

Thane

**Tax Invoice**

 <b>VASTUKALA</b> <small>Unlocking Excellence</small>	<b>VASTUKALA CONSULTANTS (I) PVT LTD</b> 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. <b>THA/2425/FEB/024</b>	Dated <b>10-Feb-25</b>
	Buyer (Bill to) <b>Bank Of Baroda</b> Kapurbawadi Branch Shop no 4 to 8, Jangid Heights Near CIne wonder mall, Thane West GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. <b>NO PG dt. 10-Feb-25</b>	Mode/Terms of Payment <b>AGAINST REPORT</b>
		Buyer's Order No.	Dated
		Dispatch Doc No. <b>13608/2310468</b>	Delivery Note Date
		Dispatched through	Destination
Terms of Delivery			

Sl No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>2,500.00</b>
	<b>CGST</b>		<b>225.00</b>
	<b>SGST</b>		<b>225.00</b>
<b>Total</b>			<b>₹ 2,950.00</b>

Amount Chargeable (in words) **Indian Rupee Two Thousand Nine Hundred Fifty Only** E. & O.E

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>			<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**  
 13608/2310468 Mr. Arkhit Bairagi Dakua & Mrs. Krishnaveni Arkhit Dakua  
 Residential Flat No. 1203, 12th Floor, Wing - A, "Riviera Co-Op. Hsg. Soc. Ltd.", Siddheshwar Gardens, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, 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 LTD - THANE**  
 A/c No. : **340505000531**  
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : VASTUKALATHANE@icici  
 for VASTUKALA CONSULTANTS (I) PVT LTD  
 ASMITA JAYSING RATHOD  
Digitally signed on 10-02-2025 11:08:05  
 Authorized 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. 1203, 12<sup>th</sup> Floor, Wing - A, "Riviera Co-Op. Hsg. Soc. Ltd.", Siddheshwar Gardens, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Arkhit Bairagi Dakua & Mrs. Krishnaveni Arkhit Dakua**.

Boundaries	:	Building	Flat
North	:	Siddheshwar Garden's Podium/Tennis Court	Flat No. 1204
South	:	Neelkanth Society	Flat No. 1201 & 1202
East	:	Wing - B, Riviera / Siddheshwar Garden Road	Lift
West	:	Harmony Towers	Staircase

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 **₹ 1,41,43,230.00 (Rupees One Crore Forty One Lakh Forty Three Thousand Two Hundred Thirty 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: 2025.02.08 18:14:29 +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  
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Our Pan India Presence at :

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

**Regd. Office**

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