

VALUATION OPINION REPORT

This is to certify that the property bearing Residential House on Plot No. 312 / B. G., Sector B, "Scheme No. 54", A.B. Road, Tehsil & District Indore, PIN – 452 010, State – Madhya Pradesh, Country – India. belongs to **Shri. Arjind Kumar Singh S/o Shri Bechan Singh.**

Boundaries of the property.

North	:	12.19 M. Wide Road
South	:	Plot No. 45, Scheme No. 54
East	:	12.19 M. Wide Road
West	:	Plot No. 311, Scheme No. 54

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 (₹)	Insurable Value In (₹)
Land & Building	3,04,13,100/-	2,73,71,790/-	2,43,30,480/-	1,70,000/-

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: 2023.12.04 17:10:57 +05'30'

Sharad



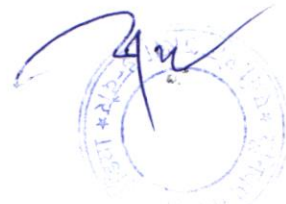
Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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
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- Nanded
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Regd. Office : B1-001, U/B Floor, Boomerang
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax: +91 22 28371325/74

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.	Dated
	IND/2324/DEC/006	12-Dec-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Union Bank of India A B ROAD KHAJRANA Fortuna Plot No. 6, Road No. 2, Anoop Nagar, A. B. Road, Indore,452018 GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005492/2303926	
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	10,000.00
	IGST INPUT			1,800.00
Total				₹ 11,800.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Eleven Thousand Eight Hundred Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	10,000.00	18%	1,800.00	1,800.00
Total	10,000.00		1,800.00	1,800.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Only**

Remarks:
 005492/2303926 Shri. Arjind Kumar Singh S/o Shri Bechan Singh - Residential House on Plot No. 312 / B. G., Sector B, "Scheme No. 54", A.B. Road, Tehsil & District Indore, PIN - 452 010, 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 <small>Digitally signed on 13-12-2023 17:06:43</small> Authorised Signatory
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SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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