

## VALUATION OPINION REPORT

This is to certify that the property of Residential Plot No. 199, "Nariman I.T. Hub Township", Chota Bangarda Road, Gram Chota Bangarda, Tehsil & District - Indore, PIN - 452 005, State - Madhya Pradesh, Country - India belongs to **Shri. Chahat Shukla S/o Shri. Vidhyacharan Ji.**

Boundaries of the property.

North : Plot No. 198  
South : Plot No. 200  
East : Colony Road  
West : Plot No. 196

Considering various parameters recorded herein above, 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 as follows -

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Plot	49,50,000/-	44,55,000/-	39,60,000/-

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  
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 12:45:27 +05'30'

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



Received  
KOWP  
16/12/2023

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

## Tax 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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	IND/2324/NOV/019	30-Nov-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>PREM JI PHARMA</b> CHAHAT SHUKLA 919/9, NEAR GOVIND KIRANA STORE, NEHRU NAGAR, Indore, Madhya Pradesh, 452001 GSTIN/UIN : 23DWCP51302C2Z7 State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	3,000.00
	<b>IGST</b>			540.00
<b>Total</b>				<b>₹ 3,540.00</b>

E. & O.E

Amount Chargeable (in words)  
**Indian Rupee Three Thousand Five Hundred Forty Only**

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	3,000.00	18%	540.00	540.00
<b>Total</b>			<b>540.00</b>	<b>540.00</b>

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

**Remarks:**

005333/2303737 Shri. Chahat Shukla S/o Shri. Vidhyacharan Ji -Residential Plot No. 199, "Nariman I. T. Hub Township", Chota Bangarda Road, Gram Chota Bangarda, Tehsil & District - Indore, PIN - 452 005, 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 - INDORE**  
 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**

ASMITA JAYSING RATHOD  
 Digitally signed on 30-11-2023 12:30:00

Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

*Handwritten:*  
 16/12/2023

*Handwritten:*  
 H. K. S.

