

VALUATION OPINION REPORT

This is to certify that the property of Commercial Land & Buildings at Survey No. 1214/3, 1214/4/1 & 1214/4/2, Patwari Halka No. 22, Gram Bhagora, Tehsil - Dr. Ambetkar Nagar (Mhow), District - Indore, PIN - 453 441, State - Madhya Pradesh, Country - India belongs to **M/s. Eco Green Breeders Private Limited**.

Boundaries of the property.

North : Others' Land
South : Road
East : Others' Land
West : Others' Land

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 for this particular purpose at

Particulars	:	Full Value after completion (₹) (A + B1 + C1)	Proportionate Value as on Today (₹) (A + B2 + C2)
Fair Market Value	:	10,92,90,300/-	10,70,47,550/-
Realizable Value	:	9,83,61,270/-	9,63,42,795/-
Distress Sale Value	:	8,74,32,240/-	8,56,38,040/-

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
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.07.13 16:29:11 +05'30'

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



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-1522/23-24	Dated 13-Jul-23
Buyer (Bill to) Union Bank of India A B ROAD KHAJRANA Fortuna Plot No. 6, Road No. 2, Anoop Nagar, A. B. Road, Indore,452018 GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002466 / 002486	Delivery Note Date
	Dispatched through 2301521 / 2301614	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	37,000.00
	TRAVELLING & OUT OF POCKET EXP.			1,000.00
	IGST			6,660.00
	Total			₹ 44,660.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Forty Four Thousand Six Hundred Sixty Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	37,000.00	18%	6,660.00	6,660.00
Total	37,000.00		6,660.00	6,660.00

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

Remarks:
 M/s. Eco Green Breeders Private Limited - Commercial Land & Buildings / Plant and Machinery at Survey No. 1214/3, 1214/4/1 & 1214/4/2, Patwari Halka No. 22, Gram Bhagora, Tehsil - Dr. Ambetkar Nagar (Mhow), District - Indore, PIN - 453 441, 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 : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code: **Vileparle & COSB0000017**



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice



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

www.vastukala.org



13. VALUATION OF MOVABLE ASSETS

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the industrial development and method selected for valuation, we are of the opinion that, the assets can be assessed and valued for particular purpose at:

Particulars	Fair Market Value (₹)	Realizable Value (₹)	Distress Value (₹)
Plant & Machinery	1,98,36,000	1,68,60,600	1,38,85,200
Total	1,98,36,000	1,68,60,600	1,38,85,200

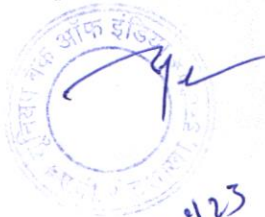
Place: Mumbai
Date: 17.07.2023

For Vastukala Consultants (I) Pvt. Ltd.

UMANG
ASHWIN PATEL

Digitally signed by UMANG ASHWIN PATEL
DN: cn=UMANG ASHWIN PATEL, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=ADMIN, 2.5.4.20=084f6bcfaa5d3d381fb7845b77992ef68198bc46b66470b852d95e2c5f, postalCode=400009, st=Maharashtra, serialNumber=0502a4861d25a1b1c1a9570a25d8873e945b0c508a180dc064780073e, cn=UMANG ASHWIN PATEL
Date: 2023.07.17 16:34:47 +05'30'

Umang Ashwin Patel
Regd. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/04/2019/10803



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Vastukala Consultants (I) Pvt. Ltd.

