


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 | Invoice No. MUM/2425/JAN/287 | Dated 31-Jan-25 |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| Buyer (Bill to) STATE BANK OF INDIA-IT ROORKEE INDIAN INSTITUTE OF TECHNOLOGY BRANCH IIT ROORKEE, ROORKEE-247667 GSTIN/UIN : 05AAALI0033R1Z5 State Name : Uttarakhand, Code : 05 | Reference No. & Date. PG-4092/24-25 dt. 10-Jan-25 | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 13564/2310003 | Delivery Note Date |
| | Dispatched through | Destination |
| | Terms of Delivery | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------|-----------------------------------|---------|----------|-------------------|
| 1 | VALUATION FEE | 997224 | 18 % | 2,500.00 |
| | COURIER & POST CHARGES | | | 450.00 |
| | | | | 200.00 |
| | Total | | | ₹ 3,150.00 |

Amount Chargeable (in words) E. & O.E
Indian Rupee Three Thousand One Hundred Fifty Only

| HSN/SAC | Taxable Value | IGST | | Total Tax Amount |
|--------------|-----------------|------|---------------|------------------|
| | | Rate | Amount | |
| 997224 | 2,500.00 | 18% | 450.00 | 450.00 |
| Total | 2,500.00 | | 450.00 | 450.00 |

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:

13564/2310003 Name of Owner : M/s. Romell Properties Pvt. Ltd.
 Name of Proposed Purchaser : Mr. Paras Garg & Mrs. Mrudula Chandrashekhar Talele - Residential Flat No. 1604, 16th Floor, Wing - B, "Romell Orbis", Vijay Raut Road, Pump House, Near Shere-E-Punjab, Village - Mogra, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 069, 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 : **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**

Paras Garg
 Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1604, 16th Floor, Wing - B, "**Romell Orbis**", Vijay Raut Road, Pump House, Near Shere-E-Punjab, Village - Mogra, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 069, State - Maharashtra, Country - India belongs to **M/s. Romell Properties Pvt. Ltd.**. Name of Proposed Purchaser is **Mr. Paras Garg & Mrs. Mrudula Chandrashekhar Talele.**

Boundaries of the property

North : Internal Road
South : Vastu Shanti CHSL
East : Rajmata Jijabai Marg
West : Shiv Shakti SRA Apartment

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 **₹ 2,73,69,000.00 (Rupees Two Crore Seventy Three Lakh Sixty Nine Thousand 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 14:34:38 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report

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

THANKS FOR USING THE PROFESSIONAL COURIERS

MUM/VPLW

CVL

DESTN.:

DATE

12/3

CONSIGNOR

Vastukala.

CONSIGNEE

SBI
RoorkeeNo. of
Pieces

WEIGHT

Weight
Charged

GST@18%

SGST 9%

CGST 9%

GST No.

I hereby declare that this consignment does not contain Personal Mail of any kind, any
Contra bands, Cash, Jewellery etc.

DEPT.

SENDER'S NAME & SIGNATURE

DOX N DOX AIR SURFACE AIR CARGO DEC. VALUE

RECEIVED BY CONSIGNEE IN GOOD ORDER & CONDITION

TOTAL

120/-

PLEASE MENTION YOUR

NAME :

MOB. :

SIGN. WITH SEAL :

CASHThis is a non negotiable
Consignment Note subject
to standard conditions of
carriage. Carrier's liability
limited to Rs. 100/- per
consignment for any cause.
P.T.O. For terms &
conditions of carriage.

VPL522232774

CORPORATE & ADMIN OFFICE

Unit No. 123/128, 1st Floor,
Sahar Cargo Estate, J. B. Nagar,
Near Bombay Cambridge School,
Chakala, Andheri (E), Mumbai - 99.
Tel. : 022-4025 8200 (30 Lines)
Fax : 28265146
Email : tpcmumvpl@gmail.com,
tpcmarketing@rediffmail.com,
vplrg-adm@tpcglbs.co.in

24 HRS. OPERATIONS CENTRES

Chakala : 2826 2315 / 16 / 17
Dadar (W) : 666 1309, 6660, 1054
Borivli (E) : 2864 2235, 2854, 7408
Nariman Point : 66308488 / 22047465
22047467

RECEIVED BY THE PROFESSIONAL COURIERS

DATE : TIME : A.M./P.M.



GST No. 27AABPC7090D1Z2

SAC No. : 996812

PLEASE DO NOT BOOK CASH, JEWELLERY ETC. IT IS AN OFFENCE, IF IT IS LOST WE ARE NOT RESPONSIBLE

CONSIGNOR COPY

TERMS AND CONDITIONS

1. All matter of business to be settled within MUMBAI jurisdiction only.
2. Clients may carefully note that their envelopes/packages must not contain any letter or communication which will infringe the Indian Post office Act, 1993, Cheques, Drafts, Files, Stationery, Documents, Negotiable Instruments, Banking Papers etc and such other documents are not barred from being sent through Courier Services. We accept envelope / parcels in good faith they do not contain any which infringe the law.
3. No claim will be accepted after 30 days from the date of booking nor any communication will be entertained by the Company in any circumstances as all the proofs / records of delivery will be destroyed by the Company thereafter.
4. Goods of hazardous nature which are expressly Prohibited by Railways / Airport Authority or any other transport agency shall not be accepted.
5. Company shall not be liable for any loss arising due to confiscation of goods by any Government or Local authority.
6. Consignor are advised to insure parcel containing valuables.
7. Our liability in case of any loss or damage shall not exceed Rs. 100/-.
8. The Company shall not be liable for any loss incurred due to causes beyond its control such as floods, accidents, fire, theft, war etc.
9. Every efforts is made to adhere to the delivery schedule, but it may be delayed in the circumstances beyond our control.
10. Any charges leviable by any Central / State / Local Authorities wherever applicable shall be extra and payable by the Consignor.
11. For packets, weighing very little but occupying abnormal area additional / volumetric charges will be leviable.
12. We will also not be liable for any loss, misdelivery, delay or damage to any articles / things / documents sent through us and no officer of company is liable for any such loss or misdelivery, delay or damage except to the extent mentioned at Br. No. 7 above.
13. The Professional Couriers has the right not the obligation, to inspect any shipment, including without limitation of opening the shipment.
14. We do not carry cash, jewellery, precious metal, contraband etc. without our knowledge if sent then we are not responsible.
15. Our rates are for each article unless stated otherwise.
16. R.O.D. can be made available on request and such request must be made within thirty days of the despatch of the consignment. No claim may be made against us outside of that time limit. We keep records for 3 months only.
17. We do not delivery the consignment to P.O. Box Address.
18. Any dispute on this booking is for settlement within jurisdiction of MUMBAI Court/ Consumer Redressal Forum.

CAG