

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 905-A, 9th Floor, "Ruby", Rainbow Residency Complex, Snehataganj, Snehataganj Main Road, Tehsil & District Indore, PIN - 452 001, State - Madhya Pradesh, Country - India belongs to **Shri. Satyam Gaur S/o Shri. Sarvottam Gaur.**

Boundaries of the property:

Boundaries	Flat	Building
North	MOS	Open Space
South	Passage than 907-A	Main Road
East	Lift than Staircase	Open Space
West	Other Wings	Other Wing

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 (₹)
Residential Flat	63,60,204/-	57,24,184/-	50,88,163/-	22,18,500/-

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: 2023.12.13 15:12:41 +05'30'



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
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Our Pan India Presence at :

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mumbai@vastukala.org

PROFORMA 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 E-Mail : accounts@vastukala.org	Invoice No. PG-3802/23-24	Dated 15-Dec-23
Buyer (Bill to) UNION BANK OF INDIA SINDHI COLONY BRANCH 30, Patel Nagar Sapna Sangeeta Road, Indore -452001 GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 005535/2303984	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	IGST			540.00
Total				3,540.00

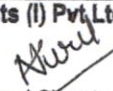
Amount Chargeable (in words) E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

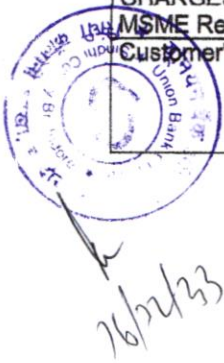
HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	3,000.00	18%	540.00	540.00
Total			540.00	540.00

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

<p>Remarks: 005535/2303984 Shri. Satyam Gaur S/o Shri. Sarvottam Gaur - Residential Flat No. 905-A, 9th Floor, "Ruby", Rainbow Residency Complex, Snehataganj, Snehataganj Main Road, Tehsil & District Indore, PIN - 452 001, State - Madhya Pradesh, Country - India</p> <p>Company's PAN : AADCV4303R</p> <p>Declaration NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.</p> <p>MSME Registration No. - 27222201137</p> <p>Customer's Seal and Signature</p>	<p>Company's Bank Details Bank Name : ICICI BANK LTD A/c No. : 091605002726 Branch & IFS Code: INDORE RATLAM KOTHI & ICIC0000916</p> <div style="text-align: center;">  UPI Virtual ID : VASTUKALAINDORE@icici </div>
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	for Vastukala Consultants (I) Pvt Ltd  Authorised Signatory
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16/12/23



Vastukala Consultants (I) Pvt. Ltd.

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