

Tax Invoice

 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.	Dated
	THA/2425/FEB/045	12-Feb-25
Buyer (Bill to) BANK OF INDIA-BADLAPUR WEST BRANCH Green Lawns, Ground Floor, A Wing, Near Talathi Office, Ambernath Badlapur Road, Belavali, Badlapur West 421503 GSTIN/UIN : 27AAACB0472C1Z9 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	NO PG dt. 12-Feb-25	SAJID KHAN/6206130257
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	13817/2310525	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	3,000.00
	CGST		270.00
	SGST		270.00
	Total		₹ 3,540.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00


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

Remarks:
 13817/2310525 Proposed Purchaser : Mr. Rajeshwar Wamanrao Sonkusare & Mrs. Smita Rajeshwar Sonkusare -Name of Owner : M/s. Aditya Yash Builders -Residential Flat No. 502, 5th Floor, Wing - A - Complex Known as , "Nidhi Residency", Village -Chikhholi, Taluka - Ambernath, District - Thane, Ambernath (West), PIN Code -421 505, 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 12-02-2025 12:00:00
 Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION
 This is a Computer Generated Invoice


 RECEIVED
 VALUATION REPORT
 14/02/25
 [Signature]



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/02/2025/013817/2310525

12/14-175-PSBS

Date: 12.02.2025

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 502, 5th Floor, Wing - A - Complex Known as, "**Nidhi Residency**", Village - Chikhholi, Taluka - Ambernath, District - Thane, Ambernath (West), PIN Code -421 505, State - Maharashtra, India belongs to **M/s. Aditya Yash Builders**. Name of Proposed Purchaser is **Mr. Rajeshwar Wamanrao Sonkusare & Mrs. Smita Rajeshwar Sonkusare**.

Boundaries	:	Building	Flat
North	:	Wing - H	Flat No. 501
South	:	Wing - B	Marginal Space
East	:	Aditya Royale Building	Marginal Space
West	:	Internal Road	Lift / Flat No. 503

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 **₹ 23,18,400.00 (Rupees Twenty Three Lakh Eighteen Thousand Four Hundred Only) After completion of construction works**. As per Site Inspection 23% 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

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: 2025.02.12 18:05:02 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

Encl.: Valuation report



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Our Pan India Presence at :

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