


**Tax Invoice**

 <b>VASTUKALA</b> <small>Uniting 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/029</b>	Dated <b>13-Mar-25</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	Reference No. & Date.
Buyer (Bill to) <b>Cosmos Bank-Ghodbandar Road Branch</b> Ghodbandar Road Branch Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada, Thane West 400 610 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No. )	Dated	
	Dispatch Doc No. <b>14870/2311010</b>	Delivery Note Date	
	Dispatched through	Destination	
Terms of Delivery			

Sl No.	Particulars	HSN/SAC	Amount
1	<b>VALUATION FEE</b>	997224	<b>6,752.00</b>
		<b>CGST</b>	<b>607.68</b>
		<b>SGST</b>	<b>607.68</b>
	Less : <b>ROUNDED OFF</b>		<b>(-0.36)</b>
<b>Total</b>			<b>₹ 7,967.00</b>


Amount Chargeable (in words) E. & O.E  
**Indian Rupee Seven Thousand Nine Hundred Sixty Seven Only**

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	6,752.00	9%	607.68	9%	607.68	1,215.36
<b>Total</b>			<b>607.68</b>		<b>607.68</b>	<b>1,215.36</b>

Tax Amount (in words) : **Indian Rupee One Thousand Two Hundred Fifteen and Thirty Six paise Only**

**Remarks:**  
 14870/2311010 "Smt. Parvati Shankar More & Shri. Ganesh Shankar More - Commercial Shop No. 001, Ground Floor, Building No Type G, ""Yash Anand Co-Op. Hsg. Soc. Ltd."" , Sambhaji Path, Vishnu Nagar, CTS No. 75 (Pt.), 76 & 80, 37 & 38, Tikka No. 15 & 18, Village - Naupada, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, 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

**SUBJECT TO MUMBAI JURISDICTION**  
 This is a Computer Generated Invoice

COSMOS CO-OPERATIVE BANK LTD.  
 Ghodbandar Road Branch  
 Thane (W)-400 610  
 Multi State Society

17/3/24

for VASTUKALA CONSULTANTS (I) PVT LTD  
ASMITA JAYSHING BATHOD  
 9967730169  
 AUTHORIZED SIGNATORY

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 001, Ground Floor, Wing - G, "Yash Anand Co-Op. Hsg. Soc. Ltd.", Sambhaji Path, Vishnu Nagar, CTS No. 75 (Pt.), 76 & 80, 37 & 38, Tikka No. 15 & 18, Village - Naupada, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, State - Maharashtra, India belongs to **Smt. Parvati Shankar More & Shri. Ganesh Shankar More.**

Boundaries of the property

North : Giriraj Heights  
South : Kulashri Building / Chhatrapati Sambhaji Road  
East : Internal Road  
West : Mahatma Gandhi 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 **₹ 55,04,400.00 (Rupees Fifty Five Lakhs Four Thousand Four 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.co.in, c=IN  
Date: 2025.03.13 16:20:11 +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  
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**Regd. Office**

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