

## Tax 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 CIN : U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No <b>MUM/2324/JAN/015</b>	Dated <b>4-Jan-24</b>	Delivery Note Mode/Terms of Payment
Buyer (Bill to) <b>KORES(INDIA) LIMITED</b> 3rd and 2nd floor, 301, 302, 202, Ashford Chamber, L J Road, Mahim, Mumbai, 400016 GSTIN/UIN : 27AAACK5069Q1ZW State Name : Maharashtra, Code : 27	Reference No & Date	Other References	Buyer's Order No Dated
	Dispatch Doc No. <del>XXXXXXXXXXXXXXXXXXXX</del>	Delivery Note Date	Dispatched through <del>XXXXXXXXXXXXXXXXXXXX</del>
	Terms of Delivery		

Sl No	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>3,00,000.00</b>
2	<b>TRAVELLING &amp; OUT OF POCKET EXPENSES</b>	00440249	18 %	<b>30,900.00</b>
	<b>CGST</b>			<b>29,781.00</b>
	<b>SGST</b>			<b>29,781.00</b>
	<b>Total</b>			<b>₹ 3,90,462.00</b>

Amount Chargeable (in words) E & O E

**Indian Rupee Three Lakh Ninety Thousand Four Hundred Sixty Two Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,00,000.00	9%	27,000.00	9%	27,000.00	54,000.00
00440249	30,900.00	9%	2,781.00	9%	2,781.00	5,562.00
<b>Total</b>	<b>3,30,900.00</b>		<b>29,781.00</b>		<b>29,781.00</b>	<b>59,562.00</b>

Tax Amount (in words) **Indian Rupee Fifty Nine Thousand Five Hundred Sixty Two Only**

Company's Bank Details  
 Bank Name: **ICICI BANK**  
 A/c No: **123105000319**  
 Branch & IFS Code: **MIG Colony, Bandra (E), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@ICICI  
 for VASTUKALA CONSULTANTS (I) PVT LTD

**Pooja Dagare**  
 Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION  
 THIS IS A COMPUTER GENERATED INVOICE

- 9 JAN 2024

**CORPORATE FINANCE BRANCH**  
 सेन्ट्रल बँक ऑफ इंडिया  
 को. वा. शा. मुंबई

9 JAN 2024

**अंतरण  
 TRANSFER**



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

An ISO 9001:2015 Certified Company www.vastukala.org

**Shailen Kumar Gupta**  
 9930541009



SR NO	BANK	BRANCH	SOFTWARE NO	CUSTOMER'S DETAIL	OUTWARD DATE	OUTWARD NO
1	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	4661	M/s. Kores (India) Ltd. Plot No. E-14, E-15 & E-16, Thermaz Company, Pimpri Industrial Area, (Bhosan block), MIDC, Village - Bhosan, Taluka - Haveli, Pune Pin Code - 411 026 State - Maharashtra, Country - India belonging to		2304367
2	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	4669	M/s. Kores (India) Ltd. Land and Building on Gul No. 145 (Part) Of Village - Mahalunge, Talegaon Chakan Road, Taluka - Khed, District - Pune, Pin Code - 410 501 State - Maharashtra, India		2304368
3	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	4666	M/s. Kores (India) Ltd. Industrial Land and Building on Factory on Plot No. 06 Industrial Area No. 1, M. P. Audyogik Kendra Vikas Nigam (Indore) Ltd., at Pithampur, District - Dhar, Pin Code - 462 001, State - Madhya Pradesh, India		2304369
4	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	4667	M/s. Kores (India) Limited Land and Building on Plot No. 58/1, 58/2, 59 - A, 65 - A, 65 - B, 65 - C, 66 - A, Opposite - Sadhana Nitrochem, MIDC, Village - Dhatav, Taluka - Roha, District - Raigad, Pin Code - 402 116, State - Maharashtra, India belongs to	06.01.2024	2304371
5	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	4664	M/s. Kores (India) Ltd. Land and Building on City Survey No. 4480 & 4481, Station Road, Near - Railway Station, Village - Wankaner, Taluka - Wankaner, District - Morbi, Pin Code - 363 621, State - Gujarat, India	06.01.2024	2304372
6	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	5891	KORES INDIA LTD Industrial Plant & Machinery No. Basement Floor, Pimpri Industrial Area, Bhosan, Taluka - Haveli, Pune, State - Maharashtra, India Plant & Machinery	06.01.2024	2304381
7	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	5894	KORES INDIA LTD Industrial Plant & Machinery No. Basement Floor, Plot No. 6, Pithampur Industrial area no 1, Madhya Pradesh Audhogyik Kendra Vikas Nigam (Indore) Ltd (MPAKVN), Village - Pithampur, Dhar, Indore, State - Maharashtra, India, Plant & Machinery	06.01.2024	2304383
8	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	5893	KORES INDIA LTD Roha - Pharma & Sp. Chemical Division Industrial Plant & Machinery No. Basement Floor, Plot No. 59-A, 65-B, 65-C, 66A, Roha Industrial Area, Village - Dhatav, State - Maharashtra, India Plant & Machinery	06.01.2024	2304384
9	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	5890	KORES INDIA LTD Industrial Plant & Machinery No. Basement Floor, Station Road, Village - Wankaner, State - Maharashtra, India Plant & Machinery	06.01.2024	2304385
10	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	6180	KORES INDIA LTD Pune - Chakan Foundry Plant & Machinery No. Basement Floor, Pune - Chakan Foundry, Village - Mahalunge, Pune Plant & Machinery	06.01.2024	2304386

Received 10 valentines  
 09/01/2023

Charley Kulkarni  
 9930541009



Vastu Thane/01/2024/4686/2304369

06/3-71-APU

Date: 06/01/2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Building on Factory on Plot No. 06, Industrial Area No. 1, M. P. Audyogik Kendra Vikas Nigam (Indore) Ltd., at Pithampur, District – Dhar, Pin Code – 452 001, State - Madhya Pradesh, India belongs to **M/s. Kores (India) Limited**.

Boundaries of the property:

North	:	120 Wide Road
South	:	Open Land
East	:	Open Land
West	:	Open Land & Premises of Shiva Drillers

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 **Fair market value of the property for banking purpose at ₹ 37,50,86,225.00 (Rupees Thirty Seven Crore Fifty Lakh Eighty Six Thousand Two Hundred Twenty Five 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.**

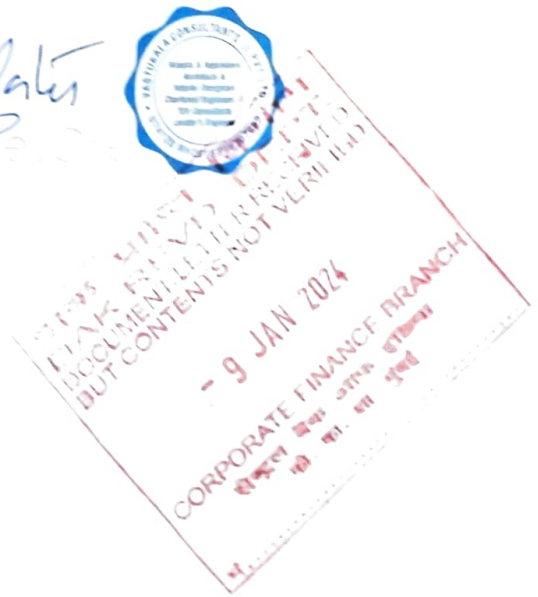
**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
 DN: cn=Manoj Chalikwar, o=Vastukala  
 Consultants (I) Pvt. Ltd., ou=Mumbai,  
 email=manoj@vastukala.org, c=IN  
 Date: 2024.01.06 12:14:45 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**  
 Registered Valuer  
 Chartered Engineer (India)  
 Reg. No. CAT-IF-1763  
 BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22  
 Encl. Valuation report.



Shalish Kumar 4485 - 9930541009