



VALUATION OPINION REPORT

This is to certify that the Industrial Land on Plot No. 37- Z, Pithampur Industrial Area - 3 (Sagor & Bagdoon), Village - Pithampur, Tehsil & District - Dhar, PIN - 454 774, State - Madhya Pradesh, Country - India belongs to **M/s. Osian Ecopack.**

Boundaries of the property.

North : Plot No. 37 - Y
South : Road
East : Boundary Wall
West : 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

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Industrial Land	1,12,75,313/-	1,01,47,782/-	90,20,250/-

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: 2023.11.07 17:06:37 +05'30'

Sharil



21/11/2023

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

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.	Dated
	PG-3344/23-24	16-Nov-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) OSIAN ECOPACK C-2, BUSINESS PARK, BYPASS, SILVER SPRING PHASE II, NYATA MUNDLA, Indore, Indore, Madhya Pradesh, 452020 GSTIN/UIN : 23AAIFO5645F1ZB State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005033/2303485	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i> TRAVELLING & OUT OF POCKET EXP. <i>Less : ADVANCE FOR VALUATION</i> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	10,000.00 1,800.00 1,000.00 (-)3,000.00
	Total			9,800.00

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

Indian Rupee Nine Thousand Eight Hundred Only

HSN/SAC	Taxable Value	Integrated Tax		Total
		Rate	Amount	Tax Amount
997224	10,000.00	18%	1,800.00	1,800.00
Total	10,000.00		1,800.00	1,800.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight 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:

005033/2303485 M/s. Osian Ecopack - Industrial Land on Plot No. 37- Z, Pithampur Industrial Area - 3 (Sagor & Bagdoon), Village - 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

(Signature)
 Authorised Signatory

This is a Computer Generated Invoice

