



## VALUATION OPINION REPORT

The Residential property bearing Residential Plot No. 70 "Siddharth Nagar", Ujjain - Dewas Road, Tehsil & District Dewas, PIN - 455 001, State - Madhya Pradesh, Country - India belongs to **Shri. K Venkateshwara Rao S/o. Shri. Kesamveer Prakash Rao.**

Boundaries of the property:

Boundaries	:	As per Actual on Site
North	:	Road
South	:	Other's Land
East	:	Plot No. 71
West	:	Plot No. 69

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 banking purpose at **₹ 37,80,000/- (Rupees Thirty Seven Lakh Eighty Thousand Only).**

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

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX40/Empanelment: Valuer/CPL/2021-22

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.29 18:03:40 +05'30'

Auth. Sign.

*Manoj*



# 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. <b>PG-4526/23-24</b>	Dated <b>1-Feb-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>Bank Of Maharashtra</b> Bicholi Mardana 142, Solanki Market, Bhicholi Mardana, Indore 462011 GSTIN/UIN : 23AACCB0774B1DL State Name : Madhya Pradesh, Code : 23	Buyer's Order No. <b>006664/2304791</b>	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

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
<b>Total</b>			<b>630.00</b>	<b>630.00</b>

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

*Remarks:*  
 006664/2304791 Shri. K Venkateshwara Rao S/o.  
 Shri. Kesamveer Prakash Rao - Residential Plot No.  
 70, "Siddharth Nagar", Ujjain - Dewas Road, Tehsil &  
 District Dewas, PIN - 455 001, 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  Authorised Signatory
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This is a Computer Generated Invoice

