



Valuation Report Prepared For: UBI/ Sindhi Colony Branch / Shri. Sanjay Kumar Jain (Lodha) S/o Shri. Madanlal Jain (005654/2303995) Page 2 of 22

Vastu/Indore/12/2023/005654/2303995
15/20-224 -AKTA
Date: 15.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402, 4th Floor, "Navkar Apartment", Part of House No. 16/1 (Old Plot No. 54), South Tukoganj, Banwari Lal Jaju Marg, Tehsil & District Indore, PIN - 452 001, State - Madhya Pradesh, Country - India belongs to **Shri. Sanjay Kumar Jain (Lodha) S/o Shri. Madanlal Jain.**

Boundaries of the property:

Boundaries	:	Flat	Building
North	:	Flat No. 401	Navkar 2 Building
South	:	MOS And Road	Road
East	:	Other Property	Other Building
West	:	Common Passage	Street No. 2

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	71,73,320/-	64,55,988/-	57,38,656/-	17,85,000/-

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: 2023.12.16 10:02:49 +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
E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Lucknow Ahmedabad Jaipur

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

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.	Dated
	PG-3813/23-24	15-Dec-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
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	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005654/2303995	
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	3,500.00
	IGST			630.00
Total				4,130.00

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

Indian Rupee Four Thousand One Hundred Thirty Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	3,500.00	18%	630.00	630.00
Total			630.00	630.00

Tax Amount (in words) : **Indian Rupee Six Hundred Thirty Only**

Remarks:
 005654/2303995 Shri. Sanjay Kumar Jain (Lodha) S /o Shri. Madanal Jain - Residential Flat No. 402, 4th Floor, "Navkar Apartment", Part of House No. 16/1(Old Plot No. 54), South Tukoganj, Banwari Lal Jaju Marg, Tehsil & District Indore, PIN - 452 001, 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

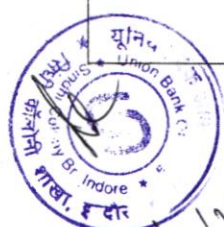
Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **091605002726**
 Branch & IFS Code: **INDORE RATLAM KOTHI & ICIC0000916**



UPI Virtual ID : **VASTUKALAINDORE@icici**

Customer's Seal and Signature for Vastukala Consultants (I) Pvt Ltd

Murli
 Authorised Signatory



16/12/23



This is a Computer Generated Invoice