



Vastu/Indore/11/2023/005266/2303762

30/29-458-JAA

Date: 28.11.2023

VALUATION OPINION REPORT

This is to certify that the property of Residential House on Plot No. 131, "Avadh Vatika Colony", Indore Bypass A.B. Road, Gram - Rau, Tehsil & District - Indore, PIN - 453 331, State - Madhya Pradesh, Country - India belongs to **Shri. Narendra Patidar S/o. Shri. Rukhdu Patidar**.

Boundaries of the property.

North : Plot No. 130
South : Plot No. 132
East : Colony Road
West : Plot No.112

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	90,50,000/-	85,97,500/-	72,40,000/-	23,13,700/-

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: 2023.11.28 17:53:28 +05'30'

Sharad



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2019/11744
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
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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-3594/23-24	30-Nov-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) MAA-G FOODS IMPEX LLP 131, AVADH VATIKA, RAU,PIGDAMBER, Indore, Indore, Madhya Pradesh, 453331 GSTIN/UIN : 23ABYFM6588J1ZA State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005266/2303762	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	5,000.00
	IGST			900.00
	Total			₹ 5,900.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Five Thousand Nine Hundred Only


HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	5,000.00	18%	900.00	900.00
Total	5,000.00		900.00	900.00

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

Remarks:
 005266/2303762 Shri. Narendra Patidar S/o. Shri. Rukhdu Patidar - Residential House on Plot No. 131, "Avadh Vatika Colony", Indore Bypass A.B. Road, Gram - Rau, Tehsil & District - Indore, PIN - 453 331, 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
Pooja Dagare
 Digitally signed by Pooja Dagare
 DN: cn=Pooja Dagare, o=Vastukala Consultants I
 PG F118925 G
 E=9862
 Date: 2023.11.30 17:42:05+05'30'
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org