

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 (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: 2023.11.20 15:56:37 +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.

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*Recd. on
11/12/23*



Tax 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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No. IND/2324/DEC/001 Delivery Note	Dated 1-Dec-23 Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) PNB-MID Corporate Centre Indore 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	Buyer's Order No. Dispatch Doc No. 004973/2303775 Dispatched through	Dated Delivery Note Date Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	20,000.00
	IGST			3,600.00
Total				₹ 23,600.00

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

Indian Rupee Twenty Three Thousand Six Hundred Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	20,000.00	18%	3,600.00	3,600.00
Total			3,600.00	3,600.00

Tax Amount (in words) : **Indian Rupee Three Thousand Six Hundred Only**

Remarks:

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

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 - INDORE**

A/c No. : **091605002726**

Branch & IFS Code: **INDORE RATLAM KOTHI & ICIC0000916**



UPI Virtual ID : VASTUKALAINDORE@icici

for **VASTUKALA CONSULTANTS (I) PVT LTD**

Pooja Dagare

Authorised Signatory

Recd. on 11/12/23
Bill Paid

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice