

## VALUATION OPINION REPORT

This is to certify that the property of Industrial Land bearing Plot No. 175, Industrial Growth Center Pithampur Sector-1, Rau - Pithampur Road, Village Pithampur, Tehsil & District Dhar, PIN - 454 774, State - Madhya Pradesh, Country - India belongs to **M/s. Central India Agro Chemicals.**

Boundaries of the property.

	As per Site Inspection
North	AKVN Plot
South	Road No. 08
East	Plot No. 176
West	Plot No. 174

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 (₹)
Industrial Land	1,82,30,000/-	1,64,07,000/-	1,45,84,000/-

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.

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=india,  
2.5.4.20=98228604fad33ac02edc729e26865919f90e3e33d41e3  
5115279d17a18b5652, postalCode=400008, st=Maharashtra,  
serialNumber=41a56a56abbc9d8b2a55ab8e3c6b31f181bd2e  
394e287a229a377b625f6c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.11.18 10:07:25 +05'30'

*Atul*



Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

Encl: Valuation report.

*Received on 21/11/23*

*Himangi*



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

Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

**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-3411/23-24</b>	<b>20-Nov-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>CENTRAL INDIA AGRO CHEMICALS</b> PRAMOD HARDIA 4th Floor, No 11, Dawa Bazar, 13 14 R N T Marg, Madhunmilan square, Ushaganj, Indore, Indore, Madhya Pradesh 452001 GSTIN/UIN : 23AAGPH8657J1ZG State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>005120/2303554</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>15,000.00</b>
	<b>IGST</b>			<b>2,700.00</b>
	<b>Total</b>			<b>17,700.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Seventeen Thousand Seven Hundred Only**

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	15,000.00	18%	2,700.00	2,700.00
<b>Total</b>	<b>15,000.00</b>		<b>2,700.00</b>	<b>2,700.00</b>

Tax Amount (in words) : **Indian Rupee Two Thousand Seven 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:

005120/2303554 M/s. Central India Agro Chemicals - Industrial Land bearing Plot No. 175, Industrial Growth Center Pithampur Sector-1, Rau - Pithampur Road, 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

*Handwritten Signature*  
Authorised Signatory

This is a Computer Generated Invoice

*Received on 21/11/2023*

*Himangi*

