



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House on Plot No. N-66, "Platinum Paradise", Mumbai Agara National Highway, Village Nipaniya, Tehsil & District Indore, PIN – 453 771, State – Madhya Pradesh, Country – India belongs to **Shri. Bharat Yadav S/o Shri. Ram Prasad Yadav**.

Boundaries of the property.

North : Plot No. N – 65
South : Plot No. N – 67
East : Road
West : Plot No. N – 57

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 Row House	99,00,000/-	89,10,000/-	79,20,000/-	26,77,500/-

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
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: 2023.12.22 18:02:24 +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.	Dated
	PG-3937/23-24	22-Dec-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
Buyer (Bill to) UNION BANK OF INDIA-BENGALI CHOURAH "172 & 173, 60 Wide Road, Goyal Nagar Indore, PIN - 452 018, District - 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.	Delivery Note Date
	005710/2034136	
	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	3,000.00		540.00	540.00

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

Remarks:
 005710/2034136 Shri. Bharat Yadav S/o Shri. Ram Prasad Yadav - Residential Row House on Plot No. N -66, "Platinum Paradise", Mumbai Agara National Highway, Village Nipaniya, Tehsil & District Indore, PIN – 453 771, 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

ASMITA JAYSING RATHOD
 Digitally signed on 05-01-2024 16:53:52

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

