



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.	Dated		
	THA/2425/MAR/019	10-Mar-25		
	Delivery Note	Mode/Terms of Payment		
	Reference No. & Date.	Other References		
Buyer (Bill to)	Buyer's Order No.	Dated		
BANK OF INDIA - RBC THANE BRANCH Thane Main Branch Bank Of India Building 2nd Floor, Shivajipath Opp M H High School, Thane (WEst) 400601 GSTIN/UIN : 27AAACB0472C4DF State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date		
	14805/2310955			
	Dispatched through	Destination		
	Terms of Delivery			
		Indrajeet Yadav/9471119304		
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	SGST/UTGST	Total
997224	3,000.00	Rate 9% Amount 270.00	Rate 9% Amount 270.00	Tax Amount 540.00
Total	3,000.00	270.00	270.00	540.00
Tax Amount (in words) : Indian Rupee Five Hundred Forty Only				
Remarks:		Company's Bank Details		
14805/2310955 Name of Owner : 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.		A/c Holder's Name: VASTUKALA CONSULTANTS (I) PVT LTD - (23)		
Company's PAN : AADCV4303R		Bank Name : ICICI BANK LTD - THANE		
Declaration		A/c No. : 340505000531		
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		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

Payment Recd & Deposited
09-11/3/2025 cash.
Inv. No - THA/2425/MAR/016
(Only Br. change)



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.

Page 2 of 29

Vastu/Thane/03/2025/014805/2310955

10/11-152-PSBS

Date: 10.03.2025

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: 2025.03.10 16:12:46 +05'30'

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
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
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Regd. Office

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