


Tax Invoice

 VASTUKALA <small>Unleashing 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/073	Dated 22-Feb-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
	Reference No. & Date.	Other References Rajnish Jaiswal/9730000483	
	Buyer (Bill to) Bank Of Maharashtra Naupada Branch 63 A, Rameshwar Bhavan, Gokhale Road, Naupada Thane West, Maharashtra 400602 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Buyer's Order No. Dated	
	Dispatch Doc No. 14463/2310708	Delivery Note Date	
	Dispatched through	Destination	
		Terms of Delivery	

Sl No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	3,000.00
	CGST		270.00
	SGST		270.00
Total			₹ 3,540.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Three Thousand Five Hundred Forty Only


HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:
 14463/2310708 Name of Owner : Brescon Realty Pvt. Ltd (Formerly Ind Finance & Securities Trust Pvt. Ltd).
 Name of Proposed Purchaser : Mr. Ankit Asharam Suman, Mr. Rahul Asharam Suman & Mrs. Tara Asharam Suman - Residential Flat No. 1102, 11th Floor, "M. M. Spectra", M. M. Spectra Co-Op. Hsg. Soc. Ltd., Eastern Express Highway, Village - Chembur, Municipality Ward No. M West, Taluka - Kurla, District - Mumbai Suburban, Chembur (East), PIN Code - 400 071, 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 22-02-2025 10:51:55
 Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION
 This is a Computer Generated Invoice



VASTUKALA
Unlocking Excellence

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/02/2025/014463/2310708
22/16-358-PSVS
Date: 22.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1102, 11th Floor, "M. M. Spectra", M. M. Spectra Co-Op. Hsg. Soc. Ltd., Eastern Express Highway, Village - Chembur, Municipality Ward No. M West, Taluka - Kurla, District - Mumbai Suburban, Chembur (East), PIN Code - 400 071, State - Maharashtra, India belongs to **Brescon Realty Pvt. Ltd (Formerly Ind Finance & Securities Trust Pvt. Ltd).** Name of Proposed Purchaser is **Mr. Ankit Asharam Suman, Mr. Rahul Asharam Suman & Mrs. Tara Asharam Suman.**

Boundaries of the property

North	: M. M. Building CHSL
South	: Service Road
East	: Chawls / Under Construction Building
West	: Omkar Raga CHS

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 **₹ 2,55,61,189.00 (Rupees Two Crore Fifty Five Lakh Sixty One Thousand One Hundred Eighty Nine 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: 2025.02.22 18:20:31 +05'30'

Avinash
Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank Of Maharashtra Empanelment No.: AX33 /CREMON/Valuer/Empanelment/Sr No.55/2019-20

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

