


**PROFORMA INVOICE**

 <b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.co.in	Invoice No.	Dated
	PG-1142/24-25	2-Jul-24
Buyer (Bill to) <b>COSMOS BANK</b> NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital, Naupada THANE-WEST, 4000602 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	009333/2307028	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>10,000.00</b>
	<b>CGST</b>			<b>900.00</b>
	<b>SGST</b>			<b>900.00</b>
	<b>Total</b>			<b>11,800.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Eleven Thousand Eight Hundred Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,000.00	9%	900.00	9%	900.00	1,800.00
<b>Total</b>	<b>10,000.00</b>		<b>900.00</b>		<b>900.00</b>	<b>1,800.00</b>

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

**Remarks:**  
 009333/2307028 M/s. Gaurav Chemicals -  
 Industrial Land & Building on Plot No. C-17, Lote-  
 Parshuram, M.I.D.C. Industrial Area, Near Sulakhi  
 Chemicals Pvt. Ltd., Village - Lote, Taluka -  
 Khed, District - Ratnagiri - 415 722, State -  
 Maharashtra, 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. : **340505000531**

Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

Customer's Seal and Signature

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

ASMITA JAYSING RATHOD

Digitally signed on 02-07-2024 15:41:24

Authorised Signatory

This is a Computer Generated Invoice



## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: CB / Naupada Branch / M/s. Gaurav Chemicals (9333/2307028) Page 2 of 20

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Vastu/Thane/07/2024/9333/2307028

02/13-32-VS

Date: 12.06.2024

### VALUATION OPINION REPORT

The property bearing **Industrial Land & Building** on Plot No. C-17, Lote Parshuram, M.I.D.C. Industrial Area, Near Sulakhi Chemicals Pvt. Ltd., Village – Lote, Taluka – Khed, District – Ratnagiri – 415 722, State – Maharashtra, Country – India belongs to **M/s. Gaurav Chemicals**.

#### Boundaries of the property.

Particular	As per site	As per Document
North	: Road	51.00 Mtr. Wide Road
South	: Kaju Factory	Plot No. C – 18
East	: Plot	Plot No. C – 16
West	: Road	MIDC Road 20.00 M.R/W

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 as below –

Particulars	Value (₹)
Fair Market Value	56,06,364.00
Realizable Value	50,45,728.00
Distress Sale Value	44,85,091.00
Insurance Value	32,06,509.00

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: 2024.07.02 15:09:53 +05'30'

*Manoj*  
Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

#### Our Pan India Presence at :

- Nanded
- Thane
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- Nashik
- Rajkot
- Raipur
- Aurangabad
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- Indore
- Jaipur

#### Regd. Office

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