CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For PNB/MID Corporate Centre/ M/s Amar Krishna Leisure Pvt. Ltd. (004973/2303775) Page 2 of 24

Vastu/PNB/Indore/12/2023/004973/2303775

01/4-4-AKTJAA Date: 20.11.2023

VALUATION OPINION REPORT

This is to certify that the property of Commercial (Hotel) Land at Survey No. 192/1, 196/1, 196/3, 211/1/1/1 & 211/1/1/2, Patwari Halka No. 46 (17), Mumbai - Agra National Highway Road, Gram Arandia, Tehsil & District Indore, PIN – 453 771, State – Madhya Pradesh, Country – India belongs to M/s Amar Krishna Leisure Pvt. Ltd.

Boundaries of the property.

Direction's	As per Site Inspection			
North	Other Land			
South	Other Land			
East	Mumbai – Agra National Highway Road (Indore Bypass Road)			
West	Other 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 and valued for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)		
Commercial (Hotel) Land	69,73,75,050/-	62,76,37,545/-	55,79,00,040/-		

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 (1) 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: 2023.11.20 15:56:37 +05'30'

Director

0

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

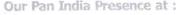
Reg. No. IBBI/RV/07/2019/11744

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

Encl: Valuation report.

Recd. on 123

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



♥ Mumbai

Aurangabad
 Pune

Rajkot Rajkot

Regd. Office: B1-001, U/B Floor, Boomeran Chandivali Farm Road, Andheri (East), Mumbai - 400 072. (M.S.). INDIA

Tax Invoice

	11 N						
VASTUKALA CONSULTANTS (I) PVT LTD	Invoice No. IND/2324/DEC/001 Delivery Note Reference No. & Date.			Mode/Terms of Payment			
B1-001,U/B FLOOR,BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX			1				
State Name: Maharashtra, Code: 27 CIN: U74120MH2010PTC207869 E-Mail: accounts@vastukala.org			ate.				
Buyer (Bill to) PNB-MID Corporate Centre Indore	Buyer's Order No. Dispatch Doc No. 004973/2303775 Dispatched through Terms of Delivery			Dated Delivery Note Date Destination			
MID Corporate Centre Indore C 21, 2nd floor, Business park Opp Raddison Hotel,							
Indore, Madhya Pradesh							
GSTIN/UIN : 23AAACP0165G1ZX State Name : Madhya Pradesh, Code : 23							
•							
SI Particulars No.			HSN/S	AC	GST Rate	Amount	
1 VALUATION FEE		IGST	997224		18 %	20,000.00 3,600.00	
		Total				₹	23,600.00
Amount Chargeable (in words) Indian Rupee Twenty Three Thousand Six Hundre	ed Only						E. & O.E
HSN/SAC	ou Only	Taxable	e Integra		rated Tax		Total
		Value	Rate	е	Amount		Tax Amount
997224	Total		20,000.00 189 20,000.00			3,600.00 3,60 3,600.00 3,60	
Tax Amount (in words) : Indian Rupee Three Thousand	Six Hund	red Only	/				
Remarks:	Company's Bank Details Bank Name : ICICI BANK LTD - INDORE A/c No. : 091605002726 Branch & IFS Code: INDORE RATLAM KOTHI & ICIC0000916						
004973/2303775 M/s. Amar Krishna Leisure Pvt. Ltd Commercial (Hotel) Land at Survey No. 192/1, 196/1, 196/3, 211/1/1/1 & 211/1/1/2, Patwari Halka No. 46 (17), Mumbai - Agra National Highway Road, Gram Arandia, Tehsil & District Indore, PIN – 453 771, State – Madhya Pradesh, Country – India			RORE	ad	· 00		3,11 6
Company's PAN : AADCV4303R Declaration	UPI Virtual	ID : VAST	UKALAI	NDOI	RE@ic	ici	SHATIO
NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST	for VASTUKALA CONSULTANTS (I) PVT LTD Pooja Dagare						
CHARGES APPLICABLE AS PER THE RULE. MSME Registration No 27222201137							

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

Huril