



Vastu/Indore/02/2024/006737/2304838
06/8-60-BSA
Date: 02.02.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3rd Floor, "Kirti Palace", Plot No. 5 & 6, Shree Nagar Colony, Tehsil & District - Indore, PIN - 452 018, State - Madhya Pradesh, Country - India belongs to **Shri. Mohammad Irshad Khan S/o. Shri. Haji Ahmad Noor.**

Boundaries of the property:

| Boundaries | : | Building | Flat |
|------------|---|-------------|------------------------------|
| North | : | Road | Open Area (Road) |
| South | : | Other House | Flat No.301 |
| East | : | Road | Open to Sky (Road) |
| West | : | Road | Passage then Flat No. 303 |

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 Flat | 60,44,884/- | 54,40,396/- | 48,35,907/- | 12,97,950/- |

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
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.02.02 12:48:13 +05'30'

Handwritten signature

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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
Indore Raipur

Regd. Office : B1-001, U/B Floor, E
Chandivali Farm Road, Andheri (Ea
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. PG-4567/23-24 | Dated 6-Feb-24 |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| Buyer (Bill to) Union Bank Of India-Malharganj 13, Daliya Bakhai, Kailash Marg, District - Indore, PIN - 452002 GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23 | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 006737/2304838 | Delivery Note Date |
| | 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 | | | 540.00 | 540.00 |

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

Remarks:
 006737/2304838 Mr Mohammad Irshad Khan
 Residential Flat No. Ground Floor, Kirti Palace", Plot
 No. 5 & 6,, 3rd Floor,, Shree Nagar Colony,, 452 018,,
 State - Madhya Pradesh
 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 Authorized Signatory |
|-------------------------------|-------------------------------------------------------------------|

This is a Computer Generated Invoice

Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company
www.vastukala.org