

Vastu/PNB/Indore/12/2023/005456/2303911  
12/4-140-AKTA  
Date: 27.11.2023

## VALUATION OPINION REPORT

This is to certify that the property Residential Plot No. 171, "High Link Premium Corridor", Village- Nainod, Tehsil & District Indore, PIN - 453 112, State - Madhya Pradesh, Country - India belongs to **Shri. Laxman Singh Rajora S/o Shri. Bhawani Singh Ji Rajora.**

Boundaries of the property.

Particulars	As per Site Inspection
North	Plot No. 172
South	Plot No. 170
East	Other Plot
West	Colony 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 and valued for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Plot	40,00,000/-	36,00,000/-	32,00,000/-

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.

**MANOJ BABURAO  
CHALIKWAR**

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9822b6c4fd35dc03e0cf9e26865913490cf3d33d41  
333115279b17a18b5e52, postalCode=400009,  
st=Maharashtra,  
serialNumber=41e56a566ab1cc89d6b2a55a1fca3cfe31f11b  
d2e394e287e29a327b625fbc, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.11.27 12:30:55 +05'30'

Auth. Sign.



Received on 14/12/2023



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

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

# 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
	PG-3737/23-24	12-Dec-23
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>Punjab National Bank</b> Manoramaganj branch 21, AB Rd, Palasia Square, Manorama Ganj, Indore, Madhya Pradesh 452001 GSTIN/UIN : 23AAACP0165G1ZX State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>005456/2303911</b>	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>IGST</b>			<b>720.00</b>
<b>Total</b>				<b>4,720.00</b>

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

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	4,000.00	18%	720.00	720.00
<b>Total</b>			<b>720.00</b>	<b>720.00</b>

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

**Remarks:**

005456/2303911 Shri. Laxman Singh Rajora S/o  
 Shri. Bhawani Singh Ji Rajora - Residential Plot No.  
 171, "High Link Premium Corridor", Village- Nainod,  
 Tehsil & District Indore, PIN - 453 112, 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

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

*Hurul*  
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

