



VALUATION OPINION REPORT

This is to certify that the property of Industrial Land & Building at Plot No. A - 1/C, Industrial Estate, Pologround Indore, Chandrashekhar Vyas Road, Tehsil & District - Indore, PIN – 452 015, State – Madhya Pradesh, Country - India belongs to **M/s. Dhananjay Engineering**.

Boundaries of the property.

North : Road
South : Other Property
East : Shed No. A-2/D
West : Shed No. A-1/D

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 for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Industrial Land & Building	81,64,200/-	73,47,780/-	65,31,360/-	20,94,570/-

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: 2024.01.25 18:16:43 +05'30'

Muril



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report



Received
07/02/2024

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

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

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-4511/23-24	31-Jan-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Union Bank of India Slyaganj Branch Siyaganj Branch ,377 Jawahar Marg siyaganj, Indore, Madhya Pradesh Pin-452007 GSTIN/UIN : 23AAACU0564G3ZN State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	006513/2304774	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	5,000.00
	IGST		900.00
	Total		₹ 5,900.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	5,000.00	18%	900.00	900.00
Total	5,000.00		900.00	900.00

Tax Amount (in words) : **Indian Rupee Nine Hundred Only**

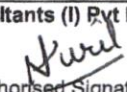
Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **091605002726**
 Branch & IFS Code : **INDORE RATLAM KOTHI & ICIC0000916**

Remarks:
 006513/2304774 M/s. Dhananjay Engineering - Industrial Land & Building at Plot No. A - 1/C, Industrial Estate, Pologround Indore, Chandrashekhar Vyas Road, Tehsil & District - Indore, PIN - 452 015, 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

UPI Virtual ID : VASTUKALAINDORE@icici

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

Trustworthy Choice

An ISO 9001:2015 Certified Company

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