

Tax Invoice

 VASTUKALA <small>CONSULTANTS & EXPERTS</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/081	Dated 24-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

SI 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) **Indian Rupee Three Thousand Five Hundred Forty Only** E. & O.E

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			270.00		270.00	540.00

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

Remarks:
 14489/2310729 Nitish Shivprakash Dube, Mr.
 Manish Shivprakash Dube & Mrs. Kusum
 Shivprakash Dube Owner Name: Eversmile
 Properties Private Limited Residential Flat No.
 E3006, 30th Floor, Wing - E, Srishti Sector 2A,
 Srishti Complex, Village - Penkarpada (Previously
 known as Mira), Taluka - Thane, District - Thane,
 Mira Road (East), PIN Code - 401 107, 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 24-02-2025 11:30:58
 Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice



VASTUKALA
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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/02/2025/014489/2310729

24/15-379-PSRJ

Date: 24.02.2025

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. E3006, 30th Floor, Wing - E, "Srishti Sector 2A", Srishti Complex, Village - Penkarpada (Previously known as Mira), Taluka - Thane, District - Thane, Mira Road (East), PIN Code - 401 107, State - Maharashtra, India belongs to **Eversmile Properties Private Limited**. Name of Proposed Purchaser is **Mr. Nitish Shivprakash Dube, Mr. Manish Shivprakash Dube & Mrs. Kusum Shivprakash Dube**.

Boundaries of the property

North : Poonam Estate Cluster III
South : Wing - D
East : MHADA Building
West : Srishti Road

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 **₹ 3,13,72,000.00 (Rupees Three Crore Thirteen Lakh Seventy Two Thousand Only) After completion of construction works**. As per Site Inspection 14% 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=mano@vastukala.org, c=IN
Date: 2025.02.24 17:47:27 +05'30'

Arind
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 :

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