


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/048	13-Feb-25
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	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	NO PG dt. 13-Feb-25	PRITI/9773028294
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
14253/2310545		
Dispatched through	Destination	
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	4,000.00
	CGST		360.00
	SGST		360.00
Total			₹ 4,720.00

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

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total			4,000.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 14253/2310545 Ela Mahesh Shah - Residential
 Flat No. 702, 7th Floor, Building No 7, Wing - B,
 "Sarvoday Aangan Co-op. Hsg. Soc. Ltd.",
 Pandurangwadi, Near Sai Baba Mandir, Village -
 Aayre, 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**
ASMITA JAYSING RATHOD
 Digitally signed on 14-02-2025 10:55:55
 Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

*Recd
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 14/2/25*



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/Thane/02/2025/014253/2310545
13/17-195-PSRJ
Date: 13.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 702, 7th Floor, Building No 7, Wing - B, "**Sarvoday Aangan Co-op. Hsg. Soc. Ltd.**", Pandurangwadi, Near Sai Baba Mandir, Village - Aayre, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Ela Mahesh Shah**.

Boundaries of the property

North : Sarvoday Garden Apartment
South : Internal Road
East : Internal Road / Pranav Darshan CHSL
West : Sarvodaya CHSL / Aditya Heights Building

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 **₹ 58,61,262.50 (Rupees Fifty Eight Lakhs Sixty One Thousands Two Hundred And Sixty Two 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: 2025.02.13 18:32:03 +05'30'

Auth. Sign.



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
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Our Pan India Presence at :

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Regd. Office

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