

Tax Invoice

 VASTUKALA <small>Unlocking Excellence</small>	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/001	Dated 4-Feb-25
	Delivery Note Reference No. & Date. NO PG dt. 4-Feb-25	Mode/Terms of Payment AGAINST REPORT Other References VISHAKHA MANE/9833242472	
Buyer (Bill to) COSMOS BANK Ambernath Branch Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambernath (East) GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No. Dispatch Doc No. 14076/2310383 Dispatched through Terms of Delivery	Dated Delivery Note Date Destination	

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	10,100.00
	CGST		909.00
	SGST		909.00
Total			₹ 11,918.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Eleven Thousand Nine Hundred Eighteen Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,100.00	9%	909.00	9%	909.00	1,818.00
Total			909.00		909.00	1,818.00


Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Eighteen Only**

Remarks:
 14076/2310383 Anita Deepak Chandwani -
 Commercial Shop No. 6, Ground Floor, "The
 Signature", Near Ganesh Mandir, CTS No. 4896 to
 4903, Village - Navagaon, Taluka - Kalyan, District -
 Thane, Dombivli (East), PIN Code - 421 301, 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 04-02-2025 16:00:03
 Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice





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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04/10-33-PSRJ

Date: 04.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 6, Ground Floor, "**The Signature**", Near Ganesh Mandir, CTS No. 4896 to 4903, Village - Navagaon, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 301, State - Maharashtra, India belongs to **Anita Deepak Chandwani**.

Boundaries of the property

North	: Shri Janki Hari Building
South	: Pitre Road
East	: Ganesh Mandir Road / Dedhia Nivas
West	: Laxmi Baug Estate

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 **₹ 1,22,03,940.00 (Rupees One Crore Twenty Two Lakhs Three Thousand Nine Hundred And Forty 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: 2025.02.04 16:13:17 +05'30'

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 :

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

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