Arif Mansoori S/o Shri. Abdul Samad Mansoori.**

Boundaries of the property.

North : House No.1309
South : House No. 1311
East : Other Land
West : Bijalpur Main 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	5,73,63,400/-	5,16,27,060/-	4,58,90,720/-	1,38,40,125/-

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: 2023.11.22 10:14:54 +05'30'

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-3517/23-24	26-Nov-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) Union Bank of India 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.	Delivery Note Date
	005252/2303670	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	12,712.00
	IGST			2,288.16
	Less : ROUNDED OFF			(-)0.16
	Total			15,000.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Fifteen Thousand Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	12,712.00	18%	2,288.16	2,288.16
Total	12,712.00		2,288.16	2,288.16

Tax Amount (in words) : **Indian Rupee Two Thousand Two Hundred Eighty Eight and Sixteen paise Only**

Remarks:
 005252/2303670 Shri. Jafar Mansoori S/o Shri. Abdul Samad Mansoori, Shri. Ashik Mansoori S/o Shri. Abdul Samad Mansoori & Shri. Arif Mansoori S/o Shri. Abdul Samad Mansoori -Residential House No. 1310, Bijalpur Main Road, Gram Bijalpur, Tehsil & District - Indore, PIN - 452 012, 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**

Customer's Seal and Signature for Vastukala Consultants (I) Pvt Ltd

Handwritten Signature
 Authorised Signatory

This is a Computer Generated Invoice

