Tax Invoice

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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

Buyer (Bill to)

STATE BANK OF INDIA-RACPC RAJKOT IST FLOOR, GYMKHANA ROAD BRANCH JAWAHAR ROAD RAJKOT State: GUJRAT

Pincode - 360001

GSTIN/UIN State Name : 24AAACS8577K3ZT

: Gujarat, Code: 24

Invoice No.	Dated			
MUM/2425/AUG/197	23-Aug-24			
Delivery Note	Mode/Terms of Payment			
	AGAINST REPORT			
Reference No. & Date.	Other References			
Buyer's Order No.	Dated			
Dispatch Doc No.	Delivery Note Date			
010730/2307816				
Dispatched through	Destination			
Tormo of Dolivon				

Terms of Delivery

SI	Particulars	HSN/SAC	GST	Amount
No.			Rate	
1	VALUATION FEE	997224	18 %	3,000.00
	IGST			540.00
	COURIER & POST CHARGES			200.00
	torplati 160300166800			
	20124. Raixot			
	1201/102,			
	Total			₹ 3,740.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Three Thousand Seven Hundred Forty Only

HSN/SAC	Taxable	IGST		Total
	Value	Rate	Amount	Tax 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

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 | Dogady signal for Pooja Dagare | Dogady signal for Pooja Dagare | Dogady Signal Oracidents (IPA LtdSignal Dagare Oracidents (IPA LtdSignal Dagare Oracidents (IPA LtdSignal Dagare Oracidents)

Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

Hold for Palmend



MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 27

Vastu/Mumbai/08/2024/010730/2307816 23/4-294-SKVS

Date: 23.08.2024

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

: Under Construction Building North

South : Internal Road

Tower - C, B & LBS Marg East

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.

Manoi Chalikwar 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'

Director



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:

Nanded 💡 Mumbai

💡 Aurangabad 🛛 💡 Pune

Thane **Nashik** OAhmedabad ODelhi NCR Raikot

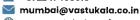
💡 Raipur

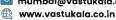
💡 Jaipur

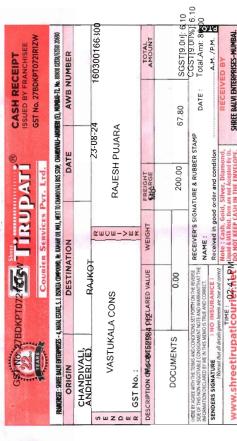
Regd. Office

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









SHREE BALVI ENTERPRISES-MUMBAL.

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 documents and five times of courier charges for un - insured parcels, in any case / Franchisee shall not be exceeding to the sum equivalent to ten times of Courier charges for un-insured
- The Currency, Bearer Cheques, Hundies, Rukka, Bearer Bilty and / or similar other documents, Gold other item which are prohibited and / or restricted by statutory law and acts are strictly not accepted Silver, Jewellery Precious stones, Liquid, Semi liquid Perishable / frigle goods narcotics and / or any by us. If such articles are enclosed without our information, the Company / Franchisee will just not be
- 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

liable for the same and no claim shall be entertained for such articles

- Sender's must indicate the actual and correct nature of goods
- In case of valuable parcel consignor should declare the value and pay the valuation charges @ Rs. considered as per term no. 2 10 per valuation of Rs. 1000/- and Insurance charges for articles to be insured, otherwise no claim be
- beyond control a. f. e. occurred due to acts of God or man-made calamities will not be liable for any delay, damage or loss - during its transit through other carrier - or situation The company reserves the right to entrust the goods of any other carrier. The Company / Franchisee
- 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.

गार्ह्यां जास सुथना

મુકવામાં આવશે તો અમો જવાબદાર નથી, તેમજ આ પ્રકારની ફરીયાદ સ્વીકારવામાં આવશે નહીં કવર તથા પાર્ચલમાં રોકડ રક્રમ, સોનું-ચાંદી, હીરા બેસ્ટ ચેક/ડ્રાફટ મુકવા નહીં, તેમ છતા અમારી જાણ બહાર