


**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. <b>MUM/2425/JAN/274</b>	Dated <b>31-Jan-25</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
Buyer (Bill to) <b>STATE BANK OF INDIA -RACPC 5 AUNDH</b> West Avenue , Sr No 2 Hissa No 2B, 3A & 3B, Opp PMRDA Office, Bremen Chowk, Aundh, Pune 411067 India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Reference No. & Date. <b>PG-4252/24-25 dt. 22-Jan-25</b>	Other References <b>PRASHANT WAGHMARE/9167304820</b>
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>13723/2310162</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
	<b>COURIER &amp; POST CHARGES</b>			<b>200.00</b>
<b>Total</b>				<b>₹ 3,150.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Three Thousand One 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:**  
 13723/2310162 Ms. Vaishali Mahendra Batavia - Residential Flat  
 No. 1405, 14th Floor, Building No 55, "Rajshree Fifty Five East",  
 Plot No. 349, Pant Nagar, Village - Ghatkopar-Kirol, Taluka -  
 Kurla, District - Mumbai Suburban, Ghatkopar (East), Mumbai,  
 PIN - 400 075, 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**  
 A/c No. : **123105000319**  
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@ICICI

for **VASTUKALA CONSULTANTS (I) PVT LTD**

Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

Hold for Payment.

Payment Recd.

MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869



# Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/01/2025/013723/2310162  
22/11-281-JAVS  
Date: 22.01.2025

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1405, 14<sup>th</sup> Floor, Building No 55, "Rajshree Fifty Five East", Plot No. 349, Pant Nagar, Village - Ghatkopar-Kiroi, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), Mumbai, PIN - 400 075, State - Maharashtra, India belongs to **Ms. Vaishali Mahendra Batavia**.

Boundaries	:	Building	Flat
North	:	Ambika CHSL	Marginal Space
South	:	Building	Flat No. 1404
East	:	Road	Passage & Flat No. 1406
West	:	Slum Area	Marginal Space

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 **₹ 1,22,00,000.00 (Rupees One Crore Twenty Two Lakh Only) After completion of construction works**. As per Site Inspection 74% Construction Work is Completed.

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.22 15:40:05 +05'30'

Auth. Sign.

Director



**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



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### Regd. Office

B1-001, 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



GST No. 27BDKPT0721R1ZW



Shree **TIRUPATI**®

**CASH RECEIPT**  
ISSUED BY FRANCHISEE  
GST No. 27BDKPT0721R1ZW

**COURIER SERVICES PVT. LTD.**

FRANCHISEE : SHREE BALVI ENTERPRISES - 4, NATAL ESTATE, S. J. DSOUZA COMPOUND, Nr. KAMANI OIL MILL, NEXT TO CHANDIVALI BUS STOP, CHANDIVALI-ANDHERI (E), MUMBAI-72. Mo. 80808 02338/63510 20690

ORIGIN	DESTINATION	DATE	AWB NUMBER
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CHANDIVALI, ANDHERI (E)	PUNE	24-02-25	160300181273
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SENDER	VASTUKALA CONS	RECEIVER	PRASHANT WAGHMARE
	GST No. :		

DESCRIPTION OF CONTENTS	DECLARED VALUE	WEIGHT	FREIGHT CHARGE	TOTAL AMOUNT
DOCUMENTS	0.00		200.00	59.32
				SGST[9.00%]: 5.34 CGST[9.00%]: 5.34 Total.Amt: 70.00

I HEREBY AGREE WITH THE TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE OF THIS NON-NEGOTIABLE CONSIGNMENT NOTE AND WARRANT THAT THE INFORMATION DECLARED BY ME IN THIS MEMO IS TRUE AND CORRECT.

RECEIVER'S SIGNATURE & RUBBER STAMP  
NAME : \_\_\_\_\_ DATE : \_\_\_\_\_

**SENDERS SIGNATURE**      **NO INSURANCE !**  
*I Warrant that all details given herein are true and correct*

Received in good order and condition ..... A.M. /P.M.

TIME : 12:28 PM  
[www.shreetirupaticourier.net](http://www.shreetirupaticourier.net)

**RECEIVED BY**  
SHREE BALVI ENTERPRISES-MUMBAI.

BRANC

## TERMS & CONDITIONS

1. This memo is only for document / packet of papers / parcels of Goods.
2. In case of loss, theft, damage and mishandling of booked consignment maximum liability of the Company / Franchisee shall not be exceeding to the sum equivalent to ten times of Courier charges for un-insured documents and five times of courier charges for un - insured parcels, in any case.
3. The Currency, Bearer Cheques, Hundies, Rukka, Bearer Bilty and / or similar other documents, Gold, Silver, Jewellery Precious stones, Liquid, Semi liquid Perishable / frigle goods narcotics and / or any other item which are prohibited and / or restricted by statutory law and acts are strictly not accepted by us. If such items are enclosed without our information, the Company / Franchisee will just not be liable for the same. No claim shall be entertained for such articles.
4. Do not send your Document/Parcel which is Original and Duplication for the same is not possible. No claim will be entertained for any Delay, Loss or Brakage for the same.
5. Sender's must indicate the actual and correct nature of goods.
6. In case of valuable parcel consignors should declare the value and pay the valuation charges @ Rs. 10 per valuation of Rs. 1000/- and Insurance charges for articles to be insured, otherwise no claim be considered as per term no. 2
7. The company reserves the right to entrust the goods of any other carrier. The Company / Franchisee will not be liable for any delay, damage or loss - during its transit through other carrier - or situation beyond control a. f. e. occurred due to acts of God or man-made calamities.
8. No complaint / claim shall be entertained by the Company / Franchisee after the expiry of 30 days of the booking of consignment.
9. Subject to RAJKOT (Guj.) Jurisdiction only.

ગ્રાહકોને ખાસ સુચના :

કવર તથા પાર્સલમાં રોકડ રકમ, સોનું-ચાંદી, હીરા બેરર ચેક/ડ્રાફ્ટ મુકવા નહીં, તેમ છતા અમારી જાણ બહાર મુકવામાં આવશે તો અમે જવાબદાર નથી, તેમજ આ પ્રકારની ફરીયાદ સ્વીકારવામાં આવશે નહીં.