

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. ADVANCE151/23-24	Dated 3-Nov-23
Buyer (Bill to) ELMEF TESTING & CALIBRATION LABORATORIES PRIVATE LIMITED RH 8, COUNTY WALK COLONY, JHALARIYA, Indore, Madhya Pradesh, 452016 GSTIN/UIN : 23AAECE2769H1ZO State Name : Madhya Pradesh, Code : 23	Delivery Note	Mode/Terms of Payment ADVANCE
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 004853	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 %	4,000.00
	TRAVELLING & OUT OF POCKET EXP.			2,000.00
	IGST			720.00
Total				6,720.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Six Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	4,000.00	18%	720.00	720.00
Total	4,000.00		720.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty 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:

004853 Elmef Testing And Calibration Laboratories Pvt. Ltd. Industrial Land on Plot No. 189, 190 & 191, Industrial Area Growth Centre Ujjaini, Village - Ujjaini, Tehsil & District - Dhar, PIN - 456 001, 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

for Vastukala Consultants (I) Pvt Ltd

Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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An ISO 9001:2015 Certified Company

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Vastu/Indore/11/2023/004853/2303570

21/13-266-BSA

Date: 06.11.2023

VALUATION OPINION REPORT

This is to certify that the Industrial Plot No. 189, 190 & 191, Industrial Area Growth Centre Ujjaini, Village - Ujjaini, Tehsil & District - Dhar, PIN – 456 001, State – Madhya Pradesh, Country – India belongs to **M/s. Elmf Testing And Calibration Laboratories Pvt. Ltd.**

Boundaries of the property.

North : Pathway
South : Plot No. 192
East : MPIDC Boundary
West : Road

OC
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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 (₹)
Industrial Land	13,90,208/-	12,51,187/-	11,12,166/-

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: 2023.11.06 15:09:26 +05'30'

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

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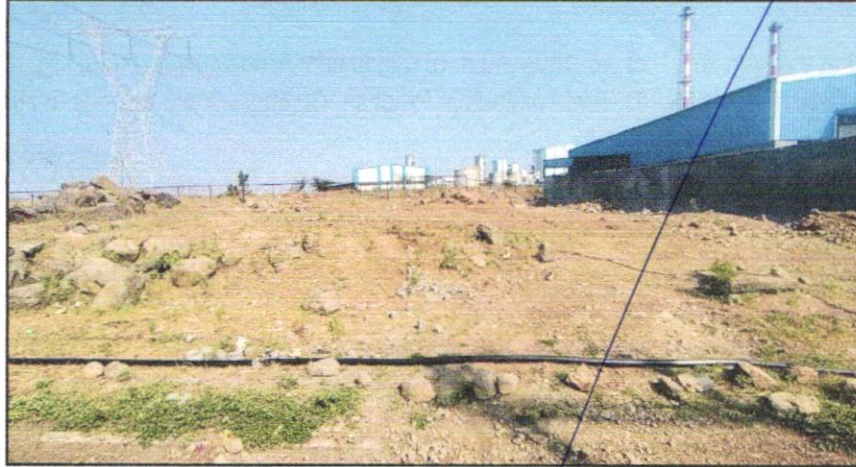
Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
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
mumbai@vastukala.org

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of owner: **M/s. Elmf Testing And Calibration Laboratories Pvt. Ltd.**

Industrial Plot No. 189, 190 & 191, Industrial Area Growth Centre Ujjaini,
Village - Ujjaini, Tehsil & District - Dhar, PIN – 456 001,
State – Madhya Pradesh, Country – India

Latitude Longitude - 22°34'47.8"N 75°26'15.5"E

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Valuation Done for:

Union Bank of India

A. B. Road (Khajrana) Branch

"Fortuna" Plot No. 6, Road No. 2, Anoop Nagar, A. B. Road, Indore
PIN - 452 018, State – Madhya Pradesh, Country – India

Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
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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: 2023.11.06 14:58:56 +05'30'



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



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📍 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

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✉️ mumbai@vastukala.org