
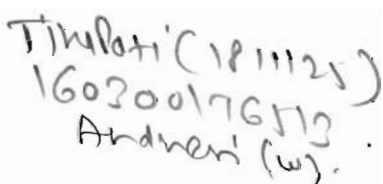


Tax Invoice

 VASTUKALA <small>Enabling 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/JAN/131	Dated 17-Jan-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
	Reference No. & Date. ADVANCE172/24-25 dt. 8-Jan-25	Other References	
	Buyer (Bill to) SAHAKAR GLOBAL LTD. 503, 5TH FLOOR, Vastu Prestige, Link Road, Mumbai, Mumbai Suburban, GSTIN/UIN : 27AAECS3575R1ZJ State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 13493/2310096	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE <div style="text-align: right; margin-right: 20px;"> CGST SGST </div> <div style="text-align: center; margin-top: 20px;">  </div>	997224	80,000.00 7,200.00 7,200.00
Total			₹ 94,400.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Ninety Four Thousand Four Hundred Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	80,000.00	9%	7,200.00	9%	7,200.00	14,400.00
Total			7,200.00		7,200.00	14,400.00


Tax Amount (in words) . **Indian Rupee Fourteen Thousand Four Hundred Only**

Remarks:
 13493/2310096 Sahkar Global Limited Residential Land No. NA Floor, New/Current Survey No. 122/4, 122/6, 124/1, 122/8B, 122/8B1,, Near Walia Dhaba, Mumbai Nashik Highway, Village - Dohole, Taluka - Bhiwandi, District - Thane, 421601, 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 **UNION BANK OF INDIA**
 A/c No. **635301010050194**
 Branch & IFS Code: **Bandra East & UBIN0563536**


 UPI Virtual ID : Vastukala@icici

for VASTUKALA CONSULTANTS (I) PVT LTD

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

VALUATION OPINION REPORT

This is to certify that the N.A. Land bearing Survey No. 126/2, 6/6 & 6/2/2C at Village Dohole, Near Walia Dhaba, Mumbai Nashik Highway, Taluka - Bhiwandi, District Thane, PIN - 421 601, State - Maharashtra, Country - India belongs to **Mr. Kishore Pravesh Agrawal & Mrs. Yogita Kishore Agrawal (Survey No. 126/2), Mr. Karan Kishore Agrawal & Mr. Pranay Kishore Agrawal (Survey No. 6/6) & Mr. Kishore Pravesh Agrawal (Survey No. 6/2/2C).**

Boundaries of the property.

North : Bhokri Village & Open Land
 South : Nashik Mumbai Highway & Baldevsingh Walia Dhaba
 East : Open Plot & Dohole Village Road
 West : Appeal & Antariksh Godowns

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for the purpose at:

Particulars	Fair Market Value (₹)	Realizable Value (₹)	Distress Sale Value (₹)
Open Land	10,57,94,500.00	9,52,15,050.00	8,46,35,600.00

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
 DN: cn=Sharadkumar B. Chalikwar,
 o=Vastukala Consultants (I) Pvt. Ltd.,
 ou=CMD, email=cmd@vastukala.org, c=IN
 Date: 2025.01.17 17:59:51 +05'30'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

UBI Emp No. ROS:ADV:Valuer/033:008:2021-22

Encl: Valuation report.

Auth. Sign.



Our Pan India Presence at :

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

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[®]

CASH RECEIPT
ISSUED BY FRANCHISEE
GST No. 27BDKPT0721R1ZW

COURIER SERVICES PVT. LTD.

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)	MUMBAI	18-01-25	160300176513
SENDER	VASTUKALA CONS	RECEIVER	SAHAKAR GLOBAL
	GST No. :		

DESCRIPTION OF CONTENTS	DECLARED VALUE	WEIGHT	FREIGHT CHARGE	TOTAL AMOUNT
DOCUMENTS	0.00		200.00	33.90
				SGST[9.00]: 3.05 CGST[9.00%]: 3.05 Total.Amt: 40.00

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.

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

TIME : 03:44 PM
www.shreetirupaticourier.net

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.

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 consignors 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.