


Tax Invoice

 VASTUKALA <small>Unlocking Excellence</small>	VASTUKALA CONSULTANTS (I) PVT LTD 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. MUM/2425/AUG/197	Dated 23-Aug-24
		Delivery Note	Mode/Terms of Payment AGAINST REPORT
		Reference No. & Date.	Other References
	Buyer (Bill to) STATE BANK OF INDIA-RACPC RAJKOT IST FLOOR, GYMKHANA ROAD BRANCH JAWAHAR ROAD RAJKOT State: GUJRAT Pincode - 360001 GSTIN/UIN : 24AAACS8577K3ZT State Name : Gujarat, Code : 24		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE COURIER & POST CHARGES <i>Taxable 160300166800</i> <i>23/8/24.</i> <i>Rajkot.</i>	997224	18 %	3,000.00 540.00 200.00
	Total			₹ 3,740.00


Amount Chargeable (in words) E. & O.E
Indian Rupee Three Thousand Seven Hundred Forty Only

HSN/SAC	Taxable Value	IGST		Total Tax Amount
		Rate	Amount	
997224	3,000.00	18%	540.00	540.00
Total	3,000.00		540.00	540.00

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

Remarks:
 010730/2307816 Name of Owner : Oberoi Realty Ltd.
 Name of Proposed Purchaser : Mr. Hemant Gulabchand Shah & Mrs. Chetana Hemant Shah - Residential Flat No. 4503, 45th Floor, Wing - Tower - D, "Eternia", Eternia Towers A to D, L. B. S. Road, Village - Nahur, Municipality Ward No. T - Ward, Mulund (West), Taluka - Kurla, District - Mumbai, 400080, State - Maharashtra, 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**
 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
Digitaly signed by Pooja Dagare
 C=IN, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Consultants (I) Pvt. Ltd., email=pooja@vastukala.co.in, cn=Pooja Dagare, c=IN
Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 4503, 45th Floor, Wing - Tower - D, "Eternia", Eternia Towers A to D, L. B. S. Road, Village - Nahur, Municipality Ward No. T - Ward, Mulund (West), Taluka - Kurla, District - Mumbai, 400080, State - Maharashtra, India belongs to **Oberoi Realty Ltd.** Name of Proposed Purchaser is **Mr. Hemant Gulabchand Shah & Mrs. Chetana Hemant Shah.**

Boundaries of the property

North : Under Construction Building
South : Internal Road
East : Tower - C, B & LBS Marg
West : Internal Road

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 **₹ 3,65,48,500.00 (Rupees Three Crore Sixty Five Lakh Forty Eight Thousand Five Hundred 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: 2024.08.23 12:36:32 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: CCO/RR/RKC/2022-23/145

Encl.: Valuation report



Our Pan India Presence at :

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Regd. Office

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

☎ +91 22 47495919

✉ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



CASH RECEIPT

ISSUED BY FRANCHISEE

GST No. 27BDKPT0721R1ZW

Courier Services Pvt. Ltd.

FRANCHISEE : SHREE BALVI ENTERPRISES - 4, NATAL ESTATE, S.J. BOUZEA COMPOUND, Mr. KAMANI OIL MILL, NEXT TO CHANDIVALI BUS STOP, CHANDIVALI-ANDHERI (E), MUMBAI-72. No. 00808 03538/53510 20690

ORIGIN	DESTINATION	DATE	AWB NUMBER
CHANDIVALI, ANDHERI (E)	RAJKOT	23-08-24	160300166:300
RAJESH PUJARA			
RECEIVER			
VASTUKALA CONS			
GST No. :			

DESCRIPTION	DECLARED VALUE	WEIGHT	FREIGHT CHARGE	TOTAL AMOUNT
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.

SENDERS SIGNATURE
I NO INSURANCE
I warrant that all details given herein are true and correct

RECEIVER'S SIGNATURE & RUBBER STAMP
NAME :

Received in good order and condition

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.

TIME : 02:41 PM
www.shreetirupaticourier.net

BRANC

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 / fragile 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.

ગાંધીને ખાતે મુદ્રણ

કવર તથા પાર્શ્વભાગે રોકડ રકમ, સોનું-ચાંદી, દીરા લેસર ચેક/ફ્રાક્ટર મુદ્રણ નહીં, તેમ છતાં આખરી જાણ બદલે મુદ્રણમાં આવશે તો અમો જવાબદાર નથી, તેમજ આ પકારતી ફરીયાદ સ્વીકારવામાં આવશે નહીં.