

## Tax Invoice

 <b>VASTUKALA</b> <small>CONSULTANTS</small>	<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. <b>THA/2425/FEB/019</b>	Dated <b>7-Feb-25</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	Reference No. & Date. <b>NO PG dt. 7-Feb-25</b>
Buyer (Bill to) <b>Bank Of Baroda</b> Kapurbawadi Branch Shop no 4 to 8, Jangid Heights Near CIne wonder mall, Thane West GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27		Buyer's Order No.	Dated
		Dispatch Doc No. <b>14153/2310435</b>	Delivery Note Date
		Dispatched through	Destination
		Terms of Delivery	

SI 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:**  
 14153/2310435 Mr. Rajesh Mohanlal Tailor & Mrs. Pushpa Rajesh Tailor -Residential Flat No. 305, 3rd Floor, Wing - B, "Jyoti Co.-Op. Hsg. Soc. Ltd.", Geeta Nagar, Fatak Cross Road, Near Bank of Baroda, Village - Bhayander, Taluka - Thane, District - Thane, Bhayander (West), PIN Code - 401 101, 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 JAYSHING RATHOD  
Digitally signed by 02.02.25 10:21:04  
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. 305, 3<sup>rd</sup> Floor, Wing - B, "Jyoti Co.-Op. Hsg. Soc. Ltd.", Geeta Nagar, Fatak Cross Road, Near Bank of Baroda, Village - Bhayander, Taluka - Thane, District - Thane, Bhayander (West), PIN Code - 401 101, State - Maharashtra, India belongs to **Mr. Rajesh Mohanlal Tailor & Mrs. Pushpa Rajesh Tailor**.

Boundaries	:	Building	Flat
North	:	Internal Road / Nirmala Park CHSL	Wing - A
South	:	Internal Road	Flat No. 308
East	:	Shree Symphony Apartment	Flat No. 306
West	:	Bageshree CHS	Open to Sky

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 **₹ 52,66,800.00 (Rupees Fifty Two Lakh Sixty Six Thousand Eight 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 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: 2025.02.07 16:34:58 +05'30'

*Manoj*  
Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO:MZ:ADV:44:620

Encl.: Valuation report