



Done

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. THA/2425/MAR/016	Dated 8-Mar-25	
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
	Reference No. & Date.	Other References vinay Kumar/8853913545	
	Buyer's Order No.	Dated	
Buyer (Bill to) BANK OF INDIA - KALYAN WEST 2,3,4,5 Manovi City Centre R P Road, Shivaji Chawk Kalyan (P) GSTIN/UIN : 27AAACB0472C4DF State Name : Maharashtra, Code : 27	Dispatch Doc No. 14678/2310940	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		
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 Rate Amount	SGST/UTGST Rate Amount
997224	3,000.00	9% 270.00	9% 270.00
Total	3,000.00	270.00	270.00
Tax Amount (in words) : Indian Rupee Five Hundred Forty Only			
Remarks: 14678/2310940 "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 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	
Company's PAN : AADCV4303R		 UPI Virtual ID : VASTUKALATHANE@icici	
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			
for VASTUKALA CONSULTANTS (I) PVT LTD <small>ASMITA JAYSHING RATHOD Digitally signed on 08.03.2025 10:10:45 Authorised Signatory</small>			

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice



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.org, c=IN
Date: 2025.03.08 16:31:31 +05'30'

Manoj
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