



Tax Invoice

|  VASTUKALA <small>Unlocking Possibilities</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. | Dated | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|-------------------------|-----------------------|---------|---------------|---------------|--------|------------------|----------------------|------------------|-----------------|--------|-------------|--------|---------------|----------|-------------|--------|---------------|--------------|--------|--------------|-------------------|--|---------------|--|---------------|---------------|
| | | THA/2425/MAR/028 | 12-Mar-25 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Delivery Note | Mode/Terms of Payment | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Reference No. & Date. | Other References | | | | | | | | | | | | | | | | | | | | | | | | | |
| Buyer (Bill to) Bank Of Baroda- old Jakatnaka bhiwandi branch old Jakatnaka Branch SHop No 1 & 2, Konark Arcade, Near Bhiwandi Municipal Corporation, Bhiwandi, 4211302 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27 | | Buyer's Order No. | Dated | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Dispatch Doc No. | Delivery Note Date | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Dispatched through | Destination | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Terms of Delivery | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">SI No.</th> <th style="width: 60%;">Particulars</th> <th style="width: 15%;">HSN/SAC</th> <th style="width: 20%;">Amount</th> </tr> <tr> <td>1</td> <td>VALUATION FEE</td> <td>997224</td> <td>2,500.00</td> </tr> <tr> <td></td> <td style="text-align: right;">CGST</td> <td></td> <td>225.00</td> </tr> <tr> <td></td> <td style="text-align: right;">SGST</td> <td></td> <td>225.00</td> </tr> <tr> <td colspan="3" style="text-align: right;">Total</td> <td>₹ 2,950.00</td> </tr> </table> | | | | SI No. | Particulars | HSN/SAC | Amount | 1 | VALUATION FEE | 997224 | 2,500.00 | | CGST | | 225.00 | | SGST | | 225.00 | Total | | | ₹ 2,950.00 | | | | | |
| SI No. | Particulars | HSN/SAC | Amount | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | VALUATION FEE | 997224 | 2,500.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | CGST | | 225.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | SGST | | 225.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | ₹ 2,950.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Amount Chargeable (in words) E. & O.E Indian Rupee Two Thousand Nine Hundred Fifty Only | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th rowspan="2">HSN/SAC</th> <th rowspan="2">Taxable Value</th> <th colspan="2">CGST</th> <th colspan="2">SGST/UTGST</th> <th rowspan="2">Total Tax Amount</th> </tr> <tr> <th>Rate</th> <th>Amount</th> <th>Rate</th> <th>Amount</th> </tr> <tr> <td>997224</td> <td>2,500.00</td> <td>9%</td> <td>225.00</td> <td>9%</td> <td>225.00</td> <td>450.00</td> </tr> <tr> <td style="text-align: right;">Total</td> <td>2,500.00</td> <td></td> <td>225.00</td> <td></td> <td>225.00</td> <td>450.00</td> </tr> </table> | | | | 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 | Total | 2,500.00 | | 225.00 | | 225.00 | 450.00 |
| 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 | | | | | | | | | | | | | | | | | | | | | | |
| Total | 2,500.00 | | 225.00 | | 225.00 | 450.00 | | | | | | | | | | | | | | | | | | | | | | |
| Tax Amount (in words) : Indian Rupee Four Hundred Fifty Only | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Remarks: 14807/2310994 Mr. Sharad Dilip Ukkawale & Mrs. Anju Sharad Ukkawale - Residential Flat No. 1501, 15th Floor, Building No 4, "Serein Phase I", Serein Co.-Op. Hsg. Soc. Ltd., Opp. Bethany Hospital, Pokharan Road No. 2, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 610, State - Maharashtra, India.</p> <p>Company's PAN : AADCV4303R</p> <p>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</p> </div> <div style="width: 50%;"> <p>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</p> <div style="text-align: center;">  UPI Virtual ID : VASTUKALATHANE@icici </div> <p style="text-align: center; font-size: small;">for VASTUKALA CONSULTANTS (I) PVT LTD</p> <p style="text-align: right; font-size: x-small;"> ASMITA JAYSHING RATHOD Digitally signed on 12-03-2025 17:46:47 AUTHENTICATED BY GSTNET/STC/V </p> </div> </div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1501, 15th Floor, Building No 4, "Serein Phase I", Serein Co.-Op. Hsg. Soc. Ltd., Opp. Bethany Hospital, Pokharan Road No. 2, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 610, State - Maharashtra, India belongs to **Mr. Sharad Dilip Ukkawale & Mrs. Anju Sharad Ukkawale.**

Boundaries of the property

North : Siddhachal Tower
South : Garden
East : Wadhwa Project
West : Tower No 3, Serein

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 **₹ 1,14,48,000.00 (Rupees One Crore Fourteen Lakh Forty Eight Thousand 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.co.in, c=IN
Date: 2025.03.12 17:42:02 +05'30'

Auth. Sign.

Director



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO:MZ:ADV:44:620

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

B1-001, 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

MOB. : 8448011011
Web : www.trackon.in

Trackon

Couriers Pvt. Limited
New Delhi-110028

CONSIGNEE
A-64, Naraina
CIN : U63013DL2002PTC113871

Bank of Baroda

CONSIGNOR
Vasukda Consultants

Received PK(s) Parcel(s) in order & good Condition
Received Rs. 2000/- (Rupees One Hundred Only) For Packet of Documents

CASH

If not covered by special risk surcharges, claim value on this shipper shall in no circumstances exceed Rs. 100/- (Rupees One Hundred Only) For parcels and Rs. 1000/- (Rupees One Thousand Only) For packets of Documents

SHIPPER'S COPY

Received by TCPL

13/03/2024

TIME

DATE

13/03/2024

DATE

13/03/2024

DATE

13/03/2024

DATE

13/03/2024

DATE



100086933401

DESTINATION

ORIGIN

Delhi

PCS.

AIR | SURFACE

DOX | NDOX

WEIGHT

COURIER CHARGES

RISK SURCHARGE

GST

TOTAL

CASH ☒ **CREDIT** ☐

PRIME TRACK

Secure Delivery Solutions

Assured

Day

Definite

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1000883301

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, 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 value declared.
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, claim value shall be levied for providing COF (Certificate of Facts) in case of mishap. All disputes are subject to Jurisdiction of Delhi.
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.