

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 104, 1st Floor, Wing - Tower C, "**Lodha Patel Estate**", Lodha Patel Estate - Tower C & D Project, Near Mahadev Mandir, Amboli Police Station, Off. Weh, Patel Estate Road, Village - Bandivali, Taluka - Andheri, District - Mumbai Suburban, Jogeshwari (West), PIN Code - 400 102, State - Maharashtra, India belongs to **Ibrahim Kayum**.

Boundaries of the property

North : Patel Estate Road
South : Open Plot
East : Tower - B
West : Tower - D

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 **₹ 3,95,21,000.00 (Rupees Three Crore Ninety Five Lakh Twenty One 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

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: 2025.02.21 18:22:25 +05'30'

Arind
Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33 /CREMON/Valuer/Empanelment/Sr No.55/2019-20

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



B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

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✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

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. THA/2425/FEB/072	Dated 21-Feb-25			
	Delivery Note	Mode/Terms of Payment AGAINST REPORT				
	Reference No. & Date.	Other References Rajnish Jaiswal/9730000483				
	Buyer's Order No.	Dated				
Buyer (Bill to) Bank Of Maharashtra Naupada Branch 63 A, Rameshwar Bhavan, Gokhale Road, Naupada Thane West, Maharashtra 400602 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Dispatch Doc No. 14467/2310690	Delivery Note Date				
	Dispatched through	Destination				
	Terms of Delivery					
	(Empty space for terms of delivery)					
SI No.	Particulars	HSN/SAC	Amount			
1	VALUATION FEE <div style="text-align: right;"> CGST SGST </div>	997224	3,000.00 270.00 270.00			
Total			₹ 3,540.00			
Amount Chargeable (in words) E. & O.E Indian Rupee Three Thousand Five Hundred Forty Only						
HSN/SAC	Taxable Value	CGST Rate	CGST Amount	SGST/UTGST Rate	SGST/UTGST Amount	Total Tax Amount
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00
Tax Amount (in words) : Indian Rupee Five Hundred Forty Only						
Remarks: 14467/2310690 Ibrahim Kayum - Residential Flat No. 104, 1st Floor, Wing - Tower C, "Lodha Patel Estate", Lodha Patel Estate - Tower C & D Project, Near Mahadev Mandir, Amboli Police Station, Off. Weh, Patel Estate Road, Village - Bandivali, Taluka - Andheri, District - Mumbai Suburban, Jogeshwari (West), PIN Code - 400 102, State - Maharashtra, India.				Company's Bank Details Bank Name : ICICI BANK LTD - THANE A/c No. : 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405		
Company's PAN : AADCV4303R				 UPI Virtual ID : VASTUKALATHANE@icici		
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 JAYSING RATHOD Digitally signed on 22-02-2025 16:25:15 Authorized Signatory</small>						

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice