

# 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-1260/23-24</b>	Dated <b>26-Jun-23</b>
Buyer (Bill to) <b>SAGAR WINES MARKETEERS PRIVATE LIMITED</b> 2, KAMRUDDIN INDUSTRIAL ESTATE,KURLA ROAD, SAFED POOL, ANDHERI - EAST, Mumbai 400072 GSTIN/UIN : 27AADCS8784K1ZL State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>002159 / 2301263</b>	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>30,000.00</b>
	<b>CGST</b>			<b>2,700.00</b>
	<b>SGST</b>			<b>2,700.00</b>
<b>Total</b>				<b>₹ 35,400.00</b>

Amount Chargeable (in words)

**Indian Rupee Thirty Five Thousand Four Hundred Only**

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	30,000.00	9%	2,700.00	9%	2,700.00	5,400.00
<b>Total</b>	<b>30,000.00</b>		<b>2,700.00</b>		<b>2,700.00</b>	<b>5,400.00</b>

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

**Company's Bank Details**

Bank Name : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**

**Remarks:**

M/s. Sagar Wines Marketeers Limited., Residential Land Bearing on Plot No. 19, 20, 29 to 34, 36, 43 to 47, 50 to 54, 62 & 63, Khasra No. 168/3 & 168/4, P.S.K. 74, Shree Swami Wadi, Village – Waranga, Taluka & District - Nagpur, Pin Code – 441 108, State - Maharashtra, Country – India (Open Land)

Company's Service Tax No. : **AADCV4303RSD001**

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



UPI Virtual ID : vastukala@icici

**for Vastukala Consultants (I) Pvt Ltd**

*H. Sagar*

Authorised Signatory

This is a Computer Generated Invoice

PROFORMA INVOICE

Invoice No: PD-12345-24  
 Delivery Date: 28-Jun-24  
 Other Reference: [Blank]  
 Delivery Note Code: [Blank]  
 Registered through: [Blank]  
 Terms of Delivery: [Blank]

Vastavala Consultants (Pvt) Ltd  
 B1-B2-3rd Floor  
 BOMBERANG CHANDIVALLI FARM ROAD  
 ANDHERI-EAST 400025  
 GOSTINULI, STAAD04374071TX  
 State Name: Maharashtra, Code: 27  
 E-Mail: accounts@vastavala.com  
 Sagar Wine Market Private Limited  
 2, KAMRUPDINJIUS TRIAL ESTATE KURLA ROAD  
 BARBD POOL ANDHERI - EAST Mumbai 400025  
 GOSTINULI, STAAD04374071TX  
 State Name: Maharashtra, Code: 27

SI	Particulars	HSN/SAC	Rate	Amount
1	VALUATION FEE Technical Inspection and Calculation Services	932324	15%	30,000.00
				3,700.00
				2,700.00

HSN/SAC	Rate	Amount	State Tax	Central Tax	Total Tax	Total
932324	15%	30,000.00	2,700.00	2,700.00	5,400.00	35,400.00
						3,700.00
						2,700.00
						5,400.00

Tax Amount (INR): Indian Rupees Five Thousand Four Hundred Only  
 Amount Character (in words): Indian Rupees Thirty Five Thousand Four Hundred Only  
 HSN/SAC: 932324  
 Taxable Value: 30,000.00  
 Taxable Rate: 15%  
 Taxable Amount: 2,700.00  
 State Tax: 2,700.00  
 Central Tax: 2,700.00  
 Total Tax: 5,400.00  
 Total: 35,400.00

Company's PAN: AADCV33392001  
 Company's TAN: AADCV33392001  
 Note - As per Income Tax Rules Invoice need to be  
 Generated within 15 days of interest charged  
 Applicable as per the rule  
 Invoice Registration No - 2323230123

This is a Computer Generated Invoice

For Vastavala Consultants (Pvt) Ltd  
 Authorised Signatory

Company's Bank Details  
 Bank Name: State Bank of India  
 A/c No: 3792186114  
 Branch & IFSC Code: MUMB ANDHERI (E) & SBIN0007074



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owners: **M/s. Sagar Wines Marketeers Limited**

Residential Land Bearing on Plot No. 19, 20, 29 to 34, 36, 43 to 47, 50 to 54, 62 & 63, Khasra No. 168/3 & 168/4,  
P.S.K. 74, Shree Swami Wadi, Village – Waranga, Taluka & District - Nagpur, Pin Code – 441 108,  
State - Maharashtra, Country – India.

Longitude Latitude: 20°56'40.9"N 79°02'31.0"E

### Valuation Done for:

**State Bank of India**

**SME Hindu Colony Branch**

Bullet, 2/80,2/10, L.N.Road, Opp. Raja Shivaji Vidyalaya, Hindu Colony, Dadar (East),  
Mumbai - 400014, State - Maharashtra, Country - India.



### **Our Pan India Presence at :**

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

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

# Valuation Report of the Intrinsic Property

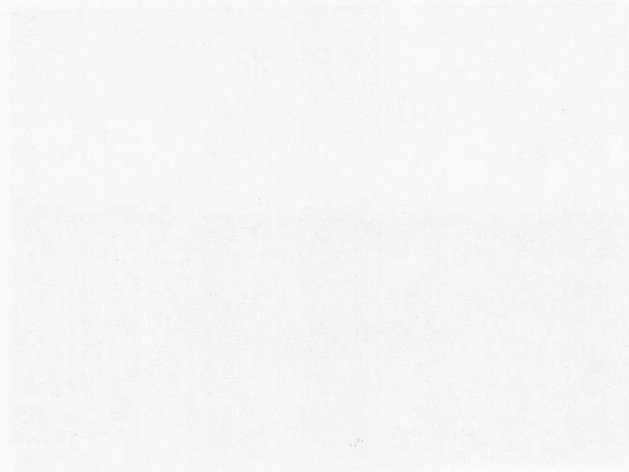


Table 1: Summary of the Valuation

Table 2: Summary of the Valuation

Table 3: Summary of the Valuation

Table 4: Summary of the Valuation

Table 5: Summary of the Valuation



**Vastukala Consultants (I) Pvt. Ltd.**  
121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,  
**The Branch Manager,**  
**State Bank of India**  
**SME Hindu Colony Branch**  
Bulpet, 2/80,2/10, L. N. Road, Opp. Raja Shivaji  
Vidyalaya, Hindu Colony, Dadar (East),  
Mumbai - 400014, State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF OPEN LAND)**

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market Value of the property for Banking Purpose.
2.	a) Date of inspection	: 06.06.2023
	b) Date on which the valuation is made	: 26.06.2023
3.	List of documents produced for perusal	
	List of documents produced for perusal: 1. Copy of Sale Deed No. NGN – 7/3229/2010 dated 31.05.2010 between M/s. Yashashree Builder & Developers Private Limited (the Seller) and M/s. Sagar Wines Marketeers Limited (the Purchasers). 2. Copy of Approved Layout Plan No. SSNMAG / 3669 dated 07.08.2008 issued by Nagpur Municipal Council. 3. Copy of N.A. Order No. RA. MA. KR. 326 / NAP / 2008-2009 dated 12.03.2009 issued by Collector Office Nagpur	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Sagar Wines Marketeers Limited.</b>  <b>Address:</b> Residential Land Bearing on Plot No. 19, 20, 29 to 34, 36, 43 to 47, 50 to 54, 62 & 63, Khasra No. 168/3 & 168/4, P.S.K. 74, Shree Swami Wadi, Village – Waranga, Taluka & District - Nagpur, Pin Code – 441 108, State - Maharashtra, Country – India  <b>Contact Person:</b> Mrs. Rahul Bondre (Client Representative) Contact No.: 98505 40601  Pvt. Ltd. Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	
	The property is located in a developed area having good infrastructure, well connected by road and train. The immovable property comprises of leasehold Industrial land and structures thereof. It is located at about 26.7 Km from Nagpur Railway Station. The area is having all basic infrastructure facilities such as good approached Roads, water supply, electricity etc.  As per Sale Deed, the residential plot nos. 19, 20, 29 to 34, 43 to 47, 50 to 54, 62 & 63 admeasuring 4,109.58 Sq. M. i.e., 44,235.51 Sq. Ft.  As per the approved layout plan, below are the plot mortgage to the bank and same is considered for valuation.	

SR. NO.	PLOT NO.	PLOT AREA (Sq. M.)	PLOT AREA (Sq. Ft.)
1	19	220.00	2,368.08
2	33	180.00	1,937.52
3	34	180.00	1,937.52
4	36	224.62	2,417.81
5	43	198.00	2,131.27
6	44	198.00	2,131.27
7	45	198.00	2,131.27
8	46	198.00	2,131.27
9	50	180.00	1,937.52
10	51	180.00	1,937.52
11	52	180.00	1,937.52
12	53	180.00	1,937.52
13	54	191.35	2,059.69
14	62	176.00	1,894.46
15	63	191.74	2,063.89
<b>TOTAL</b>		<b>2,875.71</b>	<b>30,954.14</b>

Hence, the total plot area as per approved layout plan is 2,875.71 Sq. M. i.e., 30,954.14 Sq. Ft. and which is considered for the valuation.

**Remark: -**

- At that time of site inspection, it is found that, individual plots were not having compound wall or wire fencing.
- The identification by location of the individual plot was possible due to plot number stone placement on site.
- Plot area is considered as per approved Layout Plan.

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 19, 20, 29 to 34, 36, 43 to 47, 50 to 54, 62 & 63, Khasra No. 168/3 & 168/4
	b) Door No.	:	N.A.
	c) T.S. No. / Village	:	Village - Waranga
	d) Ward / Taluka	:	Taluka - Nagpur
	e) Mandal / District	:	District - Nagpur
7.	Postal address of the property	:	Residential Land Bearing on Plot No. 19, 20, 29 to 34, 36, 43 to 47, 50 to 54, 62 & 63, Khasra No. 168/3 & 168/4, P.S.K. 74, Shree Swami Wadi, Village - Waranga, Taluka & District - Nagpur, Pin Code - 441 108, State - Maharashtra, Country - India.
8.	City / Town	:	Village - Waranga
	Residential area	:	No
	Commercial area	:	Yes
	Industrial area	:	Yes
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Waranga Nagpur Municipal Council
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area /	:	No

	cantonment area		
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property		<b>As per Sale Deed</b>
	North		<b>As per site</b>
	South		Open Plot
	East		Open Plot
	West		Internal Road & Open Plot
			Open Plot & Internal Road
	<b>As per Sale Deed: -</b>		
	<b>Plot No.</b>	<b>North</b>	<b>South</b>
	Plot No. 19 & 20	Plot No. 18	Plot No. 21
	Plot No. 29 To 35	Plot No. 54 & 49	12.00 Mts. Wide Road
	Plot No. 36	Plot No. 47	12.00 Mts. Wide Road
	Plot No. 43 To 47	6.00 Mts. Wide Road	Plot No. 40 to 36
	Plot No. 50 To 54	6.00 Mts. Wide Road	Plot No. 33 & 29
	Plot No. 62 To 63	6.00 Mts. Wide Road	Plot No. 56 & 55
			<b>East</b>
			9.00 Mts. Wide Road
			Plot No. 35
			Plot No. 37
			Plot No. 42
			Plot No. 49
			Plot No. 61
			<b>West</b>
			Plot No. 7 & 6
			9.00 Mts. Wide Road
			9.00 Mts. Wide Road
			9.00 Mts. Wide Road
			9.00 Mts. Wide Road
			9.00 Mts. Wide Road
			9.00 Mts. Wide Road
14.1	Dimensions of the site	:	N. A. as the plot under consideration is rectangle in shape.
			A (As per the Deed)
			B (Actual)
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	20°56'40.9"N 79°02'31.0"E
14.	Extent of the site	:	<b>Total Plot Area = 2,875.75 Sq. M. i.e., 30,954.14 Sq. Ft. (Area as per Approved Layout Plan)</b>
15.	Extent of the site considered for Valuation (least of 14A & 14B)	:	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. as the property is an Open Plot
<b>II CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	N.A. as the property is an Open Plot
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available nearby radius of 15 – 20Kms.
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Rectangle
7.	Type of use to which it can be put	:	N.A. as the property is open plot
8.	Any usage restriction	:	N.A. as the property is open plot
9.	Is plot in town planning approved layout?	:	Copy of Approved Layout Plan No. SSNMAG / 3669 dated 07.08.2008 issued by Nagpur Municipal Council.





10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	W.B.M. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Below 10 ft.
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	N.A. as the property is open plot
16.	Underground sewerage system	:	N.A. as the property is open plot
17.	Is Power supply is available in the site	:	N.A. as the property is open plot
18.	Advantages of the site	:	N.A. as the property is open plot
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	<b>Total Plot Area = 2,875.75 Sq. M. i.e., 30,954.14 Sq. Ft. (Area as per Approved Layout Plan)</b>
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	<b>Total Plot Area = 2,875.75 Sq. M. i.e., 30,954.14 Sq. Ft. (Area as per Approved Layout Plan)</b>
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 1,000.00 to ₹ 1,500.00 per Sq. Ft. for Open Plot Details of recent transactions / online listings are attached with the report.
4	Guidelines Rates from Government Portal (evidence thereof to be enclosed)	:	₹ 4,180.00 per Sq. Mt. for Open Plot
5	Assessed / adopted rate of valuation	:	₹ 1,150.00 per Sq. Ft. for Open Plot
6	<b>Estimated value of land</b>	:	<b>₹ 3,55,97,264.00</b>
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	N.A. as the property is an Open Plot
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. as the property is an open plot
	c) Year of construction	:	N.A. as the property is an open plot
	d) Number of floors and height of each floor including basement, if any	:	N.A. as the property is an open plot
	e) Plinth area floor-wise	:	N.A. as the property is an Open Plot
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. as the property is an Open Plot
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. as the property is an open plot
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Layout Plan No. SSNMAG / 3669 dated 07.08.2008 issued by Nagpur Municipal Council.
	h) Approved map / plan issuing authority	:	Municipal Council.
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	:	
1.	Foundation	:	N.A. as the property is an open plot

2.	Basement	:	N.A. as the property is an open plot
3.	Superstructure	:	N.A. as the property is an open plot
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	N.A. as the property is an open plot
5.	RCC Works	:	N.A. as the property is an open plot
6.	Plastering	:	N.A. as the property is an open plot
7.	Flooring, Skirting, dado	:	N.A. as the property is an open plot
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. as the property is an open plot
9.	Roofing including weather proof course	:	N.A. as the property is an open plot
10.	Drainage	:	N.A. as the property is an open plot
2.	<b>Compound Wall</b>	:	
	Height	:	N.A. as the property is an open plot
	Length	:	N.A. as the property is an open plot
	Type of construction	:	N.A. as the property is an open plot
3.	<b>Electrical installation</b>	:	
	Type of wiring	:	N.A. as the property is an open plot
	Class of fittings (superior / ordinary / poor)	:	N.A. as the property is an open plot
	Number of light points	:	N.A. as the property is an open plot
	Fan points	:	N.A. as the property is an open plot
	Spare plug points	:	N.A. as the property is an open plot
	Any other item	:	N.A. as the property is an open plot
4.	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	N.A. as the property is an open plot
	b) No. of wash basins	:	N.A. as the property is an open plot
	c) No. of urinals	:	N.A. as the property is an open plot
	d) No. of bath tubs	:	N.A. as the property is an open plot
	e) Water meters, taps etc.	:	N.A. as the property is an open plot
	f) Any other fixtures	:	N.A. as the property is an open plot

Part - C (Extra Items)		:	Amount in ₹
1.	Portico	:	N.A. as the property is an open plot
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total	:	
Part - D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	N.A. as the property is an open plot
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	
Part - E (Miscellaneous)		:	Amount in ₹



1.	Separate toilet room	:	N.A. as the property is an open plot
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. as the property is an open plot
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

**Government Value**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	2,875.75	4,180.00	1,20,20,467.80
<b>Total</b>			<b>1,20,20,467.80</b>

**TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

Part – A	Land	:	₹ 3,55,97,264.00
Part – B	Building	:	-
Part – C	Compound wall	:	
Part - D	Amenities	:	-
Part – E	Pavement	:	
Part – F	Services	:	
	<b>Total Fair Market Value</b>	:	<b>₹ 3,55,97,264.00</b>
	<b>Realizable value</b>	:	<b>₹ 3,20,37,538.00</b>
	<b>Distress value</b>	:	<b>₹ 2,84,77,811.00</b>
	<b>Insurable value</b>	:	<b>₹ 1,20,20,467.80</b>
<b>Remarks</b>	<ol style="list-style-type: none"> <li><u>At that time of site inspection, it is found that, individual plots were not having compound wall or wire fencing.</u></li> <li><u>The identification by location of the individual plot was possible due to plot number stone placement on site.</u></li> <li><u>Plot area is considered as per approved Layout Plan.</u></li> </ol>		

Land cost can be estimated using the Sales Comparison Approach or Market Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

As the property is an Open land, we have adopted Cost approach for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 1,000.00 to ₹ 1,500.00 per Sq. Ft. for land. As the plot under reference is Industrial Land, we have adopted ₹ 1,150.00 per Sq. Ft. for the purpose of valuation. Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Open Plot, all round development of Industrial application in the locality etc.

The saleability of the property is: Normal

Likely rental values in future in: N.A.

Any likely income it may generate: N.A.



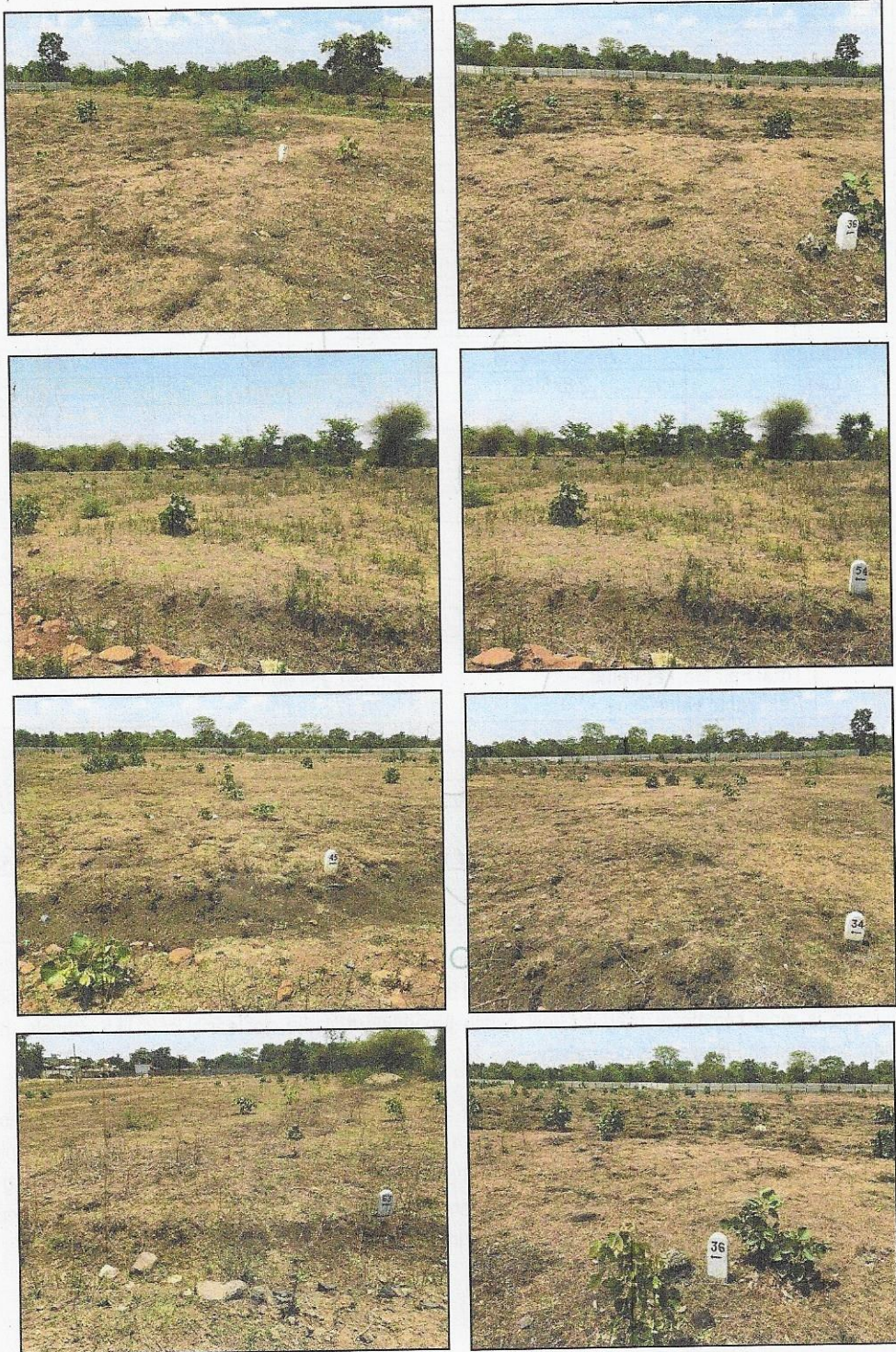
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



### Actual Site Photographs



### Actual Site Photographs





## Approved Layout Plan of the Plot



Think.Innovate.Create

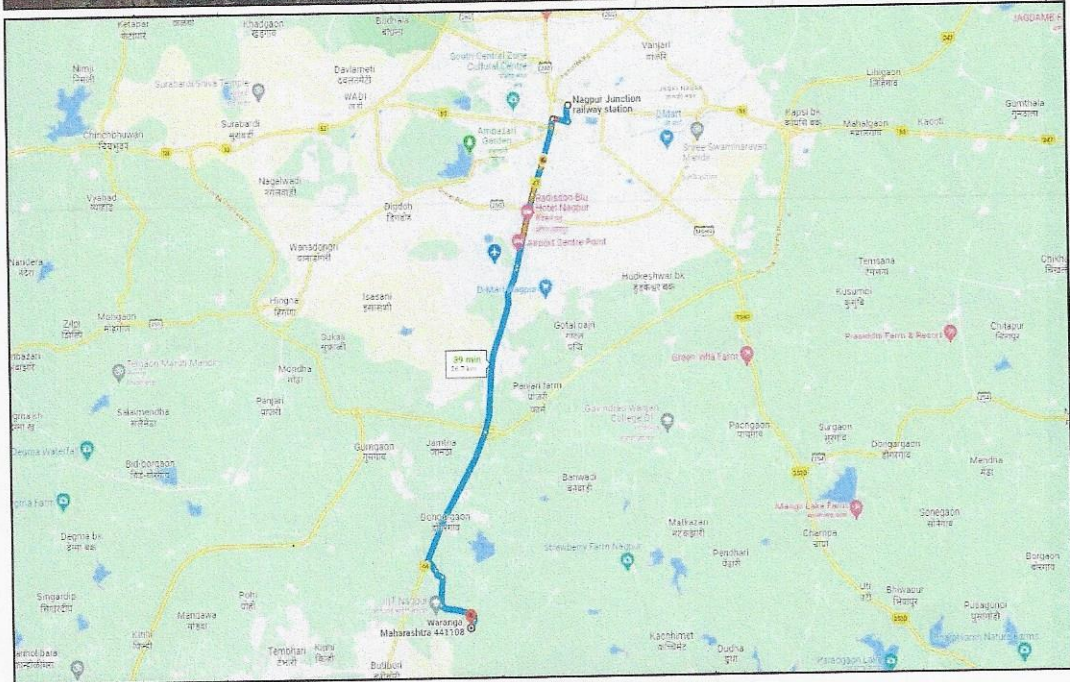


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An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



## Route Map of the property

Site u/r



**Longitude Latitude: 20°56'40.9"N 79°02'31.0"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Nagpur – 26.7 Km)



Think.Innovate.Create

**Vastukala Consultants (I) Pvt. Ltd.**


An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)





### Ready Reckoner Rate

**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

HomeValuation RulesUser ManualClose

Year: 2023/2024

Selected District: नागपूर

Select Taluka: नागपूर (ग्रामीण)

Select Village: वार्ड 105

Vibhag Number: 6

Assessment Type	Assessment Range	Rate Rs/-
खिरायत शेत जमिन	5.01-7.50	7262400
खिरायत शेत जमिन	10.01-12.50	7690800
खिरायत शेत जमिन	12.51-च्या पुढे	7894800
खिरायत शेत जमिन	7.51-10.00	7458200
खिरायत शेत जमिन	0-1.25	6828900
खिरायत शेत जमिन	2.51-5.00	7160400
खिरायत शेत जमिन	1.26-2.50	7027800
दिनांशेती कमीनी/पूढंड	0-0.00	4180
		123

Language: English

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## Price Indicators

**ANJANEYA NAGAR V**  
By SHRI ANJANEYA DEVELOPERS PVT. LTD.  
Waranga, Waridha Road, Nagpur

Price: ₹12.65 L - 34.5 L | ₹115 K/sq.ft  
EMI starts at ₹.70 K

Residential Plots Configuration

Dec. 2022 Possession Starts

₹1.15 K/sq.ft Avg. Price

1100.00 sq.ft. - 3000.00 sq.ft. (Plot Area) Sizes

SHRI ANJANEYA DEVELOPERS PVT. LTD.

25 more

Overview/Home More About Project About Project Floor Plan Tour This Project Amenities Ratings and Reviews

ANJANEYA NAGAR V Overview

Nice choice. Let's connect with the Developer

**Ozen City**  
By OZEN REALTORS INDIA PVT. LTD.  
Kln.No.992-A/192-B & 193, Bultoni, Waridha Road, Nagpur

Price: ₹10.5 L - 68.06 L | ₹126 K/sq.ft  
EMI starts at ₹5.56 K

Residential Plots Configuration

Mar. 2027 Possession Starts

₹1.25 K/sq.ft Avg. Price

640.00 sq.ft. - 6445.00 sq.ft. (Plot Area) Sizes

OZEN REALTORS INDIA PVT. LTD.

24 more

Overview/Home Highlights More About Project Floor Plan Tour This Project Amenities Price Trends

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

Get priority access & benefits with the M2 Prime. Unlock exclusively Reserved Owner Properties. Join Prime @ 50% OFF.

₹20.6 Lac ₹1078/sqft ₹1078/sqft ONLY ON MAGICBRICKS

Plot For Sale in [View on map](#)

Price Area: 1500 sqft. Transaction Type: Resale

Contact Owner: Santosh somalwar

Get Phone No.

**More Details**

Price: ₹20.6 Lac

Address: Waranga, Nagpur, Maharashtra

Contact Owner

Popular Landmarks Nearby

**99acres** Buy Enter Locality / Project / Society / Landmark Post property

₹28.5 Lac ₹1,310 per sq.ft. Residential Land/Plot for Sale in Wadi, Nagpur, Maharashtra

₹28.5 Lac ₹1,310 per sq.ft. ₹28.5 Lac - Govt Charges & Tax @ 1,310 per sq.ft.

Dimensions: Plot area 2150 sq.ft. 1 x b: 50.00 ft. (15.24 m) x 43.00 ft. (13.11 m)

Address: Wadi, Nagpur

Position: Immediate

No. of Open Sides: 2

Floors Allowed for Construction: 5 Floors

Transaction Type: Resale

Property Ownership: Freehold

No. of Open Sides: 2

Property Code: F69920592

**About Property**

Address: Wadi, Nagpur, Maharashtra

I am looking for buyer to purchase land available for sale in wadi (development), nagpur. Available at price of ₹28.5 lacs. It has plot area of 2150 sq ft. It is a freehold property. corner plot. Free school beside plot.



## Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrived by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market

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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specification ₹ 3,55,97,264.00 (Rupees Three Crore Fifty Five Lakh Ninety Seven Thousand Two Hundred Sixty Four Only). The Realizable Value of the above property is ₹ 3,20,37,538.00 (Rupees Three Crore Twenty Lakh Thirty Seven Thousand Five Hundred Thirty Eight Only) and the Distress value of the property is ₹ 2,84,77,811.00 (Rupees Two Crore Eighty Four Lakh Seventy Seven Thousand Eight Hundred Eleven Only).

Place: Mumbai  
Date: 26.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI / RV / 07/2018/10366  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=india,  
2.5.4.20a922704641e155c07a0739e2a6e913490c7f854613331  
1622781741884952, postalCode=400055, serialNumber=10,  
serialNumber=1155a266a8cc9f8b2a5a54f6335ab3731622499  
c123823232326c7f0e, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.26 17:39:34 +05:30

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

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Signature

(Name of the Branch Manager with office Seal)

Enclosures		
	Declaration From Valuers (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure III)	Attached



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(Annexure-I)

### DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 26.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. If my authorized representative have personally inspected the property on 06.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.



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- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- x. Further, I hereby provide the following information.

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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Sagar Wines Marketeers Limited. from M/s. Yashashree Builder & Developers Private Limited Vide Sale deed dated 31.05.2010.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, SME Hindu Colony Branch, to assess Value of the property for Banking purpose
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Prayush Parekh – Senior Valuation Engineer Bhavika Chavan – Technical Officer.
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 06.06.2023 Valuation Date – 26.06.2023 Date of Report – 26.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 06.06.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> </ul> Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Industrial building size, location, upswing in real estate prices, sustained demand for Industrial building, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached





## ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **26<sup>th</sup> June 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and non-agricultural land parcel admeasuring **Total Plot Area = 30,954.14 Sq. Ft.** The property is owned by **M/s. Sagar Wines Marketeers Limited**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal

### Property Title

Based on our discussion with the Client, we understand that the property is owned by **M/s. Sagar Wines Marketeers Limited**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### Area

Based on the documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **Total Plot Area = 30,954.14 Sq. Ft.**



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### **Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### **Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

### **Other**

All measurements, areas and ages quoted in our report are approximate

### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **Total Plot Area = 30,954.14 Sq. Ft.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.



### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### **Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### **Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

### **Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.



This exercise is to assess **Fair Market Value** of the property under reference as on **26<sup>th</sup> June 2023**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

#### **DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

#### **VALUATION OF THE PROPERTY PREMISES**

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 **₹ 3,55,97,264.00** (Rupees Three Crore Fifty Five Lakh Ninety Seven Thousand Two Hundred Sixty Four Only).

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For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=adm,  
2.5.4.209192264494354623017206266591349241503364139311  
527961741865542, postalCode=400066, st=Maharashtra,  
serialNumber=41355456468082859024554Mtn5106231F1n242394  
438F2429427F452565, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.26 17:20:15 +05'30'

**Director**

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI / RV / 07/2018/10366  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3



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DEFINITION OF VALUE OF THE SPECIFIC PROPERTY

The amount is based on the actual value of the property as of the date of the transfer.

The amount for which the property is valued is

The fair market value of the property at the time of the transfer, as determined by the Service, or the value of the property as determined by the transferee, if the transferee is a qualified transferee.

The fair market value is the price that a willing buyer would pay to a willing seller.

That value is determined as of the date of the transfer.

That value is based on the value of the property as of the date of the transfer.

That value is based on the value of the property as of the date of the transfer.

That value is based on the value of the property as of the date of the transfer.

DEFINITION OF QUALIFIED TRANSFEREE

A transferee is a qualified transferee if the transferee is a member of the decedent's family, or a partner in the decedent's business, or a transferee to whom the property is transferred in a transfer that is exempt from gift tax.

DEFINITION OF THE PROPERTY INTEREST

The property interest is the interest in the property that is transferred, as determined by the Service, or the interest as determined by the transferee, if the transferee is a qualified transferee.

FOR VESTBIA CONSULTANTS (P) LTD



AGRI 001

Director

1000 10th Avenue

1000 10th Avenue

1000 10th Avenue

1000 10th Avenue

1000 10th Avenue

1000 10th Avenue



Vestbia Consultants (P) Ltd

1000 10th Avenue