

Hold for Payment
mohy sir

Tax Invoice

 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/JAN/001	Dated 1-Jan-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date. PG-3969/24-25 dt. 31-Dec-24	Other References
Buyer (Bill to) COSMOS BANK-Viman Nagar Branch Commersoace, Giga Space, Off Nagar Road, Viman Nagar, Pune 411014 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 13416/2309880	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	4,000.00
	CGST		360.00
	SGST		360.00
	COURIER & POST CHARGES		200.00
<i>Timilai 160300175682. (4112124). Ane.</i>			
Total			₹ 4,920.00

Amount Chargeable (in words) E & O.E

Indian Rupee Four Thousand Nine Hundred Twenty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total			360.00		360.00	720.00

Tax Amount (in words) **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 13416/2309880 Mr. Anil Balkrushna Varpe & Mr. Sunil Balkrushna Varpe -Residential Flat No. 703, 7th Floor, "Bellezza Building", Amar Milind Co-Op. Hsg. Soc. Ltd. , Plot No.420, T.P.S. No. 4, Bhavani Shankar Road, Village - Mahim Division, Dadar (West), District - Mumbai Main, PIN - 400 028, 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 : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code: **Vileparle & COSB0000017**



UPI Virtual ID : **VASTUKALA@icici**

for **VASTUKALA CONSULTANTS (I) PVT LTD**
A SINCE JANUARY 2019
 2019-2020-2021-2022-2023-2024
 2024-2025-2026-2027-2028-2029

SUBJECT TO MUMBAI JURISDICTION
 This is a Computer Generated Invoice



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 19

Vastu/Mumbai/01/2025/013416/2309880

01/16-578-PRBS

Date: 31.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 703, 7th Floor, "**Bellezza Building**", Amar Milind Co-Op. Hsg. Soc. Ltd., Plot No. 420, T.P.S. No. 4, Bhavani Shankar Road, Village - Mahim Division, Dadar (West), District - Mumbai Main, PIN - 400 028, State - Maharashtra, Country - India belongs to **Mr. Anil Balkrushna Varpe & Mr. Sunil Balkrushna Varpe**.

Boundaries of the property

North : Under Construction Building
South : Bhavani Shankar Road
East : NDW Ace Dadar Complex
West : Tapasya Building

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 **₹ 1,18,63,920.00 (Rupees One Crore Eighteen Lakhs Sixty Three Thousands Nine Hundred And Twenty 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.01 10:45:34 +05'30'

Auth. Sign.



Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.. Valuation report

Our Pan India Presence at ::

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

Regd. Office

81-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Pawai, Andheri East, Mumbai: 400072, (M.S), India

+91 2247485919

mumbai@vastukala.co.in

www.vastukala.co.in



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)	PUNE	04-01-25	160300175682
SENDER VASTUKALA CONS GST No. :	RECEIVER VINAYAK KAMBLE		

DESCRIPTION OF CONTENTS	DECLARED VALUE	WEIGHT	FREIGHT CHARGE	TOTAL AMOUNT
Mo- 8452984112				
DOCUMENTS	0.00		200.00	59.32
				SGST[9.00]: 5.34 CGST[9.00%]: 5.34 Total.Amt: 70.00

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.

SENDER'S SIGNATURE I NO INSURANCE I
I Warrant that all details given herein are true and correct

RECEIVER'S SIGNATURE & RUBBER STAMP
NAME : _____ DATE : _____
Received in good order and condition A.M. /P.M.

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 : 03:56 PM
www.shreetirupaticourier.com

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 / 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. ૩