


Tax Invoice

 VASTUKALA <small>Unleashing 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/010	Dated 6-Mar-25
	Delivery Note AGAINST REPORT	Reference No. & Date. Sayali Bangar/8097275708	Buyer's Order No. Dated
Buyer (Bill to) STATE BANK OF INDIA RACPC KALYAN Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) 421 103 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Dispatched through Destination	Dispatch Doc No. 14684/2310894	Terms of Delivery

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	2,500.00
	CGST		225.00
	SGST		225.00
Total			₹ 2,950.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:
 14684/2310894 "Mr. Gaurav Sudhir Patil & Mrs. Ranjana Sudhir Patil - Residential Flat No. 203, 2nd Floor, Wing - B, "Shree Mauli Krupa B & C Co.-Op. Hsg. Soc. Ltd.", Hanuman Nagar, Plot No. 2, Vasundari Road, Village - Manda, Taluka - Kalyan, District - Thane, Titwala (West), PIN Code - 421 605, 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
 Digitally signed on 06.03.2025 15:40:00
 Mumbai, Maharashtra, India

SUBJECT TO MUMBAI JURISDICTION
 This is a Computer Generated Invoice



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

Sudesham - 8850833751
For Payment.

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Thane/03/2025/014684/2310894
06/18-91-PSV
Date: 06.03.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, Wing - B, "Shree Mauli Krupa B & C Co.-Op. Hsg. Soc. Ltd.", Hanuman Nagar, Plot No. 2, Vasundari Road, Village - Manda, Taluka - Kalyan, District - Thane, Titwala (West), PIN Code - 421 605, State - Maharashtra, India belongs to **Mr. Gaurav Sudhir Patil & Mrs. Ranjana Sudhir Patil.**

Boundaries	:	Building	Flat
North	:	Wing - C	Passage
South	:	Ashoka Road	Marginal Space
East	:	Bharat Star CHSL	Flat No. 202
West	:	Wing - A	Marginal Space

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 **₹ 22,04,920.00 (Rupees Twenty Two Lakh Four Thousand Nine Hundred Twenty 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 17:07:00 +05'30'

Avinch
Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

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
- Rajpur
- 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

www.vastukala.co.in