



Vastu/Indore/01/2024/006576/2304976

14/18-198-BSA

Date: 20.01.2024

## VALUATION OPINION REPORT

The property of Industrial Plot No. 13, Toy Cluster, Industrial Area, Rau Cat Road, A. B. Road, Rau Rangwasa, Tehsil - Indore, District - Indore, PIN - 453 331, State - Madhya Pradesh, Country - India belongs to **M/s. Playot**.

### Boundaries of the property.

Particulars	As Per Actual Site
North	: Agriculture Land
South	: Road
East	: Plot No. 14
West	: Plot No. 12

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 valued for banking purpose at **₹ 1,21,09,500/- (Rupees One Crore Twenty One Lakh Nine Thousand Five Hundred Only)**.

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.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.14 18:13:50 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX40/Empanelment: Valuer/VCPL/2021-22



Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA  
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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

## 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
	<b>ADVANCE188/23-24</b>	<b>29-Jan-24</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	<b>AGAINST REPORT</b> Other References
Buyer (Bill to) <b>BANK OF MAHARASHTRA-DEWAS INDORE</b> In Front of City Kotwali, M.G. Road, Dewas State – Madhya Pradesh, Country – India GSTIN/UIN : 23AACCB0774B5Z8 State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>006576</b>	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>8,000.00</b>
	<b>IGST</b>			<b>1,440.00</b>
	<b>TRAVELLING &amp; OUT OF POCKET EXP.</b>			<b>1,000.00</b>
<b>Total</b>				<b>10,440.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Ten Thousand Four Hundred Forty Only**

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	8,000.00	18%	1,440.00	1,440.00
<b>Total</b>	<b>8,000.00</b>		<b>1,440.00</b>	<b>1,440.00</b>

Tax Amount (in words) : **Indian Rupee One Thousand Four Hundred Forty Only**

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**

Remarks:

006576 M/s Playot Residential Land No. Ground Floor, Plot No. 13, Rau Cat Road (A. B. Road), , Village - Rangwasa,, Tahasil Rau,, District - Indore, 453 331, State - Madhya Pradesh

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

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

Authorised Signatory

This is a Computer Generated Invoice

