

1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Building on Plot **No. F-36**, Ground Floor + First Floor Near Prathmesh Enterprises, MIDC Area, Ambad, At- Ambad MIDC, Taluka & District- Nashik – 422 010, State – Maharashtra, Country – India belongs to **M/s.Allied Industries**.

Boundaries of the property.

| | | |
|-------|---|--------------|
| Plot | : | |
| North | : | Road |
| South | : | Open Space |
| East | : | Plot No.F-35 |
| West | : | Plot No.F-37 |

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 for **Fair Market Value** purpose at:

| Particulars | Fair Market Value In (₹) | Realizable Value In (₹) | Distress Sale Value In (₹) | Insurable Value In (₹) |
|-------------------|--------------------------|-------------------------|----------------------------|------------------------|
| Land and Building | ₹ 2,77,00,473/- | ₹ 2,63,15,449/- | ₹ 2,21,60,378/- | ₹ 18,70,402/- |

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20-9822b6c4fad35dc03e0cf39e26865913490f13d33d1
3115279b17a18b5652, postalCode=400009, st=Maharashtra,
serialNumber=41a5ea566ab8cc89d6b2a55a8f3c3cfcb3115279
e394e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.12 16:53:13 +05'30

Auth. Sign.



19/12/23



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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, Boomerang, Chandivali Farm Road, Andheri (East), **Mumbai** - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

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-3745/23-24 | 12-Dec-23 |
| | Delivery Note | Mode/Terms of Payment |
| | | AGAINST REPORT |
| | Reference No. & Date. | Other References |
| | | |
| Buyer (Bill to) Janta Sahakari Bank Ltd Nashik Branch Alpha Sqaure , D'Souza Colony, Off.Collage Road, Times Of India Building, Opp.Kathiyawad Showroom, Nashik-422005 GSTIN/UIN : 27AAAJJ0073G1ZH State Name : Maharashtra, Code : 27 | Buyer's Order No. | Dated |
| | Dispatch Doc No. | Delivery Note Date |
| | 005532/2303921 | |
| | 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 % | 15,000.00 |
| | CGST | | | 1,350.00 |
| | SGST | | | 1,350.00 |
| Total | | | | 17,700.00 |

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

Indian Rupee Seventeen Thousand Seven Hundred Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|------------------|-------------|-----------------|-----------|-----------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 15,000.00 | 9% | 1,350.00 | 9% | 1,350.00 | 2,700.00 |
| Total | 15,000.00 | | 1,350.00 | | 1,350.00 | 2,700.00 |

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

Remarks:

005532/2303921 "M/s.Allied Industries- Industrial Land and Building on Plot No. F-36, Ground Floor + First Floor Near Prathmesh Enterprises, MIDC Area, Ambad , At- Ambad MIDC, Taluka & District- Nashik - 422 010, State - Maharashtra, 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

Customer's Seal and Signature

Company's Bank Details

Bank Name : **ICICI Bank Ltd - Nashik**

A/c No. : **345505001235**

Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**



UPI Virtual ID : vastukalaconsul@icici

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

Authorised Signatory

This is a Computer Generated Invoice