


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/013	Dated 7-Mar-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
	Reference No. & Date.	Other References Prathmesh Pavaskar/8097097237	
	Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital, Naupada GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 14714/2310922	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

E. & O.E

Amount Chargeable (in words)
Indian Rupee Two Thousand Three Hundred Sixty Only


HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total			180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks:
 14714/2310922 "Mr. Tapeshwar Puri Goswami & Mrs. Chetna Tapeshwar Goswami - Residential Flat No. 201, 2nd Floor, Wing - A, "Mangal Bhavan", Mangal Bhavan A & B Wing Co-Op. Hsg. Soc. Ltd., Kasheli Toll Naka, Grampanchayat House No. 658, Bandar Road, Village - Kasheli, Gut No. 658, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, 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
 CHARTERED ACCOUNTANT
 AUTHORIZED SIGNATORY

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice



Received

10.03.25



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.

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Vastu/Thane/03/2025/014714/2310922

07/20-119-PSV

Date: 07.03.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, Wing - A, "Mangal Bhavan", Mangal Bhavan A & B Wing Co-Op. Hsg. Soc. Ltd., Kasheli Toll Naka, Grampanchayat House No. 658, Bandar Road, Village - Kasheli, Gut No. 658, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India belongs to **Mr. Tapeswar Puri Goswami & Mrs. Chetna Tapeswar Goswami**.

Boundaries of the property

North : Wing - B, Mangal Bhawan
South : Avdut Raj Building
East : Vicky Building
West : Wing - C, Mangal Bhawan

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 **₹ 22,36,428.00 (Rupees Twenty Two Lakhs Thirty Six Thousands Four Hundred And Twenty Eight 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.03.07 18:21:58 +05'30'

Manoj
Auth. Sign.

Director



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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