


Thane

Tax Invoice

 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.	Dated
	THA/2425/MAR/019	10-Mar-25
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to)	Buyer's Order No.	Dated
BANK OF INDIA - RBC THANE BRANCH Thane Main Branch Bank Of India Building 2nd Floor, Shivajipath Opp M H High School, Thane (WEst) 400601 GSTIN/UIN : 27AAACB0472C4DF State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	14805/2310955	
	Dispatched through	Destination
	Terms of Delivery	
		Indrajeet Yadav/9471119304

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) 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			270.00		270.00	540.00

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

Remarks:
 14805/2310955 Name of Owner : Mr. Ravindra Sarjerao Waydande, Mrs. Pradnya Ravindra Waydande, Mrs. Minakshi Sarjerao Waydande & Mr. Prashant Sarjerao Waydande Residential Flat No. 304, 3rd Floor, Wing - B, "Bal Gopal Residency", Beturkar Pada, Near Panchmukhi Hanuman Mandir, Village - Chikenghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, 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
 A/c Holder's Name: VASTUKALA CONSULTANTS (I) PVT LTD - (23)
 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
 Proprietor Registered at 10-03-2025 10:00:00
 AUTHENTICATED BY GSTNET

SUBJECT TO MUMBAI JURISDICTION
 This is a Computer Generated Invoice

*Payment Recd & Deposited
 09-11/3/2025 cash.
 Inv. No - THA/2425/MAR/016
 (Only Br. charge)*



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.

Page 2 of 29

Vastu/Thane/03/2025/014805/2310955

10/11-152-PSBS

Date: 10.03.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, 3rd Floor, Wing - B, "Bal Gopal Residency", Beturkar Pada, Near Panchmukhi Hanuman Mandir, Village - Chikenghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Mr. Ravindra Sarjerao Waydande, Mrs. Pradnya Ravindra Waydande, Mrs. Minakshi Sarjerao Waydande & Mr. Prashant Sarjerao Waydande.**

Boundaries of the property

North : Khadakpada Road
South : Chaw1
East : Gauri Sankul
West : Vijay Residency

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 **₹ 95,25,510.00 (Rupees Ninety Five Lakh Twenty Five Thousand Five Hundred 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.
co.in, c=IN
Date: 2025.03.10 16:12:46 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

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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