

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/022	Dated 8-Feb-25
		Delivery Note	Mode/Terms of Payment
		Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. 14138/2310458	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

Sl 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			180.00		180.00	360.00

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

Remarks:
 14138/2310458 Mrs. Meghna Mahesh Zanzrukiya & Mr. Mahesh Naresh
 Zanzrukiya - Residential Flat No. B/13, 4th Floor, "Sagar Sudha Co.- Op. Hsg. Soc. Ltd.", Gopal Nagar Galli No. 2, Near Janki Hotel, Plot No. 3, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, 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**
Pooja Dagare
 Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION
 This is a Computer Generated Invoice

(Handwritten Signature)
 10/02/2025



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.

Page 2 of 22

Vastu/Thane/02/2025/014138/2310458

08/10-108-PSV

Date: 08.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B/13, 4th Floor, "**Sagar Sudha Co.- Op. Hsg. Soc. Ltd.**", Gopal Nagar Galli No. 2, Near Janki Hotel, Plot No. 3, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mrs. Meghna Mahesh Zanzrukiya & Mr. Mahesh Naresh Zanzrukiya**.

Boundaries of the property

North : Laxmi Kiran Building
South : Open Plot
East : Sudhanwa CHSL
West : Gopal Nagar Road No. 2

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 **₹ 30,24,000.00 (Rupees Thirty Lakhs Twenty Four 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: 2025.02.08 17:05:56 +05'30'

Manoj
Auth. Sign.

Director



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

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