

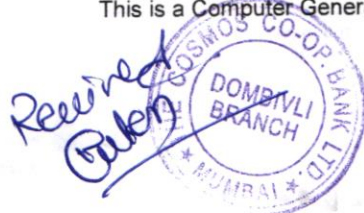


Tax Invoice

| | | | | |
|---|--|--|--------------------------|---|
|  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/MAR/009 | Dated 6-Mar-25 | |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT | Reference No. & Date. | Other References Amruta Pathak/9769900929 |
| Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27 | | Buyer's Order No. | Dated | |
| | | Dispatch Doc No. 14631/2310884 | Delivery Note Date | |
| | | Dispatched through | Destination | |
| | | Terms of Delivery | | |
| SI No. | Particulars | HSN/SAC | Amount | |
| 1 | VALUATION FEE | 997224 | 2,000.00 | |
| | CGST | | 180.00 | |
| | SGST | | 180.00 | |
| Total | | | ₹ 2,360.00 | |
| Amount Chargeable (in words) | | | E. & O.E | |
| Indian Rupee Two Thousand Three Hundred Sixty Only | | | | |
| HSN/SAC | Taxable Value | CGST | SGST/UTGST | Total |
| | | Rate | Amount | Tax Amount |
| 997224 | 2,000.00 | 9% | 180.00 | 360.00 |
| Total | 2,000.00 | | 180.00 | 360.00 |
| Tax Amount (in words) : Indian Rupee Three Hundred Sixty Only | | | | |
| Remarks: 14631/2310884 Mr. Harsh Piyush Chheda & Mrs. Kinjal Harsh Chheda -Residential Flat No. 10, 2nd Floor, Wing - B, "Nirmal Co.-Op. Hsg Soc Ltd.", Pandurang Wadi, Manpada Road, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India. | | Company's Bank Details Bank Name : ICICI BANK LTD - THANE A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405 | | |
| 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 | | UPI Virtual ID : VASTUKALATHANE@icici for VASTUKALA CONSULTANTS (I) PVT LTD <small>ASMITA JAYSING RATHOD</small> <small>Digitally signed on 08-03-2025 12:04:14</small> Authorized 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. 10, 2nd Floor, Wing - B, "Nirmal Co.-Op. Hsg Soc Ltd.", Pandurang Wadi, Manpada Road, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Harsh Piyush Chheda & Mrs. Kinjal Harsh Chheda.**

Boundaries of the property

North : Internal Road
South : Bebika Palace
East : Pandurang Wadi 1st Lane
West : Pandurang Wadi 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 **₹ 39,36,210.00 (Rupees Thirty Nine Lakhs Thirty Six Thousands Two Hundred And Ten 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: 2025.03.06 13:13:09 +05'30'

Avind
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
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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