


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/JAN/053	Dated 23-Jan-25	
	Delivery Note	Reference No. & Date. NO PG dt. 23-Jan-25	Mode/Terms of Payment AGAINST REPORT	Other References JANG BAHADUR/9972229952
	Buyer (Bill to) Bank Of Baroda 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. Dispatch Doc No. 13791/2310179 Dispatched through Terms of Delivery	Dated Delivery Note Date Destination	
	Total ₹ 2,950.00			

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

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
Total			225.00		225.00	450.00


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

Remarks:
 13791/2310179 Mr. Amit Kailas Kawale & Mrs. Namrata Amit Kawale - Residential Flat No. 2304, 23rd Floor, "Vijit Tower", Tower - 2 (As per TMC approved Plan), Vaikunth Cluster 2 Project, Piramal Vaikunth, Near Shivaji Nagar, Ram Maruti Nagar, Bayer India Road, Old Mumbai - Agra Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 608, 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 23-01-2025 15:17:51
 Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

R.

29/01/2025



vijitjay@bankofbaroda.com



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Thane/01/2025/013791/2310179
23/4-298-PSSK
Date: 23.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2304, 23rd Floor, "Vijit Tower", Tower - 2 (As per TMC approved Plan), Vaikunth Cluster 2 Project, Piramal Vaikunth, Near Shivaji Nagar, Ram Maruti Nagar, Bayer India Road, Old Mumbai - Agra Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 608, State - Maharashtra, India belongs to **Mr. Amit Kailas Kawale & Mrs. Namrata Amit Kawale**.

Boundaries of the property

North : Open Plot / Internal Road
South : Internal Road / Vyom Tower
East : Open Plot
West : Open Plot

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 **₹ 1,61,00,000.00 (Rupees One Crore Sixty One 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 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: 2025.01.23 12:25:52 +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
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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