


### Tax Invoice

 <b>VASTUKALA</b> <small>Enabling 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/021</b>	Dated <b>10-Mar-25</b>
	Delivery Note	Reference No. & Date.	Mode/Terms of Payment <b>AGAINST REPORT</b>
Buyer (Bill to) <b>Bank Of Baroda- old Jakatnaka bhiwandi branch</b> old Jakatnaka Branch SHop No 1 & 2, Konark Arcade, Near Bhiwandi Muncipal Corporation, Bhiwandi, 4211302 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. <b>14742/2310964</b>	Delivery Note Date	
	Dispatched through	Destination	
Terms of Delivery			

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

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
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

Remarks:  
 14742/2310964 Arvindkumar Sharmanand Pathak  
 -Residential Flat No. 502, 5th Floor, Building No B/5,  
 "Someshwar Co-Op. Hsg. Soc. Ltd.", Opp.  
 Varaladevi Lake, Mansarovar, Village - Fene, Taluka  
 - Bhiwandi , District - Thane, PIN Code - 421302,  
 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 JAYSING RATHOD  
 Digitally signed on 11-03-2025 10:51:18  
 Authority: Ministry

**SUBJECT TO MUMBAI JURISDICTION**  
 This is a Computer Generated Invoice

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 502, 5<sup>th</sup> Floor, Building No B/5, "**Someshwar Co-Op. Hsg. Soc. Ltd.**", Opp. Varaladevi Lake, Mansarovar, Village - Fene, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India belongs to **Arvindkumar Sharmanand Pathak**.

Boundaries	:	Building	Flat
North	:	Garden	Flat No. 501
South	:	Internal Road	Flat No. 503 & 504
East	:	Sai Brahmnd Bungalow	Lift
West	:	Building No. B-6	Staircase

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 and Valued for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 purpose at **₹ 40,68,750,00 (Rupees Forty Lakh Sixty Eight Thousand Seven Hundred Fifty 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: 2025.03.11 10:27:52 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO: MZ:ADV:44:621

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**

BI-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



SURE SAFE SWIFT



TRACKON

# Trackon

## Couriers Pvt. Limited

A-64, Naraina Industrial Area, Phase-I, New Delhi-110028

CIN : U63013DL2002PTC113971

MOB. : 8448011011

Web. : www.trackon.in



100086933401

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Delivery Solutions

CONSIGNOR

CONSIGNEE

ORIGIN

DESTINATION

CASH

If not covered by special risk surcharges, claim value on this shipper shall in no circumstances exceed Rs. 2000/- (Rupees Two Thousand Only) For parcels and Rs. 100/- (Rupees One Hundred Only) For Packet of Documents

**READ TERMS & CONDITIONS PRINTED OVERLEAF CAREFULLY**

SHIPPER'S COPY

Received by TCPL

I warrant that all details given herein are true and correct. I accept the terms of carriage.

Received Pkt(s)/Parcel(s) in order &amp; good Condition

Name  
(Please affix your stamp)

Signature

DATE

TIME

Sender's Signature

Date :

Time :

DOX / N.DOX

PCS.

WEIGHT

AIR / SURFACE

COURIER CHARGES

RISK SURCHARGE

GST

TOTAL

CASH CREDIT 

Premium Express

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A-84 Nehru Industrial Area, Phase-1, New Delhi-110028  
CIN : U63013DL2002PTC113971



### TERMS & CONDITIONS

1. This memo is only for document / packet of papers/parcels of Permissible Goods.
2. Trackon shall not entertain any claim for articles such as CURRENCY, BEARER CHEQUES, HUNDIES, RUKKA, BEARER BILTY, INVESTMENT CERTIFICATES, LOTTERY TICKETS, POSTAL ARTICLES and / or SIMILAR OTHER DOCUMENTS, GOLD, SILVER JEWELLERY, PRECIOUS STONES, LIQUID, SEMI-LIQUID, PERISHABLE OR FRAGILE GOODS, NARCOTICS and / or other items which are prohibited and / or by law shall not be couriered.
3. Sender must declare the actual and correct nature of goods.
4. In case of loss, theft, damage, mishandling and / or misuse of booked consignment the maximum liability of the Company/Franchisee shall not exceed the sum equivalent to four times of Courier charges paid / payable or as calculated as per clause 5 below.
5. If not covered by special risk surcharges, claim value on this shipper shall in no circumstances exceed Rs. 2000/- (Rupees Two Thousand Only) For parcels and Rs. 100/- (Rupees One Hundred Only) For packet of Documents.
6. In case of valuable consignment consignor/sender must declare the value and pay the guarantee charges@2%FOV. No claim shall be considered without the presentation of separate receipt issued for the guarantee charges by company / franchisee. Alternatively, if goods are insured by senders a charge of 0.20% on declared value shall be levied for providing COF (Certificate of Facts) in case of mishap.
7. No complaint/claim shall be entertained by the company/franchisee after the expiry of 30 days from the date booking of consignment.
8. In case of doubt, Trackon Staff has the right to physically verify contents of the document / parcel / packet.
9. All disputes are subject to Jurisdiction of Delhi.

CASH

CREDIT

CASH

Time

Date

Sender's Signature

TIME

DATE

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Deposited Consignment

Trackon

1800-101-1010

Trackon

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