


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/055	15-Feb-25
Buyer (Bill to) Cosmos Bank-Ghodbandar Road Branch Ghodbandar Road Branch Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada, Thane West 400 610 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	NO PG dt. 15-Feb-25	SUMEDHA/9967730169
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	14315/2310577	
	Dispatched through	Destination
	Terms of Delivery	

SI 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		360.00	720.00

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

Remarks:
 14315/2310577 Mr. Suresh Devchand
 Chhabhaiya - Residential Flat No. 802, 8th Floor,
 Building No A - 1, "Neelkanth Valley Co.-Op. Hsg.
 Soc. Ltd.", Dhokali Naka, Kolshet Road, Village -
 Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN
 Code - 400 607, 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 15.02.2025 14:06:34
 Reason: I am the Original Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 802, 8th Floor, Building No A - 1, "**Neelkanth Valley Co.-Op. Hsg. Soc. Ltd.**", Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Suresh Devchand Chhabhaiya**.

Boundaries of the property

North : Riviera CHSL
South : Dhokali Road / kolshet Road
East : Prathamesh Hills Building
West : Laksh Apartment / Dhokali Road

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 **₹ 1,09,33,768.00 (Rupees One Crore Nine Lakh Thirty Three Thousands Seven Hundred And Sixty Eight 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: 2025.02.15 15:30:25 +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



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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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