
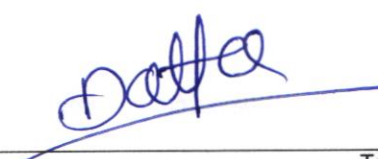


## Tax Invoice

 <b>VASTUKALA</b> <small>Unlocking Excellence</small>	<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. <b>THA/2425/FEB/064</b>	Dated <b>21-Feb-25</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
	Reference No. & Date.	Other References <b>Sayali Bangar/8097275708</b>	
	Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC KALYAN Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) 421 103 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No. Dated	
	Dispatch Doc No. <b>14382/2310670</b>	Delivery Note Date	
	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>



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:**  
 14382/2310670 Mr. Yogendra Ashokkumar Mishra & Mrs. Sunita Yogendra Mishra - Residential Flat No. 206, 2nd Floor, Wing - D, "Satyam Prime", Satyam Prime A,B,C,D Wing Co.-Op. Hsg. Soc. Ltd., Near Yogeshwar Hotel, Village - Katrap, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN Code - 421 503, 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 21-02-2025 10:48:18  
**Authorized 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. 206, 2<sup>nd</sup> Floor, Wing - D, "**Satyam Prime**", Satyam Prime A,B,C,D Wing Co.-Op. Hsg. Soc. Ltd., Near Yogeshwar Hotel, Village - Katrap, Taluka - Ambernath, District - Thane, Badlapur (East), PIN Code - 421 503, State - Maharashtra, India belongs to **Mr. Yogendra Ashokkumar Mishra & Mrs. Sunita Yogendra Mishra**.

Boundaries	:	Building	Flat
North	:	Wing - C	Flat No. 205
South	:	Wing - E	Marginal Space
East	:	Internal Road	Marginal Space
West	:	Tulsi Aagan Building	Lobby / Staircase

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 **₹ 27,16,450.00 (Rupees Twenty Seven Lakh Sixteen Thousand Four Hundred Fifty 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.21 11:01:06 +05'30'

*Manoj*

Director

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  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

**Our Pan India Presence at :**

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

**Regd. Office**

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