



Vastu/Indore/10/2023/004780/2303299

31/12-496-BSA

Date: 26.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building on Plot No. S-4/1, Pithampur, Industrial Area, Sector-01, Mhow - Neemuch Road, Tehsil & District Dhar, PIN - 454 775, State - Madhya Pradesh, Country - India belongs to **M/s. Commercial Syn Bags Ltd.**

Boundaries of the property.

North : Amalgamated Owner's Property - Shed No. S-4/2 then Road
South : MPAKVN Land
East : Road
West : Gatiman Auto Pvt. Ltd., Unit -1

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 **₹ 3,97,90,174.00 (Rupees Three Crore Ninety Seven Lakh Ninety Thousand One Hundred Seventy Four Only).**

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: 2023.10.26 17:28:10 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



Attil



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
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📍 Regd. Office : B1-001, U/B Floor, Boomerang Chandivali Farm Road, Andheri (East), 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-3192/23-24	Dated 31-Oct-23
Buyer (Bill to) State Bank of India SME Pologround 36, Industrial Estate, Indore M.P. GSTIN/UIN : 23AAACS8577K1ZX 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. 004780/2303299	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 %	7,900.00
	IGST			1,422.00
	TRAVELLING & OUT OF POCKET EXP.			800.00
Total				10,122.00

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

Indian Rupee Ten Thousand One Hundred Twenty Two Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	7,900.00	18%	1,422.00	1,422.00
Total	7,900.00		1,422.00	1,422.00

Tax Amount (in words) : **Indian Rupee One Thousand Four Hundred Twenty Two Only**

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**

Remarks:

M/s. Commercial Syn Bags Ltd. - Industrial Land & Building on Plot No. S-4/1, Pithampur, Industrial Area, Sector-01, Mhow - Neemuch Road, 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

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice

