



## 1. VALUATION OPINION REPORT

This is to certify that the property Residential Plot No. 84, "Sarvsampann Nagar", Om Alekh Road, Gram Bhicholi Hapsi, Tehsil & District - Indore, PIN - 452 016, State - Madhya Pradesh, Country - India belongs to **Smt. Seema Yadav W/o. Shri. Kamlesh Yadav.**

Boundaries of the property.

North : Plot No. 85  
South : House No. 83  
East : Road  
West : Back Line

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 Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Plot	1,05,00,000/-	94,50,000/-	84,00,000/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration 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: 2024.01.16 17:59:00 +05'30'

Auth. Sign.

*Manoj*



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: TCC/ 2022-23/1121/NSVN/1

*P. Jain*  
*Rec*  
*23-01-24*

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

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


## Tax 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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No. <b>IND/2324/JAN/009</b>	Dated <b>19-Jan-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
Buyer (Bill to) <b>STATE BANK OF INDIA-SME SUKHILA BRANCH</b> 1, Sector-S, Sanwer Road, , Indore, State - Madhya Pradesh, Country – India. GSTIN/UIN : 23AAACS8577K1ZX State Name : Madhya Pradesh, Code : 23	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>006368/2304229</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>10,000.00</b>
	<b>IGST</b>			<b>1,800.00</b>
<b>Total</b>				<b>₹ 11,800.00</b>

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
<b>Total</b>			<b>1,800.00</b>	<b>1,800.00</b>

Tax Amount (in words) : <b>Indian Rupee One Thousand Eight Hundred Only</b>  Remarks: 006368/2304595 Smt. Seema Yadav W/o. Shri. Kamlesh Yadav - Residential Plot No. 84, "Sarvsampann Nagar", Om Alekh Road, Gram Bhicholi Hapsi, Tehsil & District - Indore, PIN - 452 016, State - Madhya Pradesh, Country - India Company's PAN : <b>AADCV4303R</b>  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 : <b>ICICI BANK LTD - INDORE</b> A/c No. : <b>091605002726</b> Branch & IFS Code: <b>INDORE RATLAM KOTHI &amp; ICIC0000916</b>  UPI Virtual ID : <b>VASTUKALAINDORE@icici</b>
Customer's Seal and Signature	for <b>VASTUKALA CONSULTANTS (I) PVT LTD</b> ASMITA JAYSING RATHOD Digitally signed on 19-01-2024 17:53:39 Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

*P. Jain*  
Rec  
23-1-24

