CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared for: UBI / Malharganj Branch / Shri. Babulal S/o Shri. Prahlad Das Agrawal (005400/2303807) Page 2 of 23

Vastu/Indore/02/2023/005400/2303807 04/12-36-AKTA

Date: 02.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Municipal House No. 11(Old No. 8), "West Part", Narsing Bazar, Off Indore Dhar Road, Tehsil & District Indore, PIN – 452 002, State – Madhya Pradesh, Country – India. belongs to Shri. Babulal S/o Shri. Prahlad Das Agrawal.

Boundaries of the property.

House of Prahlad Das Ji North House of Hukumchand Trust South East Side Part of House East West Government 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 (₹)	
Residential House	93,77,000/-	84,39,300/-	75,01,600/-	

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 DN: cn=Sharadkumar B. B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2023.12.02 17:35:05 +05'30'

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





Regd. Office: B1-001, U/B Floor, Boomerang,

Chandivali Farm Road, Andheri (East),

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:

Aurangabad Pune **♥** Nanded

Indore

Rajkot R Raipur R

Mumbai - 400 072, (M.S.), INDIA TeleFax: +91 22 28371325/24

mumbai@vastukala.org





🗣 Ahmedabad 🔗 Jaipur





PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, PG-3635/23-24 4-Dec-23 BOOMERANG, CHANDIVALI FARM ROAD, **Delivery Note** Mode/Terms of Payment ANDHERI-EAST 400072 **AGAINST REPORT** GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) Union Bank Of India-Malbarganj Dispatch Doc No. **Delivery Note Date** 13, Daliya Bakhal, Kailash Marg, 05400/2303807 District - Indore, PIN - 452002 Dispatched through Destination GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23 Terms of Delivery

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

Amount Chargeable (in words)

E. & O.E.

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable	Integrated Tax		Total
	Value	Rate	Amount	Tax 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:

005400/2303807 Shri. Babulal S/o Shri. Prahlad Das Agrawal - Residential Municipal House No. 11(Old No. 8), "West Part", Narsing Bazar, Off Indore Dhar Road, Tehsil & District Indore, PIN - 452 002, 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

Customer's Seal and Signature

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) Pvaltd

Authorised Signatory

This is a Computer Generated Invoice



