


Tax Invoice


 VASTUKALA <small>Unlocking Excellence</small>	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. THA/2425/FEB/003	Dated 5-Feb-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
	Reference No. & Date. NO PG dt. 5-Feb-25	Other References AMRUTA PATHAK/9769900929	
	Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No. Dated	Dispatch Doc No. 13725/2310407
	Dispatched through Destination	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	15,700.00
	CGST		1,413.00
	SGST		1,413.00
Total			₹ 18,526.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Eighteen Thousand Five Hundred Twenty Six Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	15,700.00	9%	1,413.00	9%	1,413.00	2,826.00
Total	15,700.00		1,413.00		1,413.00	2,826.00

Tax Amount (in words) : **Indian Rupee Two Thousand Eight Hundred Twenty Six Only**

Remarks: 13725/2310407 Shri. Harendar Hargundas Nihalani - Commercial Unit No. 11, Ground Floor, "Sindhudurg Co-op. Hsg. Soc. Ltd.", Opp. Parasmani, Tilak Nagar, Tilak Road, Village - Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, 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 <small>ASMITA JAYSING RATHOD</small> <small>Digitally signed on 05-02-2025 17:05:34</small> <small>Authorized Signatory</small>
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SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

Recd
 6/2/25

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : Cosmos Bank / Dombivli (East) Branch / Shri. Harendar Hargundas Nihalani (13725/2310407) Page 2 of 17

Vastu/Thane/02/2025/13725/2310407
05/15-57-PSVSU
Date: 05.02.2024

VALUATION OPINION REPORT

The property bearing Commercial Unit No. 11, Ground Floor, "Sindhudurg Co-op. Hsg. Soc. Ltd.", Opp. Parasmani, Tilak Nagar, Tilak Road, Village – Gajbandhan Patharli, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code – 421 201, State – Maharashtra, Country – India belongs to **Shri. Harendar Hargundas Nihalani**.

Boundaries of the property.

North : Chawls
South : Tilak Road
East : Nandadeep CHSL
West : Chawls

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 and valued for banking purpose for **₹ 2,34,00,000.00 (Rupees Two Crore Thirty Four Lakh 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants
(I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.05 17:30:46 +05'30'

Avind

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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

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