


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. MUM/2425/JAN/236	Dated 28-Jan-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) Anubhav Roy Residential Flat No. 602, 6th Floor, Wing - E, proviso Enclave, Proviso Complex Co-op. Hsg. Soc. Ltd., lot No. 5, 6 & 7, Sector 35/E, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 210, State - Maharashtra, India State Name : Maharashtra, Code : 27	Reference No. & Date. PG-4349/24-25 dt. 27-Jan-25	Other References 8588912009
	Buyer's Order No.	Dated
	Dispatch Doc No. 13907/2310265	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	8,186.00
				CGST 736.74
				SGST 736.74
	Less. ROUNDED OFF			(-)0.48
				₹ 9,659.00
	Total			₹ 9,659.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Nine Thousand Six Hundred Fifty Nine Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	8,186.00	9%	736.74	9%	736.74	1,473.48
Total	8,186.00		736.74		736.74	1,473.48

Tax Amount (in words) **Indian Rupee One Thousand Four Hundred Seventy Three and Forty Eight paise Only**

Company's Bank Details

Bank Name **ICICI BANK**A/c No. **123105000319**Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**

Remarks:

13907/2310265 Mr. Anubhav Roy -Residential Flat No. 602, 6th Floor, Wing - E, "Proviso Enclave", Proviso Complex Co-op. Hsg. Soc.Ltd., Plot No. 5, 6 & 7, Sector 35/E, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 210, 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



UPI Virtual ID : vastukala@ICICI

for VASTUKALA CONSULTANTS (I) PVT LTD


 Authorized 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. 602, 6th Floor, Wing - E, "Proviso Enclave", Proviso Complex Co-op. Hsg. Soc. Ltd., Plot No. 5, 6 & 7, Sector 35/E, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 210, State - Maharashtra, India belongs to **Mr. Anubhav Roy**.

Boundaries of the property

North	: Open Land & The Blue Crest
South	: 'D' Wing of Proviso Enclave
East	: Greenwoods Apartment
West	: Buildings

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 **₹ 1,63,47,060.00 (Rupees One Crore Sixty Three Lakh Forty Seven Thousand Sixty 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: 2025.01.27 17:42:11 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report



Our Pan India Presence at :

📍 Nanded	📍 Thane	📍 Ahmedabad	📍 Delhi NCR
📍 Mumbai	📍 Nashik	📍 Rajkot	📍 Raipur
📍 Aurangabad	📍 Pune	📍 Indore	📍 Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎️ +91 2247495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



GST No. 27BDKPT0721R1Z1W



Shree **TIRUPATI**®

COURIER SERVICES PVT. LTD.

CASH RECEIPT
ISSUED BY FRANCHISEE
GST No. 27BDKPT0721R1Z1W

FRANCHISEE : SHREE BALVI ENTERPRISES - 4, NATAL ESTATE, S. J. DSOUZA COMPOUND, Nr. KAMANI OIL MILL, NEXT TO CHANDIVALI BUS STOP, CHANDIVALI-ANDHERI (E), MUMBAI-72. Mo. 80808 02338/63510 20690

ORIGIN	DESTINATION	DATE	AWB NUMBER
CHANDIVALI, ANDHERI (E)	MUMBAI	29-01-25	160300176930

SENDER	VASTUKALA CONS GST No. :	RECEIVER	ANUBHAV ROY
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DESCRIPTION OF CONTENTS	DECLARED VALUE	WEIGHT	FREIGHT CHARGE	TOTAL AMOUNT
Mo- 9999999999				
DOCUMENTS	0.00		200.00	33.90
				SGST[9.00%]: 3.05 CGST[9.00%]: 3.05 Total Amt: 40.00

I HEREBY AGREE WITH THE TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE OF THIS NON-NEGOTIABLE CONSIGNMENT NOTE AND WARRANT THAT THE INFORMATION DECLARED BY ME IN THIS MEMO IS TRUE AND CORRECT.	RECEIVER'S SIGNATURE & RUBBER STAMP		DATE :
	NAME :		
SENDERS SIGNATURE : NO INSURANCE ! <i>I Warrant that all details given herein are true and correct</i>	Received in good order and condition	 A.M. /P.M.
TIME : 04:37 PM	Note : Cash, Gold, Silver, Diamond, Liquid & IATA Rest. Item are not Accepted By Us. DO NOT KEEP CASH IN THE ENVELOPE.		RECEIVED BY SHREE BALVI ENTERPRISES-MUMBAI.

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BRANC

P.T.O.

TERMS & CONDITIONS

1. This memo is only for document / packet of papers / parcels of Goods.
2. In case of loss, theft, damage and mishandling of booked consignment maximum liability of the Company / Franchisee shall not be exceeding to the sum equivalent to ten times of Courier charges for un-insured documents and five times of courier charges for un - insured parcels, in any case.
3. The Currency, Bearer Cheques, Hundies, Rukka, Bearer Bilty and / or similar other documents, Gold, Silver, Jewellery Precious stones, Liquid, Semi liquid Perishable / frigle goods narcotics and / or any other item which are prohibited and / or restricted by statutory law and acts are strictly not accepted by us. If such articles are enclosed without our information, the Company / Franchisee will just not be liable for the same and no claim shall be entertained for such articles.
4. Do not send your Document/Parcel which is Original and Duplication for the same is not possible. No claim will be entertained for any Delay, Loss or Brakage for the same.
5. Sender's must indicate the actual and correct nature of goods.
6. In case of valuable parcel consignor should declare the value and pay the valuation charges @ Rs. 10 per valuation of Rs. 1000/- and Insurance charges for articles to be insured, otherwise no claim be considered as per term no. 2
7. The company reserves the right to entrust the goods of any other carrier. The Company / Franchisee will not be liable for any delay, damage or loss - during its transit through other carrier - or situation beyond control a. f. e. occurred due to acts of God or man-made calamities.
8. No complaint / claim shall be entertained by the Company / Franchisee after the expiry of 30 days of the booking of consignment.
9. Subject to **RAJKOT** (Guj.) Jurisdiction only.

ગાહકોને ખાસ સુચના :

કવર તથા પાર્સલમાં રોકડ રકમ, સોનું-ચાંદી, હીરા બેરર ચેક/ડ્રાફ્ટ મુકવા નહીં, તેમ છતા અમારી જાણ બહાર મુકવામાં આવશે તો અમો જવાબદાર નથી, તેમજ આ પ્રકારની ફરીયાદ સ્વીકારવામાં આવશે નહીં.