


## Tax Invoice

 <b>VASTUKALA</b> <small>Building 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/027</b>	Dated <b>12-Mar-25</b>
	Buyer (Bill to) <b>BANK OF INDIA - KALYAN WEST</b> 2,3,4,5 Manovi City Centre R P Road, Shivaji Chawk Kalyan (P) GSTIN/UIN : 27AAACB0472C4DF State Name : Maharashtra, Code : 27	Delivery Note <b>AGAINST REPORT</b>	Reference No. & Date. vinay Vishwakarma/8853913545
		Buyer's Order No. <b>14797/2310987</b>	Delivery Note Date
		Dispatched through	Destination
	Terms of Delivery		

Sl No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>3,000.00</b>
	<b>CGST</b>		<b>270.00</b>
	<b>SGST</b>		<b>270.00</b>
	<b>Total</b>		<b>₹ 3,540.00</b>

Amount Chargeable (in words) **Indian Rupee Three Thousand Five Hundred Forty Only** E. & O.E

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
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

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

**Remarks:**  
 14797/2310987 Saurabh Kamlesh Pathak & Mrs. Anita Kamlesh Pathak Residential Flat No. 1901, 19th Floor, Building No D, Metro Grande - Tower C & D, Near Metro Mall, Village - Netivali, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, 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

SUBJECT TO MUMBAI JURISDICTION  
 This is a Computer Generated Invoice





**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://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/03/2025/014797/2310987  
13/6-184-PSRJ  
Date: 13.03.2025

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1901, 19<sup>th</sup> Floor, Building No D, "Metro Grande - Tower C & D", Near Metro Mall, Village - Netivali, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, State - Maharashtra, India belongs to **Mr. Saurabh Kamlesh Pathak & Mrs. Anita Kamlesh Pathak**.

Boundaries of the property

North : Wing - C  
South : MSEDCL Office / Kalyan - Shilphata Road  
East : Chawl  
West : Internal 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 **₹ 1,53,80,000.00 (Rupees One Crore Fifty Three Lakh Eighty Thousand Only) After completion of construction works**. As per Site Inspection 96% Construction Work is Completed.

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: 2025.03.13 15:16:15 +05'30'

Director

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  
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Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR  
Mumbai Nashik Rajkot Raipur  
Aurangabad Pune Indore Jaipur

**Regd. Office**

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