



## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land at Plot No. 805-A, **Sector – III, Industrial Area,** Pithampur, Tehsil & District - Dhar, PIN – 454 774, State - Madhya Pradesh, Country – India belongs to **M/s. Rathi Iron and Steel Industries.**

Boundaries of the property.

North	:	AKVN Plot No. 803-A
South	:	30 Meters Wide Road
East	:	Factory of M/s. Bhanu Iron Ltd.
West	:	AKVN Plot No. 805-B

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 **₹ 12,47,12,000.00 (Rupees Twelve Crore Forty Seven Lakh Twelve Thousand 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

Director

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: 2023.11.16 17:54:04 +05'30'

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

SBI Empanelment No.: TCC/ 2022-23/1121/SV/1

Encl.: Valuation report.



*Muril*



*Received*  
*2/11/23*

**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.	Dated
	<b>PG-3346/23-24</b>	<b>16-Nov-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
Buyer (Bill to) <b>RATHI IRON AND STEEL INDUSTRIES SMS</b> ( A UNIT OF JAIDEEP ISPAT AND ALLOYS PVT. LTD) JAIDEEP ISPAT AND ALLOYS PVT LTD GROUND FLOOR, 808-C, FACTORY BUILDING, INDUSTRIAL AREA, , SECTOR III, PITHAMPUR Dhar, Madhya Pradesh, 454774 GSTIN/UIN : 23AABCJ4896R4ZQ State Name : Madhya Pradesh, Code : 23	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>004997/2303487</b>	
	Dispatched through	Destination
	Terms of Delivery	


Particulars	HSN/SAC	Rate	per	Amount
<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224			<b>25,000.00</b>
<b>TRAVELLING &amp; OUT OF POCKET EXP.</b>	<b>IGST</b>			<b>4,500.00</b>
				<b>2,000.00</b>
<b>Total</b>				<b>₹ 31,500.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Thirty One 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
<b>Total</b>	<b>25,000.00</b>		<b>4,500.00</b>	<b>4,500.00</b>

Tax Amount (in words) : **Indian Rupee Four Thousand Five Hundred 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:  
 004997/2303487 M/s. Rathi Iron and Steel Industries - Industrial Land at Plot No. 805-A, Sector - III, Industrial Area, Pithampur, Tehsil & District - Dhar, PIN - 454 774, 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

  
 RECEIVED  
 21/11/23