

Tax Invoice

 VASTUKALA <small>Unlocking Excellence</small>	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. THA/2425/FEB/056	Dated 15-Feb-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
Reference No. & Date. NO PG dt. 15-Feb-25	Other References SAYALI BANGAR/8097275708		
Buyer (Bill to) STATE BANK OF INDIA - RACPC GHATKOPAR RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG, GHATKOPAR (W), MUMBAI-400086 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. 14301/2310594	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	2,500.00
	CGST		225.00
	SGST		225.00
	Total		₹ 2,950.00

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
Total	2,500.00		225.00		225.00	450.00

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 - 421 601, 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

A/c Holder's Name: **VASTUKALA CONSULTANTS (I) PVT LTD - (23)**

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
 AUTHORIZED SIGNATORY

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

Thane

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869



VASTUKALA
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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/03/2025/014301/2310594
11/23-244-PSSH
Date: 15.02.2025

VALUATION OPINION REPORT

This is to certify that the under construction property bearing 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 - 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

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: 2025.02.15 16:28:44 +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



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
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Our Pan India Presence at :

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

Regd. Office

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