

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/004	Dated 5-Feb-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) BANK OF MAHARASHTRA Ghodbunder Road Branch Pride Park, Opp. Lawkim Industries, Near R. Mall, Ghobunder Road , Manpada, Thane (West) -400607 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Reference No. & Date. NO PG dt. 5-Feb-25	Other References SHASHANK SHARMA/9799873713
	Buyer's Order No.	Dated
	Dispatch Doc No. 14027/2310409	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI 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			270.00		270.00	540.00

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

Remarks:

14027/2310409 Mrs. Gracy Rajan Panicker & Mr. Rajan Thomas Panicker -Residential Flat No. 803 & 804, 8th Floor, Wing - A, "Nirlac Solitaire Co.-op. Hsg. Soc. Ltd.", Ghodbunder Road, Village - Chitalsar Manpada, Taluka - Thane, District - Thane, Thane (West), Pin Code - 400 610, 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 07-02-2025 12:14:08
Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

Handwritten signature and date: 7/2/25



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.

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Vastu/Thane/02/2025/014027/2310409
05/17-59-PSBS
Date: 05.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 803 & 804, 8th Floor, Wing - A, "Nirlac Solitaire Co.-op. Hsg. Soc. Ltd.", Ghodbunder Road, Village - Chitalsar Manpada, Taluka - Thane, District - Thane, Thane (West), Pin Code - 400 610, State - Maharashtra, India belongs to **Mrs. Gracy Rajan Panicker & Mr. Rajan Thomas Panicker**.

Boundaries	:	Building	Flat
North	:	Wing - B, Nirlac Solitaire CHSL	Passage / Lift
South	:	Khewra Circle Marg	Flat No. 801 & 802
East	:	Ghodbunder Service Road	Passage
West	:	Patil Compound	Lift

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 **₹ 1,66,73,032.00 (Rupees One Crore Sixty Six Lakh Seventy Three Thousand Thirty Two 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: 2025.02.05 18:18:09 +05'30'

Manoj
Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33 /CREMON/Valuer/Empanelment/Sr No.55/2019-20

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

BI-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**