



Vastu/PNB/Indore/01/2024/006655/2304758
31/11-460-BSA
Date: 27.01.2024

VALUATION OPINION REPORT

This is to certify that the property of Commercial Land & Building bearing Survey No. 502/2/1, 502/2/2 & 502/2/3, Bhopal Indore Road, Gram - Jetpura, Tehsil & District Dewas, PIN - 454 001, State - Madhya Pradesh, Country - India belongs to **Ms. Heena D/o Mr. Yograj Kharche, Mrs. Sulochna W/o Mr. Yograj Kharche, Mrs. Vimal W/o Mr. Eknath Narkhede & Mr. Eknath S/o Mr. Namdev Narkhede.**

Boundaries of the property.

	As per Site Inspection
North	Bhopal Indore Road
South	Owner's Land
East	Survey No. 502/1/1
West	Survey No. 502/2

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 this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Commercial Land & Building	15,10,76,384/-	13,59,68,746/-	12,08,61,107/-	6,53,93,288/-

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

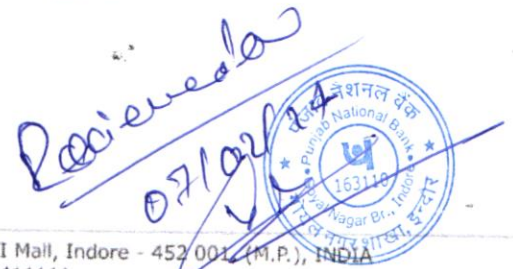
For VASTUKALA CONSULTANTS (I) PVT. LTD.

**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: 2024.01.27 17:40:44 +05'30'

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI / RV / 07/2018/10366
Reg. No. CAT-I-F-1763



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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Morbi
- Pune
- Indore
- Ahmedabad
- Rajkot
- Roipur
- Jaipur

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-4501/23-24	31-Jan-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) saikrupa warehouse and agro services 17, JAITPURA, DEWAS, Dewas, Madhya Pradesh 455001 GSTIN/UIN : 23ABXFS8448L1Z6 State Name : Madhya Pradesh, Code : 23	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	006655/2304758	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	15,000.00
		IGST	2,700.00
	TRAVELLING & OUT OF POCKET EXP.		3,000.00
Total			₹ 20,700.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Twenty Thousand Seven Hundred Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	15,000.00	18%	2,700.00	2,700.00
Total	15,000.00		2,700.00	2,700.00

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

Remarks:
 006655/2304758 Ms. Heena D/o Mr. Yograj Kharche,
 Mrs. Sulochna W/o Mr. Yograj Kharche, Mrs. Vimal W/o
 Mr. Eknath Narkhede & Mr. Eknath S/o Mr. Namdev
 Narkhede (Name of Borrower A/c: M/s. Saikrupa
 Warehouse And Agro Services) - Commercial Land &
 Building bearing Survey No. 502/2/1, 502/2/2 & 502/2/3,
 Bhopal Indore Road, Gram - Jetpura, Tehsil & District
 Dewas, PIN - 454 001, State - Madhya Pradesh,
 Country - India

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**

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

for **Vastukala Consultants (I) Pvt Ltd**
Pooja Dagare
Digitally signed by Pooja Dagare
 DN: cn=Pooja Dagare, o=Vastukala Consultants (I)
 Pvt Ltd, email=pooja@vastukala.org, c=IN
 Date: 2024.01.31 16:11:55 +05:30
Authorised Signatory

This is a Computer Generated Invoice

Peerwada



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

Ataru

