

VALUATION OPINION REPORT

This is to certify that the property of Residential House on Plot No. 66, Sector A, "Basant Vihar Colony", Gram Niranjapur, Garipipliya Road, Tehsil & District - Indore, PIN - 452 010, State - Madhya Pradesh, Country - India, State - Madhya Pradesh, Country - India belongs to **Smt. Sadhana Agrawal W/o Shri. Rajendra Agrawal & Shri. Rajendra Kumar Agrawal S/o Shri. Kantilal Agrawal.**

Boundaries of the property.

North : Plot No. A-67
South : Plot No. A-65
East : Plot No. A-75
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 for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential House	1,46,06,450/-	1,31,45,805/-	1,16,85,160/-	24,96,450/-

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
r 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: 2023.08.25 13:00:43 +05'30'



Sharadkumar B. Chalikwar

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

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-2159/23-24	Dated 25-Aug-23	
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
Buyer (Bill to) UNION BANK OF INDIA Pipliya Kumar S.S. Aangan, 90-91, Deep Palace Colony, Gram Indore, State – Madhya Pradesh GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. 003371 / 2302223	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	10,000.00
	IGST			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:
 Smt. Sadhana Agrawal W/o Shri. Rajendra Agrawal & Shri. Rajendra Kumar Agrawal S/o Shri. Kantilal Agrawal - Residential House on Plot No. 66, Sector A, "Basant Vihar Colony", Gram Niranjapur, Garipipliya Road, Tehsil & District - Indore, PIN – 452 010, State – Madhya Pradesh, Country – India, 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**

for **Vastukala Consultants (I) Pvt Ltd**
 Authorised Signatory

This is a Computer Generated Invoice



Vehicle History

Registration Number : MP09WD6088

No.of Visits Requested :7

VISIT 7

CUSTOMER INFORMATION

Name : MR DASHRATH JAISWAL

Vehicle INFORMATION

Model : A2N412P
 Chassis No. : 564746
 Engine No. : 9005010
 Sold By : 5308
 Sold Date : 26-OCT-19
 Variant : MARUTI DZIRE VXI

Jobcard Number : JC23001016
 Service Type : BODY REPAIR
 SA Name : AJAY BHANA
 Mechanic Name : AAKASH SONI
 TA Name :
 Group Name : B-1
 Servicing Dealer : 53ND-53-01
 RANA MOTORS PVT LTD.,DEWAS
 NAKA-2S(NEXA)
 Check-in Date : 13/05/23 12:18
 Jobcard Date : 13/05/23 12:20
 Promised Date : 10/06/23 12:20
 Ready Date : 07/06/23 16:30
 CSI % :
 PSF Status : SA- -CCE- -2ND-
 Mileage : 22000

Check-out Date :
 Bill Date : 07/06/23 16:31
 Bill Num : BR/23001640
 Part Amt. : 0
 Labour Amt. : 5000.33
 Total Amt. : 5000.33
 Est Part Amt. : 0.00
 Est Labour Amt. : 0.00
 Est Total Amt. : 0.00

Srl.	Demanded Repairs
1	OTHER JOBS-gay bachane Mein gadi Palti kha gai major damage ho gai-

Srl.	Labour Code	Labour Description	Billable Type
1	ZA39L0	BODYSHOP ESTIMATION CHARGES	CUS

Job Card Recommendation :

Unapproved Fitments :

VISIT 6

CUSTOMER INFORMATION

Name : MR DASHRATH JAISWAL

Vehicle INFORMATION

Model : A2N412P
 Chassis No. : 564746
 Engine No. : 9005010
 Sold By : 5308
 Sold Date : 26-OCT-19
 Variant : MARUTI DZIRE VXI

Jobcard Number : JC21000778
 Service Type : RUNNING REPAIR
 SA Name : SHAKIL MANSURI
 Mechanic Name : SHAKIL MANSURI
 TA Name : BHARAT MEENA
 Group Name : SWR01
 Servicing Dealer : CWX1-CWX-01
 RANA MOTORS PVT. LTD.,INDORE
 ROAD-2S
 Check-in Date : 26/03/22 14:02
 Jobcard Date : 26/03/22 14:04
 Promised Date : 26/03/22 20:03
 Ready Date : 26/03/22 17:52
 CSI % :
 PSF Status : 2ND- -SA- -CCE-
 Mileage : 16712

Check-out Date :
 Bill Date : 26/03/22 17:53
 Bill Num : BR/21000769
 Part Amt. : 0
 Labour Amt. : 0
 Total Amt. : 0
 Est Part Amt. : 0.00
 Est Labour Amt. : 0.00
 Est Total Amt. : 0.00

Srl.	Demanded Repairs
1	VEHICLE WASHING AND CLEANING-washing-
2	WHEEL ALIGNMENT-alignment-

Srl.	Labour Code	Labour Description	Billable Type
1	ZA11L0	WHEEL ALIGNMENT	DLR
2	ZA15L0	VEHICLE WASHING & CLEANING	DLR

Job Card Recommendation : WASHING AND W/A FAC COUPAN

Unapproved Fitments :

VISIT 5

CUSTOMER INFORMATION

Name : MR DASHRATH JAISWAL

Vehicle INFORMATION

Model : A2N412P
 Chassis No. : 564746
 Engine No. : 9005010
 Sold By : 5308
 Sold Date : 26-OCT-19
 Variant : MARUTI DZIRE VXI