

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. THA/2425/FEB/002	Dated 5-Feb-25
	Delivery Note	Mode/Terms of Payment
Buyer (Bill to) COSMOS BANK- KALYAN BRANCH KALYAN BRANCH Ground floor, Shiv Villa Apt. Opp. gagangiri Soc Sai Chowk, Khadakpada Kalyan West 421301 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References Chintamani joshi/9819008564
	Buyer's Order No.	Dated
	Dispatch Doc No. 13861/2310401	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				₹ 2,360.00


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

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00


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

Remarks:
 13861/2310401 Mrs. Pratima Sachidanand Pandey & Mr. Sachidanand Markandey Pandey - Residential Flat No. 302, 3rd Floor, Building No 2, Wing - A, "Landscape Heritage", Phase - II, Near Axis Bank, Village - Pale, Taluka - Ambernath, District - Thane, Ambernath (East), PIN Code - 421 501, 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

 Authorised Signatory



SUBJECT TO MUMBAI JURISDICTION
 This is a Computer Generated Invoice

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3rd Floor, Building No 2, Wing - A, "**Landscape Heritage**", Phase - II, Near Axis Bank, Village - Pale, Taluka - Ambernath, District - Thane, Ambernath (East), PIN Code - 421 501, State - Maharashtra, India belongs to **Mrs. Pratima Sachidanand Pandey & Mr. Sachidanand Markandey Pandey**.

Boundaries of the property

North : Wing - B / Pale Road
South : Open Plot
East : Open Plot
West : Building No. 1

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 **₹ 49,91,000.00 (Rupees Forty Nine Lakhs Ninety One Thousands 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

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 15:48:38 +05'30'

Avin

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

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 :

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Regd. Office

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