Theme.

## Tax Invoice

	VACTURAL & CONCULTA		Invoid	e No		Dated		
S.F.	VASTUKALA CONSULTAL B1-001,U/B FLOOR,B			Invoice No. THA/2425/FEB/027		10-Feb-25		
	CHANDIVALI FARM ROAD,			ery Note	027			of Payment
VASTUKALA	MUMBAI-400072 GSTIN/UIN: 27AADC	CV4303R17Y	100000000000000000000000000000000000000					REPORT
VASTUKALA Undocking Excellence	State Name : Maharasi	htra, Code : 27	Pofor	ence No. & [	Date	Other Re		
	CIN: U74120MH2010 E-Mail : accounts@va			PG dt. 10-F				SHI/9819008564
Buyer (Bill to)			1101	's Order No.		Dated	INI JUS	311/3013008564
	IK- KALYAN BRANC	сн	Duye	5 61461 140.		Duteu		
KALYAN BRAN			Dispa	tch Doc No.		Delivery	Note	Date
Ground floor, S	Shiv Villa Apt. Opp. ga	agangiri Soc				Delivery	NOLE	; Date
	adakpada Kalyan We			1/2310476 atched throug	h	Destinati	ion	
GSTIN/UIN	: 27AAAAT0742K1	ZH	Dispa	ached throug	fri	Destinati	ION	
State Name	: Maharashtra, Cod	le : 27	Tom	a of Delivery				
			Tenn	s of Delivery				
				-				
SI	Parti	culars			H	ISN/SAC		Amount
No.								
1 VALU	ATION FEE				9	97224		2,000.00
				C	GST			180.00
					GST			180.00
					2			
					2			
					Total		I₹	2,360.00
Amount Chargeab	e (in words)				Total		I₹	<b>2,360.00</b> E. & O.E
•	le (in words) <b>Two Thousand Thr</b> e	ee Hundred S	Sixty (		Total		I₹	
Indian Rupee		ee Hundred S				ST/UTGS		
Indian Rupee	Two Thousand Thre	Taxable Value	Rate	Dnly CGST Amount	SGS	Amou	T	E. & O.E Total Tax Amount
Indian Rupee	Two Thousand Thre	Taxable	C	Dnly CGST Amount 180.00	SGS	Amour 180	T nt 0.00	E. & O.E Total
Indian Rupee	Two Thousand Thre	Taxable Value	Rate	Dnly CGST Amount	SGS	Amour 180	T	E. & O.E Total Tax Amount
Indian Rupee HS 997224	Two Thousand Thre	Taxable Value 2,000.00 <b>2,000.00</b>	Rate 9%	Dnly CGST Amount 180.00 180.00	SGS	Amour 180	T nt 0.00	E. & O.E Total Tax Amount 360.00
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Indian Rupee HS 997224 Tax Amount (in wo <i>Remarks:</i> 14161/2310476 Gupta - Residen No B4, "Royce F	Two Thousand Thre SN/SAC Total ords) : Indian Rupee Mr. Virendra Jamuna tial Flat No. 201, 2nd Fl Paradise '', Near KM Aga	Taxable Value 2,000.00 2,000.00 Three Hundr aprasad loor, Building arwal	red Six Bank N A/c No	Dnly CGST Amount 180.00 180.00 tty Only any's Bank Do lame	SGS Rate 9% etails ICICI E 34050	Amoui 180 180 3ANK LTI 5000531	T nt 0.00 0.00 D - T	E. & O.E Total Tax Amount 360.00 <b>360.00</b>
Indian Rupee HS 997224 Tax Amount (in wo <i>Remarks:</i> 14161/2310476 Gupta - Residen No B4, "Royce F College, Village	Two Thousand Thre SN/SAC Total ords) : Indian Rupee Mr. Virendra Jamuna tial Flat No. 201, 2nd Fl Paradise '', Near KM Aga - Gandhare, Taluka - Ka	Taxable Value 2,000.00 2,000.00 Three Hundr aprasad loor, Building arwal alyan,	red Six Bank N A/c No	Dnly CGST Amount 180.00 180.00 tty Only any's Bank Do lame	SGS Rate 9% etails ICICI E 34050	Amoui 180 180 3ANK LTI 5000531	T nt 0.00 0.00 D - T	E. & O.E Total Tax Amount 360.00 <b>360.00</b> HANE
Indian Rupee HS 997224 Tax Amount (in wo <i>Remarks:</i> 14161/2310476 Gupta - Residen No B4, "Royce F College, Village District - Thane,	Two Thousand Thre SN/SAC Total ords) : Indian Rupee Mr. Virendra Jamuna tial Flat No. 201, 2nd Fl Paradise '', Near KM Aga	Taxable Value 2,000.00 2,000.00 Three Hundr aprasad loor, Building arwal alyan,	red Six Bank N A/c No	Dnly CGST Amount 180.00 180.00 tty Only any's Bank Do lame	SGS Rate 9% etails ICICI E 34050	Amoui 180 180 3ANK LTI 5000531	T nt 0.00 0.00 D - T	E. & O.E Total Tax Amount 360.00 <b>360.00</b> HANE
Indian Rupee HS 997224 Tax Amount (in wo <i>Remarks:</i> 14161/2310476 Gupta - Residen No B4, "Royce F College, Village District - Thane, State -	Two Thousand Thre SN/SAC Total ords) : Indian Rupee Mr. Virendra Jamuna tial Flat No. 201, 2nd Fl Paradise '', Near KM Aga - Gandhare, Taluka - Ka Kalyan (West), PIN cod	Taxable Value 2,000.00 2,000.00 Three Hundr aprasad loor, Building arwal alyan,	red Six Bank N A/c No	Dnly CGST Amount 180.00 180.00 tty Only any's Bank Do lame	SGS Rate 9% etails ICICI E 34050	Amoui 180 180 3ANK LTI 5000531	T nt 0.00 0.00 D - T	E. & O.E Total Tax Amount 360.00 <b>360.00</b> HANE
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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/02/2025/014161/2310476 10/7-126-PSRJ Date: 10.02.2025

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2<sup>nd</sup> Floor, Building No B4, **"Royce Paradise"**, Near KM Agarwal College, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN code - 421 301, State - Maharashtra, India belongs to **Mr. Virendra Jamunaprasad Gupta**.

Boundaries of the property		
North	: Internal Road	
South	: Open Plot	
East	: Building No. B- 5 🐐	
West	: Building No. B- 3	

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 ₹ 40,54,250.00 (Rupees Forty Lakhs Fifty Four Thousands Two Hundred And Fifty 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.

Auth. Sign.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

email=manoj@vastukala.org, c=l^ Date: 2025.02.10 14:57:08 +05'30'

Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastuka Consultants (I) Pvt\_Ltd, ou=Mumba

Devendenies of the survey

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
 Reg

 Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621
 B1-00

#### **Regd. Office**

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

mumbai@vastukala.co.in
www.vastukala.co.in