


## Tax Invoice

 <b>VASTUKALA</b> <small>Unstoppable Excellence</small>	<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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.co.in	Invoice No. <b>MUM/2425/JUL/272</b>	Dated <b>31-Jul-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
Buyer (Bill to) <b>UNION BANK OF INDIA-NARENDRA NAGAR BRANCH</b> 46, Saket Nagar, Suyog Nagar Chowk, Ring Road, Nagpur 440027 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Dispatch Doc No. <b>010260/2307750</b>	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		
	(Empty space for terms)		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>  <b>COURIER &amp; POST CHARGES</b>  <i>Tripoli (20124)</i> <i>160300166724,</i> <i>Nasir.</i>	997224	18 %	<b>12,000.00</b> <b>1,080.00</b> <b>1,080.00</b> <b>100.00</b>
	Total			<b>₹ 14,260.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Fourteen Thousand Two Hundred Sixty Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	12,000.00	9%	1,080.00	9%	1,080.00	2,160.00
<b>Total</b>	<b>12,000.00</b>		<b>1,080.00</b>		<b>1,080.00</b>	<b>2,160.00</b>

Tax Amount (in words) : <b>Indian Rupee Two Thousand One Hundred Sixty Only</b>  Remarks: 010260/2307750 Name of Proposed Purchaser : Mr. Bollineni Karthik & Mr. Bollineni Dhanush Srinivas -Name of Owner : Mr. Aliasgar Mohammed Lokhandwala -Residential Flat No. 4703, 47th Floor, Wing - A1, "Minerva Tower", J. R. Boricha Marg, Off N. M. Joshi Marg, Village - Lower Parel Division, Municipality Ward No. G/South, Taluka - Mumbai, District -Mumbai, Mahalaxmi, Mumbai, PIN - 400 011, State - Maharashtra, India. Company's PAN : <b>AADCV4303R</b> 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 : <b>ICICI BANK</b> A/c No. : <b>123105000319</b> Branch & IFS Code: <b>MIG Colony, Bandra (E.), Mumbai &amp; ICIC0001231</b>  UPI Virtual ID : vastukala@ICICI  for <b>VASTUKALA CONSULTANTS (I) PVT LTD</b>  ASMITA JAYSING RATHOD <small>Digitally signed on 19-08-2024 12:54:22</small> Authorised Signatory
Customer's Seal and Signature	

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 4703, 47<sup>th</sup> Floor, Wing - A1, "Minerva Tower", J. R. Boricha Marg, Off N. M. Joshi Marg, Village - Lower Parel Division, Municipality Ward No. G/South, Taluka - Mumbai, District - Mumbai, Mahalaxmi, Mumbai, PIN - 400 011, State - Maharashtra, India belongs to **Mr. Aliasgar Mohammed Lokhandwala**. Name of Proposed Purchaser is **Mr. Bollineni Karthik & Mr. Bollineni Dhanush Srinivas**.

Boundaries of the property

North : Minerva Road  
South : Pandurang Balaji Bagava Road  
East : Lodha Bellissimo - 1  
West : Jivraj Ramji Boricha Marg & Railway Track

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 8,99,30,000.00 (Rupees Eight Crore Ninety Nine Lakh Thirty Thousand 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 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: 2024.08.19 14:33:16 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Union Bank of India Empanelment No.: ROS:ADV:Valuer/033:008:2021-22

Encl.: Valuation report

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### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



GST No. 27BDKPT0721R1ZW



Shree **TIRUPATI**®

**COURIER SERVICES PVT. LTD.**

**CASH RECEIPT**  
ISSUED BY FRANCHISEE  
GST No. 27BDKPT0721R1ZW

FRANCHISEE : SHREE BALVI ENTERPRISES - 4, NATAL ESTATE, S. J. DSOUZA COMPOUND, Nr. KAMANI OIL MILL, NEXT TO CHANDIVALI BUS STOP, CHANDIVALI-ANDHERI (E), MUMBAI-72. Mo. 80808 02338/63510 20690

ORIGIN	DESTINATION	DATE	AWB NUMBER
CHANDIVALI, ANDHERI (E)	NAGPUR	20-08-24	160300166724
SENDER VASTUKALA CONS GST No. :	RECEIVER PENCHALIAH DEVINENI		

DESCRIPTION OF CONTENTS	DECLARED VALUE	WEIGHT	FREIGHT CHARGE	TOTAL AMOUNT
Mo- 8452984112			Mo-	
DOCUMENTS	0.00		200.00	67.80
				SGST[9.00%]: 6.10 CGST[9.00%]: 6.10 Total.Amt: 80.00

I HEREBY AGREE WITH THE TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE OF THIS NON-NEGOTIABLE CONSIGNMENT NOTE AND WARRANT THAT THE INFORMATION DECLARED BY ME IN THIS MEMO IS TRUE AND CORRECT.

RECEIVER'S SIGNATURE & RUBBER STAMP

NAME :

DATE :

Received in good order and condition

A.M. /P.M.

SENDER'S SIGNATURE

**I NO INSURANCE I**

*I Warrant that all details given herein are true and correct*

TIME :

01:03 PM

**Note : Cash, Gold, Silver, Diamond, Liquid & IATA Rest. Item are not Accepted By Us. DO NOT KEEP CASH IN THE ENVELOPE.**

**RECEIVED BY**

**SHREE BALVI ENTERPRISES-MUMBAI.**

[www.shreetirupaticourier.com](http://www.shreetirupaticourier.com)

BRANC

P.T.O.

## TERMS & CONDITIONS

1. This memo is only for document / packet of papers / parcels of Goods.
2. In case of loss, theft, damage and mishandling of booked consignment maximum liability of the Company / Franchisee shall not be exceeding to the sum equivalent to ten times of Courier charges for un-insured documents and five times of courier charges for un - insured parcels, in any case.
3. The Currency, Bearer Cheques, Hundies, Rukka, Bearer Bilty and / or similar other documents, Gold, Silver, Jewellery Precious stones, Liquid, Semi liquid Perishable / frigle goods narcotics and / or any other item which are prohibited and / or restricted by statutory law and acts are strictly not accepted by us. If such articles are enclosed without our information, the Company / Franchisee will just not be liable for the same and no claim shall be entertained for such articles.
4. Do not send your Document/Parcel which is Original and Duplication for the same is not possible. No claim will be entertained for any Delay, Loss or Brakage for the same.
5. Sender's must indicate the actual and correct nature of goods.
6. In case of valuable parcel consignor should declare the value and pay the valuation charges @ Rs. 10 per valuation of Rs. 1000/- and Insurance charges for articles to be insured, otherwise no claim be considered as per term no. 2
7. The company reserves the right to entrust the goods of any other carrier. The Company / Franchisee will not be liable for any delay, damage or loss - during its transit through other carrier - or situation beyond control a. f. e. occurred due to acts of God or man-made calamities.
8. No complaint / claim shall be entertained by the Company / Franchisee after the expiry of 30 days of the booking of consignment.
9. Subject to RAJKOT (Guj.) Jurisdiction only.

**ગ્રાહકોને ખાસ સુચના :**

કવર તથા પાર્સલમાં રોકડ રકમ, સોનું-ચાંદી, હીરા બેરર ચેક/ડ્રાફ્ટ મુકવા નહીં, તેમ છતા અમારી જાણ બહાર મુકવામાં આવશે તો અમો જવાબદાર નથી, તેમજ આ પ્રકારની ફરીયાદ સ્વીકારવામાં આવશે નહીં.