

VALUATION OPINION REPORT

This is to certify that the property of Commercial / Industrial Land and Building at Survey No. 851/2 & 851/3, Indore - Khandwa Road, Gram - Dondwada, Tehsil & District - Khandwa, PIN - 450 771, State - Madhya Pradesh, Country - India belongs to **M/s. Sethi Agritech Pvt. Ltd.**

Boundaries of the property.

North : Land of Survey No. 851/1
South : Road
East : Land of Survey No. 858/1
West : Land of Sitaram Patel

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 (₹)	Insurable Value In (₹)
Land And Building	8,61,87,748/-	7,32,59,586/-	6,03,31,424/-	4,64,68,310/-

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: 2023.11.27 16:52:37 +05'30'

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-3667(A)/23-24	6-Dec-23
Buyer (Bill to) UNION BANK OF INDIA SINDHI COLONY BRANCH 30, Patel Nagar Sapna Sangeeta Road, Indore -452001 GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	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	20,000.00		3,600.00	3,600.00

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

Remarks:

005283/2303838 M/s. Sethi Agritech Pvt. Ltd. -
 Commercial / Industrial Land and Building at Survey
 No. 851/2 & 851/3, Indore - Khandwa Road, Gram -
 Dondwada, Tehsil & District - Khandwa, PIN - 450
 771, State - Madhya Pradesh, Country - India

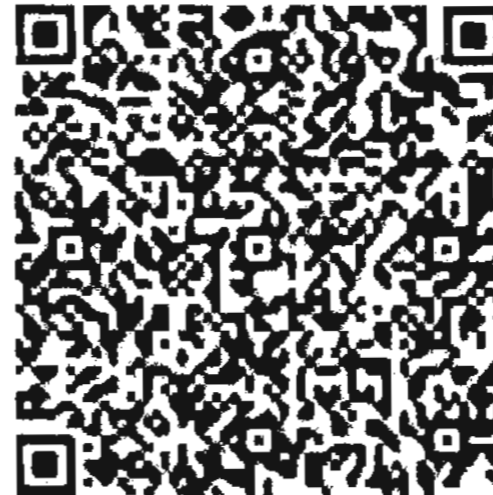
Company's PAN : **AADCV4303R**

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

Kareel
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

Think before you Create

An ISO 9001:2015 Certified Company

www.vastukala.org

