


Tax Invoice

 VASTUKALA <small>Unlocking Excellence</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/023	11-Mar-25
Buyer (Bill to) SVC CO-OPERATIVE BANK LTD-MULUND-EAST Shop No. 1 & 2, Shagun Sadhana Bldg., Ground Floor, G. V. Scheme Road No. 2, Plot No. 29, Mulund (E), Mumbai, Maharashtra 400081 GSTIN/UIN : 27AAAAT0177C1ZT State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
	Reference No. & Date.	Other References Niranjan bhande/9653316453	
	Buyer's Order No.	Dated	
	Dispatch Doc No.	Delivery Note Date	
	14749/2310968		
Dispatched through	Destination		
Terms of Delivery			

Sl 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

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			225.00		225.00	450.00


Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:
 14749/2310968 Pro. Buyer Name: Mrs. Ramila Rajesh Bhanushali, Hiral Jayesh Bhanushali & Mr. Rahul Rajesh Bhanushali Owner Name: M/s. Fortune Reality Ventures Residential Flat No. 302, 3rd Floor, Fortune Elite, RHB Road, Village - Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 4000 80, 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

for VASTUKALA CONSULTANTS (I) PVT LTD
 ASMITA JAYSHING RATHOD
 Proprietor & Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice





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/03/2025/014749/2310968

11/2-165-PSBS

Date: 11.03.2025

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 302, 3rd Floor, "Fortune Elite", RHB Road, Village - Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 4000 80, State - Maharashtra, India belongs to **M/s. Fortune Reality Ventures**. Name of Proposed Purchaser is **Mrs. Ramila Rajesh Bhanushali, Hiral Jayesh Bhanushali & Mr. Rahul Rajesh Bhanushali**.

Boundaries	:	Building	Flat
North	:	Supriya Heights	Marginal Space
South	:	HSIL Residence Building	Passage
East	:	Kalpvrksh Building	Staircase
West	:	RHB Road	Marginal Space

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 **₹ 1,41,00,000.00 (Rupees One Crore Forty One Lakh Only) After completion of construction works**. As per Site Inspection 94% Construction Work is Completed.

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: 2025.03.11 13:55:26 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&B)

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