

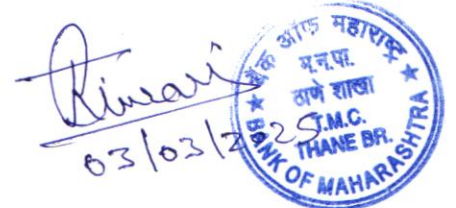


## Tax Invoice

 <b>VASTUKALA</b> <small>Unlocking 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>THA/2425/MAR/001</b>	Dated <b>1-Mar-25</b>	
	Delivery Note	Reference No. & Date. Other References <b>Padma Magdum/9096473962</b>		
	Buyer (Bill to) <b>BANK OF MAHARASHTRA-TMC BRANCH THANE</b> THANE MUNICIPAL CORPORATION BUILDING, GROUND FLOOR,PANCHPAKHADI,THANE-WEST GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Buyer's Order No. Dispatch Doc No. <b>14604/2310817</b> Dispatched through Destination Terms of Delivery		
	Mode/Terms of Payment <b>AGAINST REPORT</b>			
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) <span style="float: right;">E. &amp; O.E</span> <b>Indian Rupee Three Thousand Five Hundred Forty Only</b>				
HSN/SAC	Taxable Value	CGST	SGST/UTGST	Total Tax Amount
		Rate	Amount	Rate
		Amount		Amount
997224	3,000.00	9%	270.00	9%
		270.00	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: 14604/2310817 Mr. Vivek Pandey & Mrs. Sadhana Pandey - Residential Flat No. 2802, 28th Floor, Wing - T6B, "Miyana", Runwal Eirene - Part I Project, Opp. Colour Chem, Near Piramal health Carect, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), 400 608, State - Maharashtra, India Company's PAN : <b>AADCV4303R</b>		Company's Bank Details Bank Name : <b>ICICI BANK LTD - THANE</b> A/c No. : <b>340505000531</b> Branch & IFS Code: <b>THANE CHARAI &amp; ICIC0003405</b>		
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		 UPI Virtual ID : VASTUKALATHANE@icici for VASTUKALA CONSULTANTS (I) PVT LTD <small>ASMITA JAYSING RATHOD                  Digitally signed on 01-03-2025 10:40:47                  Authorised Signatory</small>		

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2802, 28<sup>th</sup> Floor, Wing - T6B, "Miyana", Runwal Eirene - Part I Project, Opp. Colour Chem, Near Piramal health Carect, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), 400 608, State - Maharashtra, India belongs to **Mr. Vivek Pandey & Mrs. Sadhana Pandey**.

Boundaries	:	Building	Flat
North	:	Wing - T6C	Lift / Staircase
South	:	Wing - T6A	Lift / Staircase
East	:	Internal Road	Flat No. 2803 / 2804
West	:	Garden & Play Area	Flat No. 2801

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 **₹ 1,02,24,000.00 (Rupees One Crore Two Lakh Twenty Four Thousand 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: 2025.03.01 16:08:23 +05'30'

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  
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**Regd. Office**

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