

Send By Courier  
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**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.	Dated
	<b>THA/2425/FEB/005</b>	<b>6-Feb-25</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
<b>NO PG dt. 6-Feb-25</b>	<b>PREETAM PIGALE/9920439864</b>	
Buyer (Bill to)	Buyer's Order No.	Dated
<b>SVC CO-OPERATIVE BANK LTD-SANPADA</b>		
Shop No 1, Bhumeraj Manor CHSL, Plot No 3, Sector 14, Sanpada (East) Navi MUmbai 400705	Dispatch Doc No.	Delivery Note Date
GSTIN/UIN : 27AAAAAT0177C2ZS	<b>13901/2310414</b>	
State Name : Maharashtra, Code : 27	Dispatched through	Destination
	Terms of Delivery	

  

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

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
<b>Total</b>			<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

Remarks:  
13901/2310414 Smt. Sushma Popat Surwase - Residential Apartment No. SS-I / A-352, Ground Floor, "Ekta Rahiwas Malak Sangh", Plot No. A-1, Sector - 2, Near Ajinkya Surgical Hospital, Airoli, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 708, 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**  
ASMITA JAYSHING RATHOD  
Digitally signed on 05-02-2025 14:21:19  
Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION  
This is a Computer Generated Invoice



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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: SVC Co-Operative Bank Ltd / Sanpada Branch / Smt. Sushma Popat Surwase Page 2 of 25

Vastu/Thane/02/2025/13901/2310414  
06/02-64-PRVS  
Date: 06.02.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Apartment No. SS-I / A-352, Ground Floor, "Ekta Rahiwas Malak Sangh", Plot No. A-1, Sector - 2, Near Ajinkya Surgical Hospital, Airoli, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 708, State – Maharashtra, Country – India belongs to **Smt. Sushma Popat Surwase**.

#### Boundaries

North	: Room No. 350
South	: Room No. 354
East	: Room No. 355
West	: Room No. 300

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 for this particular purpose at **₹ 30,22,500.00 (Rupees Thirty Lakh Twenty Two Thousand Five Hundred 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.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.06 14:27:50 +05'30'

*Manoj*

Auth. Sign.



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**

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

📞 +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

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# Trackon

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A-64, Naraina Industrial Area, Phase-I, New Delhi-110028

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Web. : www.trackon.in

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Vastukala Courier

Thane

CASH

400601

CONSIGNEE

SVC CO-OPERATIVE

MUM 400705

ORIGIN

Thane

DESTINATION

MUM

DOX / N.DOX

PCS.

WEIGHT

AIR / SURFACE

COURIER CHARGES

RISK SURCHARGE

GST

TOTAL

CASH CREDIT 

If not covered by special risk surcharges, claim value on this shipper shall in no circumstances exceed Rs. 2000/- (Rupees Two Thousand Only) For parcels and Rs. 100/- (Rupees One Hundred Only) For Packet of Documents  
**READ TERMS & CONDITIONS PRINTED OVERLEAF CAREFULLY**

SHIPPER'S COPY

Received by TCPL

DATE

TIME

7.7.20

I warrant that all details given herein are true and correct. I accept the terms of carriage.

Sender's Signature

Received Pkt(s)/Parcel(s) in order &amp; good Condition

Name  
(Please affix your stamp)

Signature

Date :

Time :

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CIN: U63030DL2002PTC113971



### TERMS & CONDITIONS

1. This memo is only for document / packet of papers/parcels of Permissible Goods.
2. Trackon shall not entertain any claim for articles such as CURRENCY, BEARER CHEQUES, HUNDIES, RUKKA, BEARER BILTY, INVESTMENT CERTIFICATES, LOTTERY TICKETS, POSTAL ARTICLES and / or SIMILAR OTHER DOCUMENTS, GOLD, SILVER JEWELLERY, PRECIOUS STONES, LIQUID, SEMI-LIQUID, PERISHABLE OR FRAGILE GOODS, NARCOTICS and / or other items which are prohibited and / or by law shall not be couriered.
3. Sender must declare the actual and correct nature of goods.
4. In case of loss, theft, damage, mishandling and / or misuse of booked consignment the maximum liability of the Company/Franchisee shall not exceed the sum equivalent to four times of Courier charges paid / payable or as calculated as per clause 5 below.
5. If not covered by special risk surcharges, claim value on this shipper shall in no circumstances exceed Rs. 2000/- (Rupees Two Thousand Only) For parcels and Rs. 100/- (Rupees One Hundred Only) For packet of Documents.
6. In case of valuable consignment consignor/sender must declare the value and pay the guarantee charges @2%FOV. No claim shall be considered without the presentation of separate receipt issued for the guarantee charges by company / franchisee. Alternatively, if goods are insured by senders a charge of 0.20% on declared value shall be levied for providing COF (Certificate of Facts) in case of mishap.
7. No complaint/claim shall be entertained by the company/franchisee after the expiry of 30 days from the date booking of consignment.
8. In case of doubt, Trackon Staff has the right to physically verify contents of the document / parcel / packet.
9. All disputes are subject to Jurisdiction of Delhi.

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MUMBAI  
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BANGALORE  
HYDRABAD  
COCHIN  
KOLKATA

CREDIT  
 CASH

TIME	DATE

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