


Tax Invoice


 VASTUKALA <small>Creating 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/DEC/007	Dated 4-Dec-24	
	Delivery Note	Reference No. & Date. PG-3360/24-25 dt. 29-Nov-24	Mode/Terms of Payment AGAINST REPORT	
	Buyer (Bill to) CENTRAL BANK OF INDIA-AYURVEDIC MAHAVIDYALA COLLAGE NAGPUR Branch AYURVEDIC MAHAVIDYALA COLLAGE HANUMAN NAGAR DHANVANTARI MARG, NAGPUR 440024 GSTIN/UIN : 27AAACC2498P1Z3 State Name : Maharashtra, Code : 27	Buyer's Order No. Dispatch Doc No. 12614/2309266 Dispatched through Terms of Delivery	Other References	

Sl No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE COURIER & POST CHARGES <div style="text-align: center; font-family: cursive;"> Timpani (5112124) 160200174212 Nagpur </div>	997224	6,000.00 CGST 540.00 SGST 540.00 200.00
Total			₹ 7,280.00

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

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	6,000.00	9%	540.00	9%	540.00	1,080.00
Total			6,000.00		540.00	1,080.00

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

Remarks: 12614/2309266 Smt. Prafullata Nareshchandra Kawale - Residential Flat No. 1504, 15th Floor, Building No 126, Wing - B, "Eternal", Nehru Nagar, Village -Kurla-3, Taluka - Kurla, District - Mumbai Suburban, Kurla (East), Mumbai, PIN - 400 024, 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
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for VASTUKALA CONSULTANTS (I) PVT LTD <small>A/SMTA LAYSING BATHO5</small> <small>Digitally signed by 04-12-2024 10:53:14</small> Authorized Signatory
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SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

**Vastukala Consultants (I) Pvt. Ltd.****VASTUKALA**
Unlocking Excellence

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www.vastukala.co.inVastu/Mumbai/11/2024/012614/2309266
29/7-351-JABS
Date: 29.11.2024**VALUATION OPINION REPORT**

This is to certify that the under construction property bearing Residential Flat No. 1504, 15th Floor, Building No 126, Wing - B, "Eternal", Nehru Nagar, Village - Kurla-3, Taluka - Kurla, District - Mumbai Suburban, Kurla (East), Mumbai, PIN - 400 024, State - Maharashtra, India belongs to **Smt. Prafullata Nareshchandra Kawale**.

Boundaries	:	Building	Flat
North	:	Building No. 128	Passage
South	:	Road	Marginal Space
East	:	Road	Marginal Space
West	:	Building No. 125	Lift & Passage

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 **₹ 1,31,00,000.00 (Rupees One Crore Thirty One Lakh Only) After completion of construction works**. As per Site Inspection 92% Construction Work is Completed.

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**Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.29 17:10:32 +05'30'

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311

Encl.: Valuation report

**Our Pan India Presence at :**

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. OfficeB1-001, 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

Mumbai : 808, Sai Dutta CHS., Building A/D, Saiwadi, Koldongari, Andheri (East), Mumbai - 400 069
Dahisar : 02, Gr. Floor, Hemali CHS., Jai Santoshimata Road, Navagaon, Dahisar (W), Mumbai - 400 068
Ratnagiri : Rahate, 02, 1st Floor, D. A. Bhosale Plaza, Shivaji Nagar, Ratnagiri, Tal. & Dist. Ratnagiri - 415 612
Devrukh : Near State Bank, A/p. Devrukh, Tal. Sangmeshwar, Dist. Ratnagiri - 415 804

To,
The Branch Manager
Central Bank of India
Ayurvedic Mahavidyalaya College Nagpur Branch
Hanuman Nagar
Dhanwantari Marg
Nagpur - 440 024
State - Maharashtra, Country - India

Mr. Parth (1712124)
160300174712
Nagpur

CBI/Ayurvedic Mahavidyalaya College Nagpur Branch/2024/501
Date: 29.11.2024

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
	Name & Address of Branch	: Central Bank of India, Ayurvedic Mahavidyalaya College Nagpur Branch
1.	Purpose for which the valuation is made	: To assess Fair Market Value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 27.11.2024
	b) Date on which the valuation is made	: 29.11.2024
3.	List of documents produced for perusal	:
	1. Agreement for Sale dated 09/03/2023 between Advait Builders and Developers (the Promoter/Developer) AND Smt. Prafullata Nareshchandra Kawale (the Purchaser/Allotee) 2. Commencement Certificate No. MH/EE/(B.P)/GM/MHADA-22/868/2021 dated 21.01.2022 issued by MHADA. 3. RERA Certificate No. P51800047907 dated 06.10.2023. 4. Approved Building Plan No. MHADA-86/868/2023 dated 14.02.2023 issued by MHADA.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Smt. Prafullata Nareshchandra Kawale Flat No. 1504, 15 th Floor, Bldg. No. 126, 'B' Wing, "Eternal", Nehru Nagar Raigad Co-op. Hsg. Soc. Ltd., Nehru Nagar, Kurla (East), Mumbai - 400 024. Contact Person: Mr. Harshal Jadhav (Site Person) Contact No. 7506920348 Sole Ownership



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	05-12-24	160300174712
SENDER VASTUKALA CONS GST No. :	RECEIVER NITSH KHEDIKAR		

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

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. SENDER'S SIGNATURE I NO INSURANCE I <i>I Warrant that all details given herein are true and correct</i>	RECEIVER'S SIGNATURE & RUBBER STAMP NAME : Received in good order and condition A.M. /P.M.	Total Amt: 80.00 DATE :
	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.shreetirupati.net

TIME: 2 PM

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. 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.