



VALUATION OPINION REPORT

This is to certify that the property of Industrial Land & Buildings on Plot No. 90 & 91, Sector-3, Kheda Industrial Area, Pithampur, Mhow-Ghatabilod Road, Village Kheda, Tehsil & District Dhar, PIN – 454 775, State – Madhya Pradesh, Country – India belongs to **M/s. Manish Agro Tech Ltd.**

Boundaries of the property.

	As per Site Inspection
North	30 Mtr. Wide Road
South	Pvt. Land And Road
East	30 Mtr. Wide Road & Dabur India Ltd.
West	Plot No. 90- A, 91-A

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 (₹)
Industrial Land & Building	11,89,36,822/-	10,70,43,140/-	9,51,49,458/-	4,43,46,515/-

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 BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=clients,
2.5.4.20=6a2286e4ba335dc3e3e3f39e26865913490c5b3d413311
15279b1741805652, postalCode=400066, st=Maharashtra,
serialNumber=41a56a566ab8c8938a2a3a33ce31ce317d31ed7e3
94e282e29a3776a396c, o=MANOJ BABURAO CHALIKWAR
Date: 2023.07.25 17:59:05 +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

Encl: Valuation report.



*Received
Manoj
26/7/23
01-07-23*

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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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

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-1713/23-24	Dated 25-Jul-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) MANISH AGRO TECH LIMITED F-17, Vatsalya Chamber, Sneh Nagar Road, 31 Sneh Nagar, Indore, Madhya Pradesh, 452001 GSTIN/UIN : 23AACCM7584Q1ZS State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No. 2578 / 2301767	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	25,000.00
	TRAVELLING & OUT OF POCKET EXP.	IGST	4,500.00
			3,000.00
Total			₹ 32,500.00

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

Indian Rupee Thirty Two Thousand Five Hundred Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	25,000.00	18%	4,500.00	4,500.00
Total			4,500.00	4,500.00

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

Remarks:
 M/s. Manish Agro Tech Ltd. - Industrial Land & Buildings on Plot No. 90 & 91, Sector-3, Kheda Industrial Area, Pithampur, Mhow-Ghatabilod Road, Village Kheda, Tehsil & District Dhar, PIN - 454 775, 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**

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

(Signature)
 Authorised Signatory

This is a Computer Generated Invoice



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