


Hold for
Payment.

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
	MUM/2425/FEB/140	11-Feb-25
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
	NO PG dt. 11-Feb-25	JYOTI KHARADE/9657485156
Buyer (Bill to)	Buyer's Order No.	Dated
STATE BANK OF INDIA-Bund Garden Branch (PUNE) 171-B, Grace Building, Dhole Patil Road, Bund Garden, Pune - 411 001, Maharashtra, India.		
GSTIN/UIN : 27AAACS8577K2ZO	Dispatch Doc No.	Delivery Note Date
State Name : Maharashtra, Code : 27	14215/2310499	
	Dispatched through	Destination
	Terms of Delivery	


SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
	COURIER & POST CHARGES			200.00
	Total			₹ 3,150.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Three Thousand One 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
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) **Indian Rupee Four Hundred Fifty Only**

Remarks: 14215/2310499 Miss. Ankita Anant Shinde & Mrs. Gita Anant Shinde -Residential Flat No. 501, 5th Floor, Wing - B, "Alankapuri", Plot No. 1, Gaondevi Shiv Mandir Road, Village - Kulgaon, Badlapur (East), Taluka - Ambernath, District - Thane, PIN - 421 503, 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 : STATE BANK OF INDIA A/c No. : 32632562114 Branch & IFS Code: CHANDIVALI Andheri (East) & SBIN0011752
	 UPI Virtual ID : Vastukala Consultants (I) Pvt.Ltd for VASTUKALA CONSULTANTS (I) PVT LTD Pooja Dagare Authorised 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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Vastu/Mumbai/02/2025/014215/2310499

11/8-149-PRBS

Date: 11.02.2025

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 501, 5th Floor, Wing - B, "Alankapuri", Plot No. 1, Gaondevi Shiv Mandir Road, Village - Kulgaon, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421 503, State - Maharashtra, Country - India belongs to **Miss. Ankita Anant Shinde & Mrs. Gita Anant Shinde**.

Boundaries of the property

North	: Wing - C
South	: Wing - A
East	: Gaon Devi Road
West	: Central Hospital Badlapur

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 **₹ 31,48,800.00 (Rupees Thirty One Lakh Forty Eight Thousand Eight Hundred Only) After completion of construction works**. As per Site Inspection 76% Construction Work is Completed.

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: 2025.02.11 14:54:49 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report

Our Pan India Presence at :

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

Regd. Office

B1-001, 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



Shree **TIRUPATI**

COURIER SERVICES PVT. LTD.

CASH RECEIPT

ISSUED BY FRANCHISEE

GST No. 27BDKPT0721R1ZW

FRANCHISEE : SHREE BALVI ENTERPRISES - 4, NATAL ESTATE, S. J. DSOUZA COMPOUND, Nr. KAMANI OIL MILL, NEXT TO CHANDIVALI BUS STOP, CHANDIVALI-ANDHERI (E), MUMBAI-72. Mo. 80808 02338/63510 20690

ORIGIN	DESTINATION	DATE	AWB NUMBER
CHANDIVALI, ANDHERI (E)	PUNE	13/02/25	160300180940

SENDER	Vastukala Consultants	RECEIVER	Jyoti Khanade
	GST No. :		

DESCRIPTION OF CONTENTS	DECLARED VALUE	WEIGHT	FREIGHT CHARGE	TOTAL AMOUNT
		Document		80/-

I HEREBY AGREE WITH THE TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE OF THIS NON-NEGOTIABLE CONSIGNMENT NOTE AND WARRANT THAT THE INFORMATION DECLARED BY ME IN THIS MEMO IS TRUE AND CORRECT.

SENDER'S SIGNATURE

NO INSURANCE!

I Warrant that all details given herein are true and correct

TIME :

www.shreetirupaticourier.net

RECEIVER'S SIGNATURE & RUBBER STAMP

NAME :

Received in good order and condition

Note : Cash, Gold, Silver, Diamond, Liquid & IATA Rest. Item are not Accepted By Us. DO NOT KEEP CASH IN THE ENVELOPE.

DATE :

..... A.M. /P.M.

RECEIVED BY

SHREE BALVI ENTERPRISES-MUMBAI.

P.T.O.

TERMS & CONDITIONS

1. This memo is only for document / packet of papers / parcels of Goods.
2. In case of loss, theft, damage and mishandling of booked consignment maximum liability of the Company / Franchisee shall not be exceeding to the sum equivalent to ten times of Courier charges for un-insured documents and five times of courier charges for un - insured parcels, in any case.
3. The Currency, Bearer Chqques, Hundies, Rukka, Bearer Bilty and / or similar other documents, Gold, Silver, Jewellery Precious stones, Liquid, Semi liquid Perishable / frigle goods narcotics and / or any other item which are prohibited and / or restricted by statutory law and acts are strictly not accepted by us. If such articles are enclosed without our information, the Company / Franchisee will just not be liable for the same and no claim shall be entertained for such articles.
4. Do not send your Document/Parcel which is Original and Duplication for the same is not possible. No. claim will be entertained for any Delay, Loss or Brakage for the same.
5. Sender's must indicate the actual and correct nature of goods.
6. In case of valuable parcel consignor should declare the value and pay the valuation charges @ Rs. 10 per valuation of Rs. 1000/- and Insurance charges for articles to be insured, otherwise no claim be considered as per term no. 2
7. The company reserves the right to entrust the goods of any other carrier. The Company / Franchisee will not be liable for any delay, damage or loss - during its transit through other carrier - or situation beyond control a. f. e. occurred due to acts of God or man-made calamities.
8. No complaint / claim shall be entertained by the Company / Franchisee after the expiry of 30 days of the booking of consignment.
9. Subject to **RAJKOT** (Guj.) Jurisdiction only.

ગ્રાહકોને ખાસ સુચના :

કવર તથા પાર્સલમાં રોકડ રકમ, સોનું-ચાંદી, હીરા બેરર ચેક/ડ્રાફ્ટ મુકવા નહીં, તેમ છતા અમારી જાણ બહાર મુકવામાં આવશે તો અમો જવાબદાર નથી, તેમજ આ પ્રકારની ફરીયાદ સ્વીકારવામાં આવશે નહીં.