

Vastu/PNB/Indore/12/2023/006086/2304366

05/21-68-AKA

Date: 30.12.2023

## VALUATION OPINION REPORT

This is to certify that the property Residential Land & Building on Plot No. 42, "Lokmanya Nagar", Ward No. 72, Kesar Bagh Road, Tehsil & District Indore, PIN - 452 009, State = Madhya Pradesh, Country - India belongs to **Shri. Sunil Madhav Gokhle S/o. Late Shri. Madhav Damodar Gokhle, Shri. Suhash Madhab Gokhle Late Shri. Madhab Dhamodar Gokhle Smt. Madhuri Chincholikar W/o. Shri. Shubash Chincholikar & Shri. Nilesh Chincholikar S/o. Shri. Shubash Chincholikar.** Name of Proposed Purchaser / Client is **Shri. Akhil Kulkarni S/o. Shri. Uday Kulkarni & Shri. Uday Kulkarni S/o. Late Shri. Sharad Kulkarni.**

Boundaries of the property.

Particulars	As per Site Inspection
North	Plot No. 43
South	Plot No. 41
East	Road
West	Plot No. 2 & 3

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 and valued for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Land & Building	1,85,36,409/-	1,66,82,768/-	1,48,29,127/-	12,15,075/-

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.

Manoj  
Chalikwar

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.30 09:56:50 +05'30'

Auth. Sign.

Manoj B. Chalikwar  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI / RV / 07/2018/10366  
Reg. No. CAT-I-F-1763



Akhil



Indore : 106, 1st Floor, Gold Star Tower, S.G. 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 Nachik Ahmadabad Jaipur

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> 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
	<b>PG-4140/23-24</b>	<b>5-Jan-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
<b>Buyer (Bill to)</b>  <b>Punjab National Bank</b> Goyal Nagar Branch, Indore Bicholi Hapsi Road, Indore, PIN – 452 016, State – Madhya Pradesh, Country – India GSTIN/UIN : 23AAACP0165G1ZX State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>006086/2304366</b>	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>5,000.00</b>
	<b>IGST</b>			<b>900.00</b>
	<b>Total</b>			<b>₹ 5,900.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Five Thousand Nine Hundred Only**

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	5,000.00	18%	900.00	900.00
<b>Total</b>	<b>5,000.00</b>		<b>900.00</b>	<b>900.00</b>


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

**Remarks:**  
 006086/2304366 Name of Proposed Purchaser / Client:  
 Shri. Akhil Kulkarni S/o. Shri. Uday Kulkarni & Shri. Uday Kulkarni S/o. Late Shri. Sharad Kulkarni, Name of Owner: Shri. Sunil Madhav Gokhle S/o. Late Shri. Madhav Damodar Gokhle, Shri. Suhash Madhab Gokhle Late Shri. Madhab Dhamodar Gokhle, Smt. Madhuri Chincholikar W/o. Shri. Shubash Chincholikar & Shri. Nilesh Chincholikar S/o. Shri. Shubash Chincholikar - Residential Land & Building on Plot No. 42, "Lokmanya Nagar", Ward No. 72, Kesar Bagh Road, Tehsil & District Indore, PIN - 452 009 , 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

*[Signature]*  
 Authorised Signatory

This is a Computer Generated Invoice

