


## Tax Invoice

 <b>VASTUKALA</b> <small>Unleashing 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>MUM/2425/FEB/317</b>	Dated <b>22-Feb-25</b>	
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>		
	Reference No. & Date.	Other References <b>9867660973</b>		
Buyer (Bill to) <b>Mohit Nirajkumar Awasthy</b> Residential Flat No. 104, 1st Floor, 'B' Wing, "Aditya Apartment" Aditya Co-op. Hsg. Soc. Ltd., Indira Nagar, Kanjurmarg (East), Village - Kanjur, Mumbai - 400 042, Taluka - Kurla, State Name : Maharashtra, Code : 27		Buyer's Order No.	Dated	
		Dispatch Doc No. <b>14488/2310694</b>	Delivery Note Date	
		Dispatched through	Destination	
		Terms of Delivery		
SI No.	Particulars	HSN/SAC	Amount	
1	<b>VALUATION FEE</b>	997224	<b>3,000.00</b>	
	<b>CGST</b>		<b>270.00</b>	
	<b>SGST</b>		<b>270.00</b>	
	<b>Total</b>		<b>₹ 3,540.00</b>	
Amount Chargeable (in words)			E. & O.E	
<b>Indian Rupee Three Thousand Five Hundred Forty Only</b>				
HSN/SAC	Taxable Value	CGST	SGST/UTGST	Total Tax Amount
		Rate	Amount	
997224	3,000.00	9%	270.00	540.00
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>	<b>540.00</b>
Tax Amount (in words) : <b>Indian Rupee Five Hundred Forty Only</b>				
Remarks: 14488/2310694 Mr. Mohit Nirajkumar Awasthy, Mr. Niraj Kumar Awasthy & Mrs. Pooja Niraj Kumar Awasthy - Residential Flat No. 104, 1st Floor, 'B' Wing, "Aditya Apartment", Aditya Co-op. Hsg. Soc. Ltd., Indira Nagar, Kanjurmarg (East), Village - Kanjur, Mumbai - 400 042, Taluka - Kurla, District - Mumbai Suburban, Maharashtra, India Company's PAN : <b>AADCV4303R</b>		Company's Bank Details Bank Name : <b>ICICI BANK</b> A/c No. : <b>123105000319</b> Branch & IFS Code: <b>MIG Colony, Bandra (E.), Mumbai &amp; ICIC0001231</b>		
		 UPI Virtual ID : vastukala@ICICI		
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		for VASTUKALA CONSULTANTS (I) PVT LTD <small>ANMITA JAYSHING RATHOD</small> <small>Digitally signed on 08-02-2025 15:30:54</small> 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.

Valuation Report: Private Clients / Mr. Mohit Nirajkumar Awasthy & Others (14488/2310694)

Page 2 of 16

Vastu/Mumbai/02/2025/14488/2310694

22/02-344-JAVS

Date: 22.02.2025

### VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 104, 1<sup>st</sup> Floor, 'B' Wing, "Aditya Apartment", Aditya Co-op. Hsg. Soc. Ltd., Indira Nagar, Kanjurmarg (East), Village - Kanjur, Mumbai - 400 042, Taluka - Kurla, District - Mumbai Suburban, Maharashtra, India belongs to **Mr. Mohit Nirajkumar Awasthy, Mr. Niraj Kumar Awasthy & Mrs. Pooja Niraj Kumar Awasthy.**

Boundaries of the property.

North	Mangalmurti Building
South	Slum Area
East	Internal Road
West	Open Land

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 prerrises can be assessed and valued for **Immigration Visa Application** purpose at

**In ₹ 1,04,04,000.00 (Rupees One Core Four Lakhs Four Thousand Only).**

**In C\$ 1,70,901.72 (Canadian Dollars One Hundred Seventy Thousand Nine Hundred One Only).**

**Note: at conversion rate of 1 Indian Rupee equals to 0.016 Canadian Dollar as on 22.02.2025**

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**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report.

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 13:02:42 +05'30'

  
Auth. Sign.




#### 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](mailto:mumbai@vastukala.co.in)

 [www.vastukala.co.in](http://www.vastukala.co.in)



GST No. 27BDKPT0721R1ZV



SHREE  
**TIRUPATI**<sup>®</sup>

**COURIER SERVICES PVT. LTD.**

**CASH RECEIPT**  
ISSUED BY FRANCHISEE  
GST No. 27BDKPT0721R1ZW

FRANCHISEE : SHREE BALVI ENTERPRISES - 4, NATAL ESTATE, S. J. DSOUZA COMPOUND, Nr. KAMANI OIL MILL, NEXT TO CHANDIVALI BUS STOP, CHANDIVALI-ANDHERI (E), MUMBAI-72. Mo. 80808 02338/63510 20690

ORIGIN	DESTINATION	DATE	AWB NUMBER
CHANDIVALI, ANDHERI (E)	MUMBAI	24-02-25	160300181271

SENDER	VASTUKALA CONS	RECEIVER	MOHIT
	GST No. :		

DESCRIPTION OF CONTENTS	DECLARED VALUE	WEIGHT	FREIGHT CHARGE	TOTAL AMOUNT
DOCUMENTS	0.00		200.00	33.90
				SGST[9.00]: 3.05 CGST[9.00%]: 3.05 Total.Amt: 40.00

I HEREBY AGREE WITH THE TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE OF THIS NON-NEGOTIABLE CONSIGNMENT NOTE AND WARRANT THAT THE INFORMATION DECLARED BY ME IN THIS MEMO IS TRUE AND CORRECT.

RECEIVER'S SIGNATURE & RUBBER STAMP  
NAME : \_\_\_\_\_ DATE : \_\_\_\_\_  
Received in good order and condition ..... A.M. /P.M.

**SENDERS SIGNATURE**      **NO INSURANCE!**  
*I Warrant that all details given herein are true and correct*

TIME : 12:27 PM  
[www.shreetirupaticourier.net](http://www.shreetirupaticourier.net)

**Note : Cash, Gold, Silver, Diamond, Liquid & IATA Rest. Item are not Accepted By Us. DO NOT KEEP CASH IN THE ENVELOPE.**

**RECEIVED BY**  
SHREE BALVI ENTERPRISES-MUMBAI.

BRANC

## TERMS & CONDITIONS

SS

1. This memo is only for document / packet of papers / parcels of Goods.
2. In case of loss, theft, damage and mishandling of booked consignment maximum liability of the Company / Franchisee shall not be exceeding to the sum equivalent to ten times of Courier charges for un-insured documents and five times of courier charges for un - insured parcels, in any case.
3. The Currency, Bearer Cheques, Hundies, Rukka, Bearer Bilty and / or similar other documents, Gold, Silver, Jewellery Precious stones, Liquid, Semi liquid Perishable / frigle goods narcotics and / or any other item which are prohibited and / or restricted by statutory law and acts are strictly not accepted by us. If such items are enclosed without our information, the Company / Franchisee will just not be liable for the same. No claim shall be entertained for such articles.
4. Do not send your Document/Parcel which is Original and Duplication for the same is not possible. No claim will be entertained for any Delay, Loss or Brakage for the same.
5. Sender's must indicate the actual and correct nature of goods.
6. In case of valuable parcel consignor should declare the value and pay the valuation charges @ Rs. 10 per valuation of Rs. 1000/- and Insurance charges for articles to be insured, otherwise no claim be considered as per term no. 2
7. The company reserves the right to entrust the goods of any other carrier. The Company / Franchisee will not be liable for any delay, damage or loss - during its transit through other carrier - or situation beyond control a. f. e. occurred due to acts of God or man-made calamities.
8. No complaint / claim shall be entertained by the Company / Franchisee after the expiry of 30 days of the booking of consignment.
9. Subject to **RAJKOT** (Guj.) Jurisdiction only.

**ગ્રાહકોને ખાસ સુચના :**

કવર તથા પાર્સલમાં રોકડ રકમ, સોનું-ચાંદી, હીરા બેરર ચેક/ડ્રાફ્ટ મુકવા નહીં, તેમ છતા અમારી જાણ બહાર મુકવામાં આવશે તો અમો જવાબદાર નથી, તેમજ આ પ્રકારની ફરીયાદ સ્વીકારવામાં આવશે નહીં.