

Thane

### Tax Invoice

 <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.	Dated
	<b>THA/2425/FEB/023</b>	<b>8-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	Mode/Terms of Payment
	Reference No. & Date.	Other References
	<b>NO PG dt. 8-Feb-25</b>	<b>JANG BAHADUR/9972229952</b>
	Buyer's Order No.	Dated
	Dispatch Doc No.	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) E. & O.E

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

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>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

Remarks:  
 13609/2310466 Mr. Arkhit Bairagi Dakya & Mrs. Krishna Beni Dakya -Residential Flat No. 406, 4th Floor, Building No C-4, "The Rutu Estate", Village - Kolshet, 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  
 AUTHORIZED SIGNATORY

SUBJECT TO MUMBAI JURISDICTION

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 406, 4<sup>th</sup> Floor, Building No C-4, "The Rutu Estate", Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Arkhit Bairagi Dakya & Mrs. Krishna Beni Dakya**.

Boundaries	:	Building	Flat
North	:	Rutu Estate Road	Flat No. 405 & 404
South	:	Building No. D - 7	Lift
East	:	Building No. D - 8	Wall
West	:	Rutu Estate Internal Road	Passage

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 **₹ 63,58,840.00 (Rupees Sixty Three Lakh Fifty Eight Thousand Eight Hundred Forty 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 17:56:47 +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 :

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**Regd. Office**

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