

Vastu/UBI/Indore/12/2023/005281/2303815

05/5-44-BSJAA

Date: 01.12.2023

## VALUATION OPINION REPORT

This is to certify that the property of Residential Plot No. A-2/X-5, Scheme No. 71, Sector - C, Ring Road, Gumasta Nagar, Tehsil & District - Indore, PIN - 452 009, State - Madhya Pradesh, Country - India belongs to **Shri. Ashok Kumar S/o. Shri. Prahladdas Agrawal.**

Boundaries of the property.

North : Plot No. 4-A-2/X, Scheme No. 71 C  
South : Plot No. 6-A-2/X, Scheme No. 71 C  
East : Road  
West : Plot No. 5-A/X, Scheme No. 71 C

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 (₹)
Residential Land	6,85,95,000/-	6,17,35,500/-	5,48,76,000/-

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 Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2023.12.01 14:37:08 +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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Our Pan India Presence at :

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

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mumbai@vastukala.org


## 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.	Dated
	<b>ADVANCE161/23-24</b>	<b>4-Dec-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	<b>AGAINST REPORT</b>
Buyer (Bill to) <b>Union Bank Of India-Malharganj</b> 13, Daliya Bakhal, Kailash Marg, District - Indore, PIN - 452002 GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>005281</b>	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>25,000.00</b>
	<b>IGST</b>			<b>4,500.00</b>
<b>Total</b>				<b>29,500.00</b>

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

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	25,000.00	18%	4,500.00	4,500.00
<b>Total</b>	<b>25,000.00</b>		<b>4,500.00</b>	<b>4,500.00</b>

Tax Amount (in words) : <b>Indian Rupee Four Thousand Five Hundred Only</b>  Remarks: 005281 MR Ashok Kumar S/o Prahlad Das Land No. Ground Floor, Plot No. A - 2/X - 5, Sector C, Scheme No. 71, , Ring Road,, Tahasil Indore, District - Indore, 452 009, State - Madhya Pradesh Company's PAN : <b>AADCV4303R</b> 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 : <b>ICICI BANK LTD</b> A/c No. : <b>091605002726</b> Branch & IFS Code: <b>INDORE RATLAM KOTHI &amp; ICIC0000916</b>  UPI Virtual ID : <b>VASTUKALAINDORE@icici</b>
Customer's Seal and Signature	for <b>Vastukala Consultants (I) Pvt Ltd</b>  Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.  
 An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)

50/11/2023

