



## Tax Invoice

 <b>VASTUKALA</b> <small>CONSULTANTS (I) PVT LTD</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/071</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>14385/2310681</b>	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>  <div style="text-align: right; margin-right: 20px;"> <b>CGST</b>  <b>SGST</b> </div>	997224	<b>2,500.00</b> <b>225.00</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>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**  
 14385/2310681 Mr. Vinodkumar Sureshchandra  
 Gupta & Mrs. Sunita Vinodkumar Gupta -  
 Residential Flat No. 1101, 11th Floor, Wing - A,  
 "Panchratna Sapphire", Opp. B. T. Gaikwad School,  
 Hajimalang Road, Village - Pisavali, Taluka -  
 Kalyan, District - Thane, Kalyan (East), PIN Code -  
 421 306, 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 JAYSHING RATHOD  
Digitally signed on 21.02.2025 12:05:53  
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/02/2025/014385/2310681  
21/12-331-PSSH  
Date: 21.02.2025

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1101, 11<sup>th</sup> Floor, Wing - A, "Panchratna Sapphire", Opp. B. T. Gaikwad School, Hajimalang Road, Village - Pisavali, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, State - Maharashtra, India belongs to **Mr. Vinodkumar Sureshchandra Gupta & Mrs. Sunita Vinodkumar Gupta**.

Boundaries	:	Building	Flat
North	:	Open Plot	Passage
South	:	The Abhay Classes	Marginal Space
East	:	Internal Road	Lift / Staircase
West	:	Malangad Road	Flat No. 1102

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 **₹ 44,74,500.00 (Rupees Forty Four Lakh Seventy Four Thousand Five Hundred Only) After completion of construction works**. As per Site Inspection 61% 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: 2025.02.21 17:16:32 +05'30'

*Manoj*

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 📍 Raipur  
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

**Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, Mumbai :-400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in