



## Tax Invoice

 <b>VASTUKALA</b> <small>Insolvency 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/030</b>	Dated <b>13-Mar-25</b>	
	Delivery Note	Reference No. & Date.	Mode/Terms of Payment <b>AGAINST REPORT</b>	Other References <b>Vishakha Mane/9833242472</b>
	Buyer (Bill to) <b>COSMOS BANK</b> Ambernath Branch Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambernath (East) GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. <b>14868/2311024</b>	Dispatched through	Delivery Note Date	
		Terms of Delivery		
SI No.	Particulars	HSN/SAC	Amount	
1	<b>VALUATION FEE</b>	997224	<b>4,000.00</b>	
	<b>CGST</b>		<b>360.00</b>	
	<b>SGST</b>		<b>360.00</b>	
Total			<b>₹ 4,720.00</b>	
Amount Chargeable (in words)			E. & O.E	
<b>Indian Rupee Four Thousand Seven Hundred Twenty Only</b>				
HSN/SAC	Taxable Value	CGST Rate    Amount	SGST/UTGST Rate    Amount    Total Tax Amount	
997224	4,000.00	9%    360.00	9%    360.00    720.00	
<b>Total</b>	<b>4,000.00</b>	<b>360.00</b>	<b>360.00    720.00</b>	
Tax Amount (in words) : <b>Indian Rupee Seven Hundred Twenty Only</b>				
Remarks: 14868/2311024 "Mrs. Priti Chetan Visaria & Mr. Chetan Shamji Visaria - Residential Flat No. 504, 5th Floor, ""Suvidhi Darshan "" , Near Rukmini Chsl, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India"		Company's Bank Details A/c Holder's Name: VASTUKALA CONSULTANTS (I) PVT LTD - (23) Bank Name : <b>ICICI BANK LTD - THANE</b> A/c No. : <b>340505000531</b> Branch & IFS Code: <b>THANE CHARAI &amp; ICIC0003405</b>		
				
Company's PAN : <b>AADCV4303R</b>		UPI Virtual ID : <b>VASTUKALATHANE@icici</b>		
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 BATHOD                  Digitally signed on 13-03-2025 10:00:07                  PUNJABHARATI@REDIFFICOM</small>		

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.**

Page 2 of 20

Vastu/Thane/03/2025/014868/2311024

13/22-221-PSSH

Date: 13.03.2025

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 504, 5<sup>th</sup> Floor, "Suvidhi Darshan ", Near Rukmini Chsl, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mrs. Priti Chetan Visaria & Mr. Chetan Shamji Visaria**.

Boundaries of the property

North : Gyan Prasad CHSL  
South : Rukmini CHSL  
East : Manpada Road  
West : Ramdarshan CHSL

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 **₹ 51,76,500.00 (Rupees Fifty One Lakhs Seventy Six Thousands Five Hundred 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: 2025.03.13 17:50:06 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

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