


Thane

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.	Dated
	THA/2425/FEB/030	10-Feb-25
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
	NO PG dt. 10-Feb-25	AMRUTA PATHAK/9769900929
Buyer (Bill to)	Buyer's Order No.	Dated
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 : 27AAAAAT0742K1ZH State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	14176/2310486	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	12,856.00
		CGST	1,157.04
		SGST	1,157.04
	Less: ROUNDED OFF		(-).08
	Total		₹ 15,170.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Fifteen Thousand One Hundred Seventy Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	12,856.00	9%	1,157.04	9%	1,157.04	2,314.08
Total	12,856.00		1,157.04		1,157.04	2,314.08

Tax Amount (in words) : **Indian Rupee Two Thousand Three Hundred Fourteen and Eight paise Only**

Remarks:
 14176/2310486 Shri. Harendar Hargundas
 Nihalani Commercial Unit No. 12B, Ground Floor,
 "Sindhudurg Co-op. Hsg. Soc. Ltd.", Opp.
 Parasmani, Tilak Nagar, Tilak Road, Village -
 Gajbandhan Patharli, Dombivli (East), Taluka -
 Kalyan, District - Thane, PIN Code - 421 201, State -
 Maharashtra, Country - 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 10-02-2025 17:52:08
 Authorized Signatory



12/2/25

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.

Valuation Report: Cosmos Bank / Dombivli (East) Branch / Shri. Harendra Hargundas Nihalani (14176/2310486) Page 2 of 17

Vastu/Thane/02/2025/14176/2310486
10/17-136-PSVSU
Date: 10.02.2025

VALUATION OPINION REPORT

The property bearing Commercial Unit No. 12B, Ground Floor, "Sindhudurg Co-op. Hsg. Soc. Ltd.", Opp. Parasmani, Tilak Nagar, Tilak Road, Village – Gajbandhan Patharli, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code – 421 201, State – Maharashtra, Country – India belongs to **Shri. Harendra Hargundas Nihalani**.

Boundaries of the property.

North : Chawls
South : Tilak Road
East : Nandadeep CHSL
West : Chawls

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 1,77,12,000.00 (Rupees One Crore Seventy Seven Lakh Twelve Thousand 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.10 17:57:46 +05'30'

Auth. Sign.



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 :

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
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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