

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Unit No. L. G. - 3 Paiki (North Side Portion) & L. G. - 3 Paiki (South Side Portion), Lower Ground Floor, "Laxmi Tower", Plot No. 576, Mahatma Gandhi Road (Race Course Road), Tehsil & District- Indore, PIN - 452 001, State - Madhya Pradesh, Country - India belongs to **M/s. Jaideep Ispat And Alloys Private Limited.**

Boundaries of the property.	Commercial Unit	Building
North	: Corridor then Mourya Office	Other Property
South	: Passage	Mahatma Gandhi Road
East	: Passage	Internal Road / Kotak Bank
West	: Unit / Shop No. 02	Internal Road

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 for this particular purpose at **₹ 77,33,341.00 (Rupees Seventy Seven Lakh Thirty Three Thousand Three Hundred Forty One 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar**

**B. Chalikwar**

Director

**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.

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: 2023.11.09 17:04:25 +05'30'

Auth. Sign.

*Atul*



**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-3355/23-24</b>	<b>17-Nov-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>JAIDEEP ISPAT AND ALLOYS PRIVATE LIMITED</b> 1ST FLOOR, 103-104, LAXMI TOWER, 576,M.G. ROAD, INDORE, Indore, Madhya Pradesh, 452003 GSTIN/UIN : 23AABCJ4896R2ZS State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>004976/2303496</b>	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>5,000.00</b>
	<b>IGST</b>			<b>900.00</b>
	<b>Total</b>			<b>5,900.00</b>

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

**Indian Rupee Five Thousand Nine Hundred Only**

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	5,000.00	18%	900.00	900.00
<b>Total</b>	<b>5,000.00</b>		<b>900.00</b>	<b>900.00</b>

Tax Amount (in words) : **Indian Rupee Nine Hundred Only**

Company's Bank Details

Bank Name : **ICICI BANK LTD**  
 A/c No. : **091605002726**  
 Branch & IFS Code: **INDORE RATLAM KOTHI & ICIC0000916**

Remarks:

004976/2303496 M/s. Jaideep Ispat And Alloys Private Limited - Commercial Unit No. L. G. - 3 Paiki ( North Side Portion) & L. G. - 3 Paiki (South Side Portion), Lower Ground Floor, "Laxmi Tower", Plot No. 576, Mahatma Gandhi Road (Race Course Road), Tehsil & District- Indore, PIN – 452 001, State – Madhya Pradesh, Country – India



UPI Virtual ID : VASTUKALAINDORE@icici

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

*Handwritten Signature*  
 Authorised Signatory

This is a Computer Generated Invoice

