

## 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/025</b>	Dated <b>10-Feb-25</b>
	Delivery Note	Reference No. & Date. <b>NO PG dt. 10-Feb-25</b>	Mode/Terms of Payment <b>AGAINST REPORT</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	Buyer's Order No.	Dated	
	Dispatch Doc No. <b>13611/2310469</b>	Delivery Note Date	
	Dispatched through	Destination	
Terms of Delivery			

Sl No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>5,000.00</b>
	<b>CGST</b>		<b>450.00</b>
	<b>SGST</b>		<b>450.00</b>
<b>Total</b>			<b>₹ 5,900.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Five Thousand Nine Hundred Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>			<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

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

Remarks:

13611/2310469 Smt. Krishnaveni Arkhit Dakua & Shri. Arkhit Bairagi Dakua - Industrial Patashed Godown No. 105, Ground Floor, Osia Mata Compound, Reti Bunder Road, Village - Kalher, Taluka - Bhiwandi, District - Thane, PIN - 421 302, 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

ASMITA JAYSHING RATHOD  
 Digitally signed by ASMITA JAYSHING RATHOD  
 AUTHORITY: [Signature]

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice





**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: BOB / Kapurbawdi Branch / Smt. Krishnaveni Arkhit Dakua. Page 2 of 27

Vastu/Thane/01/2025/013611/2310469

08/21-119-PSRJ

Date: 08.02.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Patrashed Godown No. 105, Ground Floor, Osia Mata Compound, Reti Bunder Road, Village - Kalher, Taluka - Bhiwandi, District - Thane, PIN - 421 302, Maharashtra, Country - India belongs to **Smt. Krishnaveni Arkhit Dakua & Shri. Arkhit Bairagi Dakua**

#### Boundaries of the property.

North : Reti Bunder Road  
South : Internal Road  
East : Internal Road  
West : Sanjeevani Complex

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 for this particular purpose at **₹ 1,88,73,000.00 (Rupees One Crore Eighty Eight Lakh Seventy Three 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 valuation 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: 2025.02.10 10:03:03 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. AM161706-3

BOB 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

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