



Vastu/Indore/02/2024/006740/2304836

06/6-58-BSA

Date: 30.01.2024

VALUATION OPINION REPORT

This is to certify that the Commercial Land bearing Survey No. 9/2/1, Indore Bypass Road, Gram Mirjapur, Tehsil & District - Indore, PIN - 452 020, State - Madhya Pradesh, Country - India belongs to **M/s. Vostock & Wilcure Remedies Pvt. Ltd.**

Boundaries of the property.

North : Road
South : Shalimar Enterprise
East : Other Property
West : Road

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 (₹)
Commercial Land	7,74,78,000/-	6,97,30,200/-	6,19,82,400/-

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: 2024.01.30 12:21:10 +05'30'

Handwritten signature



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.



Handwritten date: 2/2/24

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. PG-4565/23-24	Dated 6-Feb-24
Buyer (Bill to) UNION BANK OF INDIA NARSINGH BAZAR BRANCH 31/32 Narsingh Bazar, Near Dargah CHoraha, Indore 452002 GSTIN/UIN : 23AAACU0564G2ZO State Name : Madhya Pradesh, Code : 23	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 006740/2304836	Delivery Note Date
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 %	25,000.00
	IGST			4,500.00
Total				29,500.00

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

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	25,000.00	18%	4,500.00	4,500.00
Total			4,500.00	4,500.00

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

Remarks:
 006740/2304836 M/s. Vostock & Wilcure Remedies Pvt. Ltd. - Commercial Land bearing Survey No. 9/2/1, Indore Bypass Road, Gram Mirjapur, Tehsil & District - Indore, PIN - 452 020, 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



UNION BANK OF INDIA

2/2/24

Vastukala Consultants (I) Pvt. Ltd.

ISO 9001:2015 Certified Company

www.vastukala.org



VASTUKALA CONSULTANTS (I) PVT LTD