

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/063	Dated 20-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 Sumedha Madam/9967730169	Buyer's Order No. Dated
		Dispatched through Destination	Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	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:

14418/2310655 Mr. Raj Sanjeev Odedra & Mrs. Shanta Sanjiv Odedra - Residential Flat No. 14A, 14th Floor, "Winter Garden Co.-Op. Hsg. Soc. Ltd.", Cosmos Lounge, Behind Neelkanth Woods, Tikuji-ni-Wadi Road, Village - Chitalsar Manpada, Gut No. 59-A/3B/1, 3B/2, 3B/3, 3B/4,5, 59/A/2 Hissa No. G-1,2, G-1, 59/A/16 Hissa No. B-2/1/2/2, B-2/1/2/1, 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 : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code: **Vileparle & COSB0000017**



UPI Virtual ID : **VASTUKALA@icici**

for **VASTUKALA CONSULTANTS (I) PVT LTD**

Pooja Dagare

Authorised 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. 14A, 14th Floor, "Winter Garden Co.-Op. Hsg. Soc. Ltd.", Cosmos Lounge, Behind Neelkanth Woods, Tikuji-ni-Wadi Road, Village - Chitalsar Manpada, Gut No. 59-A/3B/1, 3B/2, 3B/3, 3B/4,5, 59/A/2 Hissa No. G-1,2, G-1, 59/A/16 Hissa No. B-2/1/2/2, B-2/1/2/1, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Raj Sanjeev Odedra & Mrs. Shanta Sanjiv Odedra.**

Boundaries of the property

North	: Internal Road / Open Plot
South	: Internal Road / Open Plot
East	: Hollyhock, Cosmos Lounge Apartment
West	: Open Plot

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 **₹ 1,23,02,400.00 (Rupees One Crore Twenty Three Lakhs Two Thousand Four Hundred 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: 2025.02.20 16:05:04 +05'30'

Arind
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



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
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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