



VALUATION OPINION REPORT

This is to certify that the property Residential Land as "Part - A", Survey No. 159/1/2/1/1, 159/1/2/2/1, 159/2 Part, Project "Highline Heritage", Sanwer Main Road, Gram - Bhawrasla, Tehsil - Sanwer, District - Indore, PIN - 453 555, State - Madhya Pradesh, Country - India belongs to **Dr. Vinod Bhandari S/o. Shri. Shaitanmal Bhandari & Dr. Manjushree Bhandari W/o. Vinod Bhandari.**

Boundaries of the property.

	As per Site Inspection
North	Road
South	Open Land
East	Colony Boundary
West	Indore - Ujjain Main Road & Indore Shopping Mall Building

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 and valued for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Land	45,76,76,160/-	41,19,08,544/-	36,61,40,928/-

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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4f1ad35dc03e0c39e26865913490c3d33d41333
115279b17a18b5652, postalCode=400009, st=Maharashtra,
serialNumber=41a28a5463d6c899d82255a8c3c6b91f11bd2e3
94e782e29a327b6235fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.28 17:35:50 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaiour

Regd. Office : B1-001, U/B Floor, Boome
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24

Tax 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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No. IND/2324/DEC/005	Dated 8-Dec-23
Buyer (Bill to) VB BUILDERS AND DEVELOPERS 159/1/2/1, Sanwer Main Road, GPS Rawer, Sanwer, Indore, Madhya Pradesh, 453551 GSTIN/UIN : 23AAWFV2241E1Z6 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 005269/2303892	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	35,000.00
	IGST			6,300.00
	Total			₹ 41,300.00

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

Indian Rupee Forty One Thousand Three Hundred Only

HSN/SAC	Taxable Value
997224	35,000.00
Total	35,000.00

Tax Amount (in words) : **NIL**

Remarks:
 0052692303892 MR Vinod Bhandari & Manjushree Bhandari Land No. Ground Floor, New/Current Survey No. 159/1/2/1, 159/1/2/2/1, 159/2, Project "Highline Heritage Colony", , Sanwer Main Road, Village - Gram - Bhawrasla, , Tahasil Sanwer, District - Indore, 453 555, State - Madhya Pradesh

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 - INDORE**
 A/c No. : **091605002726**
 Branch & IFS Code: **INDORE RATLAM KOTHI & ICIC0000916**



UPI Virtual ID : **VASTUKALAINDORE@icici**

*Recd. on 11/12/23
Bill paid.*

Customer's Seal and Signature

for VASTUKALA CONSULTANTS (I) PVT LTD

ASMITA JAYSING RATHOD

Digitally signed on 08-12-2023 17:40:03

Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION



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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