



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.	Dated	
	THA/2425/JAN/028	10-Jan-25	
Buyer (Bill to) BANK OF BARODA-ULHASNAGAR Ulhas Nagar Sec 3 Branch, Shop No 3 & 4, Ground Floor Shraddha Square ,UMC Road Dist Pin 421003 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment	
	Reference No. & Date.	Other References	
	NO PG dt. 10-Jan-25		
	Buyer's Order No.	Dated	
	Dispatch Doc No.	Delivery Note Date	
13546/2310014			
Dispatched through	Destination		
Terms of Delivery			
SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	2,500.00
	CGST		225.00
	SGST		225.00
Total			₹ 2,950.00
Amount Chargeable (in words)			E. & O.E
Indian Rupee Two Thousand Nine Hundred Fifty Only			
HSN/SAC	Taxable Value	CGST Rate	CGST Amount
997224	2,500.00	9%	225.00
Total	2,500.00		225.00
SGST/UTGST Rate	SGST/UTGST Amount	Total Tax Amount	
9%	225.00	450.00	
Total	225.00	450.00	
Tax Amount (in words) : Indian Rupee Four Hundred Fifty Only			
Remarks: 13546/2310014 Mr. Raghu Surappa Shetty & Mrs. Shailaja R. Shetty - Residential Flat No. 606, 6th Floor, Wing - B, "Purva", Tarangan Project, Near Mohan Paradise, Gokul Nagari, Pipe Line Road, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India Company's PAN : AADCV4303R		Company's Bank Details Bank Name : ICICI BANK LTD - THANE A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405  UPI Virtual ID : VASTUKALATHANE@icici for VASTUKALA CONSULTANTS (I) PVT LTD <small>ASMITA JAYSHING RATHOD Digitally signed on 10-01-2025 17:55:28 Authorized Signatory</small>	
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			

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 27

Vastu/Thane/01/2025/013546/2310014

10/16-133-PSSK

Date: 10.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 606, 6th Floor, Wing - B, "Purva", Tarangan Project, Near Mohan Paradise, Gokul Nagari, Pipe Line Road, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Mr. Raghu Surappa Shetty & Mrs. Shailaja R. Shetty**.

Boundaries of the property

North : Internal Road
South : Mohan Paradise-11
East : Club House / Hast Building
West : Ashwini 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 **₹ 48,98,125.00 (Rupees Forty Eight Lakh Ninety Eight Thousand One Hundred Twenty Five 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: 2025.01.10 17:55:49 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO:MZ:ADV:44:620

Encl.: Valuation report



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S.), INDIA
Email : thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

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

Regd. Office

BI-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