

VALUATION OPINION REPORT

This is to certify that the property of Industrial Land at Survey No. 874 & 875, Gram – Dondwada, Indore - Khandwa Road, Tehsil & District – Khandwa, PIN – 450 771, State – Madhya Pradesh, Country – India belongs to **Smt. Aasha Sethi W/o Shri. Kamlesh Sethi.**

Boundaries of the property.

North : Road
South : Road
East : Land of Hukum Prabhu And Bali Ram
West : Land of Smt. Menaaj B

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	1,86,20,000/-	1,58,27,000/-	1,30,34,000/-

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 18:39:03 +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 Rainur

Regd. Office : B1-001, U/B Floor, Boomer,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA

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-3678/23-24	6-Dec-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
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	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005423/2303850	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	12,000.00
	IGST			2,160.00
Total				14,160.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Fourteen Thousand One Hundred Sixty Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	12,000.00	18%	2,160.00	2,160.00
Total	12,000.00		2,160.00	2,160.00

Tax Amount (in words) : **Indian Rupee Two Thousand One Hundred Sixty Only**

Remarks:
 005423/2303850 Smt. Aasha Sethi W/o Shri. Kamlesh Sethi - Industrial Land at Survey No. 874 & 875, 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

Atul
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.
 An ISO 9001:2015 Certified Company www.vastukala.org

