

## VALUATION OPINION REPORT

This is to certify that the property of Industrial Land at Survey No. 878, Gram – Dondwada, Indore - Khandwa Road, Tehsil & District – Khandwa, PIN – 450 771, State – Madhya Pradesh, Country – India belongs to **Shri. Kamlesh Sethi S/o Shri. Manakchand Sethi & Smt. Aasha Sethi W/o Shri. Kamlesh Sethi.**

Boundaries of the property.

North : Land of Survey No. 877/1, 877/2 & 877/3  
South : Road  
East : Gov. Land of Survey No. 887  
West : Land of Survey No. 876

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest-Act, 2002 purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Industrial Land	2,70,90,000/-	2,30,26,500/-	1,89,63,000/-

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.

**Sharadkumar Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2023.11.27 18:21:39 +05'30'



**Sharadkumar B. Chalikwar**

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



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

Regd. Office : B1-001, U/B Floor, Boomeran Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24

**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
	PG-3673/23-24	6-Dec-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT
Buyer (Bill to) <b>UNION BANK OF INDIA</b> SINDHI COLONY BRANCH 30, Patel Nagar Sapna Sangeeta Road, Indore -452001 GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005279/2303846	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>12,000.00</b>
				<b>3,060.00</b>
	<b>TRAVELLING &amp; OUT OF POCKET EXPENSES</b>	997224	18 %	<b>5,000.00</b>
	<b>Total</b>			<b>20,060.00</b>

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

**Indian Rupee Twenty Thousand Sixty Only**

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	17,000.00	18%	3,060.00	3,060.00
<b>Total</b>	<b>17,000.00</b>		<b>3,060.00</b>	<b>3,060.00</b>

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

**Remarks:**

005279/2303846 Shri. Kamlesh Sethi S/o Shri. Manakchand Sethi & Smt. Aasha Sethi W/o Shri. Kamlesh Sethi-Industrial Land at Survey No. 878, Gram – Dondwada, Indore - Khandwa Road, Tehsil & District – Khandwa, PIN – 450 771, 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**

A/c No. : **091605002726**

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



UPI Virtual ID : **VASTUKALAINDORE@icici**

Customer's Seal and Signature

for **Vastukala Consultants (I) Pvt Ltd**

*Amit*  
Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

www.vastukala.org

