


Thane

**Tax Invoice**

 <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.	Dated
	<b>THA/2425/FEB/056</b>	<b>15-Feb-25</b>
Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC KALYAN Main Branch 1st Floor Near LIC Office M Urbad Road Kalyan West Pin Code-421301 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	<b>NO PG dt. 15-Feb-25</b>	<b>SAYALI BANGAR/8097275708</b>
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>14301/2310594</b>	
	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>

Datta

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>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**  
 14301/2310594 Mr. Pradip Balu Umavane & Mr. Balu Ambo Umavane - Residential Flat No. 704, 7th Floor, Building No 2, Wing - A, "Omkar Heights", Near Sant Gadge Maharaj Hospital, Vasind - Murbad Road, Village - Vasind, Taluka - Shahapur, District - Thane, Vasind (West), PIN Code - 421601, 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 RATHOU  
 Digitally signed on 15-02-2025 10:44:08  
 Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://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/02/2025/014301/2310594

15/23-244-PSSH

Date: 15.02.2025

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 704, 7<sup>th</sup> Floor, Building No 2, Wing - A, "Omkar Heights", Near Sant Gadge Maharaj Hospital, Vasind - Murbad Road, Village - Vasind, Taluka - Shahapur, District - Thane, Vasind (West), PIN Code - 421 601, State - Maharashtra, India belongs to **Mr. Pradip Balu Umavane & Mr. Balu Ambo Umavane**.

Boundaries	:	Building	Flat
North	:	Internal Road	Marginal Space
South	:	Open Plot	Lobby / Lift
East	:	Wing - B	B - Wing - Flat No. 701
West	:	Building No. 1 / Murbad Road	Flat No. 703

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 **₹ 27,26,000.00 (Rupees Twenty Seven Lakh Twenty Six Thousand Only) After completion of construction works**. As per Site Inspection 62% 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala Consultants  
(I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.15 18:03:49 +05'30'

Auth. Sign.

Director



**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



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 :

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

**Regd. Office**

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Powai, Andheri East, **Mumbai** :-400072, (M.S.), India

+91 2247495919

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