

7. Postal address of the property : 'M/s Kamla Auto Industries', Plot No.1, Sector - III, Industrial Area, Pithampur, Distt. Dhar 8. City / Town Pithampur Residential/Commercial /Industrial Area Industrial area Classification of the area 9. i) High/Middle/Poor N.A. Urban/Semi-Urban/Rural ii) Industrial 10. Coming under Corporation limit / Village : Within Pithampur Nagar Palika Limits Panchayat / Municipality 11. Whether covered under any state/ Central : Not Available Govt. enactments (e.g. Urban Land Ceiling Act) Or notified under agency area/scheduled area/cantonment area 12. In case it is an agricultural land, : N.A. any conversion to house site plots is contemplated 13. Boundaries of the property As per lease deed Actual at site **EAST** : Road Road **WEST** Plot No.2 Plot No.2 (M/s Ascent Industries) NORTH M.P.E.B. Tower M.P.E.B. Tower & Other industry (M/s Harish Auto Industries) SOUTH : Road Road 14.1 Dimensions of the site Α В As per documents Actual at site **EAST** 200'0" WEST 200'0" NORTH 100'0" SOUTH 100'0" 14.2 Latitude & Longitude of the site 22.631747 N, 75.581137 E Extent of the site (As per documents) 20000sq.fts 15. Extent of the site considered for valuation : 20000sq.fts 16. (Least of 14 A & 14 B) : Occupied by "M/s Kamla Auto Industries" Whether occupied by the owner / tenant? 17. if occupied by tenant since how long? Rent received per month.

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**CHARACTERISTICS OF THE SITE** II.

1. Classification of Locality Industrial locality

Development of surrounding areas 2. Developed

3. Possibility of frequent flooding No / Sub-merging

4. Availability of the Civic amenities like School,

Hospital, Bus Stop, Market etc.

5. Level of land with topographical conditions Leveled

6. Shape of land Rectangular

7. Type of use to which it can be put Industrial purposes

8. Any usage restriction Industrial purposes

9. Is plot in Town Planning approved layout N.A.

Corner plot 'Or' Intermittent plot? Corner

11. Road facilities Available

12. CC Road Type of road available at present

More than 20 ft. wide Road 13. Width of road – Is it below 20 ft. 'Or'

more than 20ft.

14. Is it a Land - locked Land? No

15. Water Potentiality Average

Available Underground sewerage system 16.

Is power supply available at the site? Available 17.

Advantages of the site 18.

Property is leasehold. Disadvantages of the site 19.

**Details Not Available** Special remarks if any, like threat of 20.

acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from Sea coast /

tidal level must be incorporated)

General remarks, if any 21.

> The property is leasehold, for arriving at the value of land, the notional value of leasehold rights to use the land & the cost of land developments is considered.

: About 03 Kms

> As per conditions of lease deed, the land is not saleable / transferable.

> The rights of selling / transfer of land are with M.P.A.K.V.N. (M.P.I.D.C.) only.

> Xerox copy of Unit status – As per M.P.A.K.V.N. Website is enclosed herewith.



## <u>PART – A (VALUATION OF LAND)</u>

Size of Land 1. East & West North & South

200'0" & 200'0" 100'0" & 100'0"

Total extent of the Land 2.

20000sq.fts

3. Prevailing Market rate (Along with details / reference of at least two deals / transactions with respect to adjacent properties in the areas)

> The notional value of leasehold rights to use the land & the cost of land development is considered to assess the land value.

4. Guideline rate obtained from the Registrar's Office (An evidence thereof to be enclosed)

The Govt. guideline rates are not applicable as the M.P.A.K.V.N. (M.P.I.D.C.), does not publish / provide any guideline rates for leasing industrial plots, as only leasehold rights to use are granted by way of lease deed.

5. Assessed / adopted rate of valuation The notional value of leasehold rights to use the land & the cost of land development is considered to

assess the land value.

Estimated value of Land 6.

₹30,00,000.00

# PART - B (VALUATION OF BUILDING)

TECHANICAL DETAILS OF THE BUILDING 01.

Type of building a)

Industrial

(Residential / Commercial / Industrial)

Type of construction b) (Load bearing / R.C.C. / Steel Framed)

c)

R.C.C. / MS framed

Year of construction

As per Annexure - I

Number of floors & height of each floor d) including basement, if any

As per Annexure - I

Plinth area floor - wise e)

As per Annexure - I

Condition of the building f)

Exterior -Excellent, Good, Normal, Poor i)

Average

Interior - Excellent, Good, Normal, Poor ii)

Average

Date of issue and validity of layout of g) approved map / plan

Sanction plan not provided

Approved map / plan issuing authority h)

Sanction plan not provided

Whether gunineness or authenticity of i) approved map / plan is verified

Sanction plan not provided

Any other comments by our empanelled valuers on authentic of approved plan j)

Sanction plan not provided



# SPECIFICATION OF CONSTRUCTION (FLOOR – WISE) IN RESPECT OF:

Description 01 Foundation All Floor 02 Basement R.C.C. 03 Superstructure NIL : R.C.C. / MS framed 04

Brick work & C.G.I. sheets cladding Joinery / Doors & windows (Please furnish details about size of : MS Rolling Shutters / MS / Wooden Doors & Windows

frames, shutters, glazing, fitting etc. and specify the species of timber)

05 R.C.C. Works

S. No.

Roof, Beams, Columns 06 **Plastering** 

**Cement Mortar** 07 Flooring, skirting, dadoing

CC / Vitrified tiles / Mosaic Tiles 80

Special finish as marble, granite, wooden : NIL paneling, drills etc.

09 Roofing including weather proof course : R.C.C. slab / G.I. sheets / A.C. sheets as roofing 10 Drainage

: Available 02. COMPOUND WALL

Height : 6'0" Avg. Length

: All around the plot boundary Type of Construction

: C.G.I. sheet fencing

03. **ELECTRICAL INSTALLATION** 

Type of wiring Surface Class of fittings (Superior/Ordinary/Poor) Industrial Number of light points Many

Fan points Many Spare plug points Many Any other item NIL

04. PLUMBING INSTALLATION

> No. of water closets and their type Many No. of wash basins Many No. of urinals NIL No. of bath tubs NIL Many Water meter, taps, etc. Nο Any other fixtures

### **DETAILS OF VALUATION**

S. No.	Particulars of Item	Plinth Area	Roof Ht.	Age of Building	Estimated replacement rate of construction (In Rs.)	Replacement Cost (In Rs.)	Depreciation (In Rs.)	Net Value after depreciation  (In Rs.)	
						- CU	BAHE	27,85,037.50	
	Details - As p		27,85,037.50						
	Total					136-115	224 7	2-10-8	

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### PART - C (Extra Items)

01. Portico NIL 02. Ornamental front door NIL

Sitout / Varandah with steel grills 03. NIL 04. Overhead water tank NIL

05. Extra steel / collapsible gates Cost included in built up area rate

Total

### PART – D (Amenities)

01. Wardrobes NIL

Cost included in built up area rate 02. Glazed tiles

NIL 03. Extra sinks and bath tub NIL 04. Marble / Marble & Wooden flooring NIL 05. Interior decorations

NIL Architectural elevation works NIL 07. Panelling works NIL

08. Aluminum works NIL 09. Aluminum hand rails NIL

10. False Ceiling

# PART - E (Miscellaneous)

NIL 01. Separate toilet room NIL 02. Separate lumber room

Cost included in built up area rate 03. Separate water tank / sump

Total

NIL 04. Trees, gardening

Total

#### PART - F (Services)

Cost included in built up area rate 01. Water supply arrangements

Cost included in built up area rate 02. Drainage arrangements Cost included in built up area rate 03. Compound wall

Cost included in built up area rate 04. C.B. deposits, fittings etc.

NIL 05. Pavement

Total

# TOTAL ABSTRACT OF THE ENTIRE PROPERTY

₹30,00,000.00 PART - A Land

₹24,06,600.00 Building PART – B

Extra items PART - C

**Amenities** PART - D

Miscellaneous PART - E

PART - F Service

₹54,06,600.00 TOTAL

₹54,00,000.00 SAY





# **VALUATION METHODOLOGY**

The Land & Building Method of valuation under Cost Approach is adopted for purpose of this valuation. The valuation undertaken by us is based on the terms of reference, methodology, limitations & assumptions stated in the report.

- For arriving at the value of land, the notional value of leasehold rights to use the land & the cost of land developments is considered.
- The cost of construction is arrived by assessing the present day replacement cost of structures, as per the
  prevailing rates of material / labour & then the depreciation is allowed for the age of structures by straight
  line method of depreciation.

As a result of my appraisal and analysis, it is my considered professional opinion that the present day worth of the assets in the prevailing conditions with aforesaid specifications shall be taken as:

WORTH OF THE ASSETS = ₹54,00,000.00 (Rs. Fifty Four Lac only)

NET REALIZABLE VALUE = ₹43,00,000.00 (Rs. Forty Three Lac only)

DISTRESS SALE VALUE = ₹40,00,000.00 (Rs. Forty Lac only)

- 1. The present day worth of the assets at Plot No.1, Sector III, Industrial Area, Pithampur, Distt. Dhar, in my opinion is ₹54,00,000.00 (Rs. Fifty Four Lac only).
- Report is issued without prejudice, is based on information available at site, documents submitted for perusal, is subject to the legal verification of ownership of property, the sanction plan from competent authority is not submitted for verification & the legal aspects are not considered in this valuation.
- 3. I have personally inspected the property on 05.03.2020.
- The physical verification of the property is done in presence of Shri Ashish Toshniwal (Mob. No. 98270-09754) & Shri Omprakash Toshniwal (Mob. No. 98272-10427).
- 5. Valuation is a function of date, place & purpose, value varies with the purpose. This report should be referred for the purpose mentioned only.

Date: 29.07.2020 Place: Indore

(Pumesh Baheti)

Chartered Engineer

AM/087493/3 F.I.V.-11824

Branch Manager / Officer –in-charge of Advance Department Date:

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# ANNEXURE - I M/S KAMLA AUTO INDUSTRIES Plot No.1, Sector - III, Industrial Area, Pithampur, Distt. Dhar

PARTICULARS	ROOFING	HEIGHT	LOCATION	HEIGHT LOCATION APX. AREA	RATE	UNIT	AGE OF	TOTAL LIFE	% DEPRECIATION	REPLACEMENT		AMOUNT OF DEPRECIATED
				(ln sqfts)			STRUCTURE	STRUCTURE OF STRUCTURE	(Assuming a	COST	10	COST
									salvage value of 10%)			
Machine Shed	A.C.Sheets	16.0	η.	2800	250 00 /ca #	# 59/	ac	04	00 89		441000	260000000
				2007	200.00	196.11	07	04	00.00	00.00007	44 1000.00	233000.00
Labour Quarters G.I.Sheets	G.I.Sheets	10.0	GF	800	150.00 /sq.ft	/sq.ft	6	40	20.25	120000.00	24300.00	95700.00
Labour Quarters G.I.Sheets	G.I.Sheets	10,0"	GF	300	300 200.00 /sq.ft	/sq.ft	9	40	13.50	00 00009	8100 00	51900 00
Main Shed	G.I.Sheets	20.0 /	GF	3450	3450 500.00 /sq.ft	/sq.ft	-	40	0.00	17	00.0	1725000.00
		25'0"										
Covered Shed	G.I.Sheets	10.0.	GF	1000	100.00 /sq.ft	/sq.ft	-	40	0.00	100000.00	0.00	100000.00
Office	R.C.C.	10'0"	GF	250	250 700.00 /sq.ft	/sq.ft	-	40	00.00	175000.00	00 0	175000 00
TOTAL										2880000.00	473400.00	2406600.00







### MARKET VALUE

Market value is the estimated amount for which an asset or liability should exchange, on the valuation date, between a willing buyer and a willing seller, in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

## REALIZABLE VALUE

The estimated amount, as of a specified date, in cash terms or equivalent to cash which could be typically realized from a sale, after reasonable exposure to find a purchaser for the property being offered AS IS AND WHERE IS BASIS

# DISTRESS SALE VALUE

The lower price which many reasonably be received from the sale of property in an open market, which may involve an unwilling seller & buyer, it may be due to financial crisis of the vendor, sentimental reasons, recession in economy or other conditions, which are not consistent with market value.

# **ASSUMPTIONS & LIMITATIONS**

- That any environmental due diligence or study is outside the scope of this Engagement; therefore, no such due diligence or study has been carried out by me. It is assumed that the subject asset complies with all environmental laws & regulations, & that there are no substances, environmental or pollution related encumbrances / issues which may adversely affect its value, utility or marketability. We have not carried out any due diligence with respect to any Asset Retirement Obligations (ARO). Any such liability would have to be adjusted against the valuation;
- That the Real Estate market in India lacks transparency; the market is largely fragmented with limited availability of authentic, credible & reliable data with respect to market transactions. The actual transaction value may be significantly different from the value that is documented in official transactions. We believe that the market survey amongst actual sellers, brokers, developers & other market participants would give a fair representation of market trends. This valuation is therefore based on our verbal market survey of the real estate market in the subject area;
- That the tenure of land is freehold;
- That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown;
- That the property and its assessment are unaffected by any matters which would be revealed by inspection of property records or by statutory notice and that neither the property nor its condition, nor its use, nor its intended use, is or will be unlawful;
- That no allowance is made for any expense of realization or for taxation, which may arise in the event of a disposal. The property is considered as if free and clears of all mortgages or other charges that may be
- That the report is prepared on the basis of documents provided to us, we have not undertaken any legal due diligence of the documents provided;
- That we have not checked or considered for our assessment encumbrances, if any, due to mortgage or hypothecation of the assets to a bank or a financial institution nor have we undertaken legal due diligence of the title or the legality of the development, construction or sale;
- That the property tax receipt & details of other outgoings are not made available, it is assumed that all the statutory / legal charges on the property are paid till date;
- That all the statutory approvals are in place & the occupancy certificate / completion certificate is issued by competent authority.



# **DECLARATION**

It is further declared that,

- I do not have any direct or indirect interest in the assets valued.
- The valuation was compiled as per client's instruction and is solely for the use of the party to whom it is addressed.
- The valuation is based on that which is visible. No detailed survey & measurements was undertaken.
- The valuation presented refers to bare property value and does not take any usufruct value into consideration.
- No representations or warranty as to the description, extent, zoning or condition of any land, building or other improvements is given or made.
- Neither the owner of the present nor any other person (s) has influenced this assessment nor do I have present or future interest in this property.
- I reserve the right to amend this report in the event that, I receive further information that would materially
- affect my conclusion (s).

  I disown any kind of indemnity of whatsoever nature, other than the justification for the opinion expressed in the report.
- The report is confidential to the client only for specific purpose to which it relates; the client shall not disclose the report to any other person, no responsibility can be accepted to any third party in respect of whole or any part of the report.
- Neither the whole nor any part of this report or any reference thereto may be included in any published document, circular or statement or published in any way without the valuer's written approval of the from and context in which it may appear.
  - The valuer does not agree to any appearance or deposing testimony / evidence in any Court or Tribunal, any hearing or any other proceedings by the reason of rendering this report unless prior arrangements have been made in that respect.
- Due to peculiarity of the real estate transactions in our country, the data available by oral enquiry with the agencies & individuals is relied upon in good faith.
- In carrying out the task / work, information has been obtained from public records and also collected from the concerned individuals during site inspection, such information duly verified, as far as possible, is considered to be correct and reliable.
- This report must be used in its entirety. Reliance on any portion of the report independent of others may lead the reader to erroneous conclusions regarding the property values. No portion of the report stands alone without approval from the author;
- Building drawings, sketches, plans, photographs are appended to the report only as an aid to visualize the property. No responsibility is assumed for any errors or omissions in such data.

# **DISCLAIMER**

- The statements, information and opinions expressed or provided in this publication are intended only as a guide to some of the important considerations that relate to property. Although we believe they are correct and not misleading, while every effort having been made to ensure that they are free from error, they should not be taken to represent, nor are they intended to represent, investment advice or specific proposals, which must always be reviewed in isolation due to the degree of uniqueness that will attach
- Neither Pumesh Baheti, nor any persons involved in the preparations of this publication give any warranties as to the contents nor accept any contractual, tortuous or other form of liability for any consequences, loss or damage which may arise as a result of any person acting upon or using the statements, information or opinions in the publication. This report is for use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. This publication is confidential to the addressee and is not to be the subject of communication or reproduction wholly or in
- This report is relevant as at the date of preparation and to circumstances prevailing at that time. However, within a changing economic environment, returns on investment and values can be susceptible to variation sometimes over a relatively short time scale.

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INDORE

# M.P. AUDYOGIK KENDRA VIKAS NIGAM (INDORE) LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

(A GOVERNMENT OF M.P. UNDERTAKING - SUBSIDIARY OF MPTRIFAC)

Let's Grow क्र0 / एकवीएन / इं / इंफ्रा / 2018—19 **१६८५ ९८५** 

# कार्यालयीन आदेश

निगम के संचालक मण्डल की बैठक क्र. 162/2018—19 दिनांक 28.06.2018 में पारित प्रस्ताव निर्णय अनुसार वर्ष 2018—19 हेतु भू—आवंटन नियम 2015 के नियम 9 के तहत कलेक्टर द्वारा जारी वर्ष 2018–19 की गाईडलाईन के अनुसार प्रब्याजी की दरों का निर्धारण किया गया है। निगम क्षेत्रों में विकसित / विकसित किये जाने वाले औद्योगिक क्षेत्रों हेतु भूमि प्रीमियम की दरें दिनांक 01.04.2018 से निम्नानुसार प्रभावशील की जाती है :--

नेम्नानुसार प्रभावशाल					- Allenn 20 10	चारो पति वर्ग ३	मीटर)
औद्योगिक क्षेत्र	भूमि का मूल्य प्रति वर्ग मीटर	- शास	ान द्वारा अनुम	ोदित छूट उपर	ांत प्रीमियम दर (र	ngg sitt gar	
भूगि की मात्रा वर्ग	चंग माटर	0-500	501-5000	5001-20000	20001-60000	60001— 200000	200001 से अधिक
गीटर में पीथमपुर सेक्टर	2670.00	267.00	534.00	. 935.00	1335.00	2003.00	2670.00
1 एवं 2 पीथगपुर सेक्टर 3 एवं	1670.00	167.00	334.00	585.00	835.00	1253.00	1670.00
खेडा	2670.00	267.00	534.00	。 935.00	1335.00	2003.00	2670.00
पीथमपुर 5(32 हेक्टेयर) इन्टीग्रेटेड इंडस्ट्रीयल	2670.00	267.00	534.00	935.00	1335.00	2003.00	2670.00
पार्क रंगार्ट इंडस्ट्रीयल पार्क	910.00	91.00	182.00	319.00	455.00	683.00	910.00
(नेट्रीप के समीप)		402.00	384.00	672-00	960.00	1440.00	1920.00
एस ई जेड	1920.00	192.00 57.00	114.00	200.00	285.00	428.00	570.00
मेघनगर	570.00	375.00	750.00	1313.00	1875.00	2813.00	3750.00
इलेक्ट्रानिक काग्पलेक्स	3750.00	375.00	750.00	1313.00	1875.00	2813.00	3750.00
रेडिमेंड काग्पलेक्स	3750.00 11670.00	1167.00	2334.00				
नगकीन क्लस्टर		184.00	368.00	644.00	920.00	1380.00	1840.00
सोनवाय भेसलाय	1840.00	375.00	750.00	1313.00	1875.00	2813.00	3750.00
रंगवासा राज	3750.00 1370.00	137.00	274.00	480.00	685.00	1028.00	1370.00
बिजेपुर	250.00	25.00	50.00	88.00	125.00	188.00	250.00
रेल्या खुर्द	250.00	25.00	50.00	88.00	125.00	188.00	250.00
रुधि भावसिंहपुरा	310.00	31.00	62.00	109.00	155.00	233.00	310.00
हातोद	250.00	25.00	50.00	88.00	125.00	188.00	250.00
कसारबर्डी	550.00	55.00	110.00	193.00	275.00	413.00	550.00
उज्जैनी	360.00	36.00	72.00	126.00	180.00	270.00	360.00
निगरानी	300.00	55.50	50.00	88.00	125.00	188.00	250.00

नोट :- 1- नवीन आई.टी. पार्क में निर्मित क्षेत्र (Built up area) को दीर्घावधि पदटे पर दिये जाने हेतु दर ₹- 48,500/-प्रतिवर्गमीटर रहेगी।

2− आई.टी. पार्क हेतु किराये ₹- 375/- प्रति व.मी. प्रतिमाह रहेगा ।-

d un len-2017 Lener le cul emplode neu 2017

3- सूक्ष्म, लघु एवं मध्यम उद्योगों को म.प्र. शासन सूक्ष्म, लघु और मध्यम उद्यम विभाग मंत्रालय भोपाल के आदेश क्र. 366/410/2016/अ-तेहत्तर भोपाल दिनांक 15/06/2018 के अनुसार प्रीमियम की गणना की जावेगी।

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(A GOVERNMENT OF M.P. UNDERTAKING - SUBSIDIARY OF MPTRIFAC)

इन क्षेत्रों में विकास शुल्क तथा संधारण शुल्क की दरें निम्नानुसार होगी :-

न क्षेत्रों में विकास शुल्क तथा राया औद्योगिक क्षेत्र का नाम	विकास <b>शुल्क</b> प्रति वर्ग मीटर	संघारण शुल्क (रूपये प्रति व	र्ग मीटर) वृहद
	वृग गाउर	लघु एवं मध्यम	8
	600,00	6	8
थिमपुर सेक्टर 1 एवं 2	600.00	6	8
भागपर सेक्टर 3 एवं खंडा	1000.00	6	
भिशासपुर ५ (३२ हेक्टेयर)	1000.00	6	8
न्यानित रंडस्टीयल पार्क पीथमपुर	749.00	6	8
रमार्ट इंडस्ट्रीयल पार्क (नेट्रीप के समीप)	600.00	30	30
एस ई जेंड		5	7
मेघनगर	600.00	30	30
इलेक्ट्रानिक काम्पलेक्स	600.00	30	30
रेडिगेंड काम्पलेक्स	600.00	6	8
न्गकीन क्लस्टर	6100.00		20
सोनवाय भेसलाय	600.00	20	20
रंगवासा राऊ	600.00	20	8
बिजेपुर	1300.00	6	8
रेल्वा खुर्द रुधि भावसिंहपुरा	1400.00	6	8
हातोद	750.00	6	
कसारवर्डी 20 हेक्टेयर तक भूमि	1400.00	6	8
कसारवर्डी 20 हेक्टेयर से अधिक भूमि	1455.00	6 -	8
उज्जैनी 20 हेक्टेयर तक भूमि	1040.00	6	8
उज्जैनी 20 हेक्टेयर से अधिक भूमि	1450.00	6	8
निगरानी	650.00	6	8
रेहटा खडकोद	600.00 -	6	8
आय.टी. पार्क	1200.00	6	8
लघु एवं मध्यम उद्योग जिसमें पूंजी निवेश		~ 70	70

प्रोग जिसमें पूंजी निवेश 10 करोड़ से कम है तथा वृहद उद्योग जिसमें पूंजी निवेश 10 करोड़ से अधिक है। लीज रेन्ट प्रीमियम का 2% तथा आवेदन प्रक्रिया शुल्क लघु एवं मध्यम उद्योगों हेतु ₹ 2,000 / — तथा वृहद

क्र0/एकेवीएन/इं/ इंफ्रा/2018—19

प्रतिलिपि:--

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वसूली कक्ष / समस्त इंफ्रा कक्ष सहायक।

एम.पी. ए.के.वी.एन., इंदौर की ओर सूचनार्थ एवं पालनार्थ।

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प्रबंध संचालक

दिनांक.....