

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1401, 14th Floor, Wing - B, "Banyan", Aikya Roots, 12A, Lal Bahadur Shastri Marg, Village - Vikhroli, Vikhroli (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai, 400 079, State - Maharashtra, India belongs to **Mrs. Eisha Deepak Sirwani & Mr. Deepak Ashok Sirwani.**

Boundaries of the property

North	: Internal Road
South	: Open Plot
East	: Rossari House & LBS Road
West	: Under Construction Building

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 **₹ 1,79,93,500.00 (Rupees One Crore Seventy Nine Lakh Ninety Three Thousand Five Hundred Only) After completion of construction works.** As per Site Inspection 74% 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: 2025.03.05 15:18:22 +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
📍 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

Tax Invoice

 VASTUKALA <small>Unleashing 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/MAR/007	Dated 5-Mar-25
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
	Reference No. & Date.	Other References Padma Magdum/9096473962	
	Buyer (Bill to) BANK OF MAHARASHTRA-TMC BRANCH THANE THANE MUNICIPAL CORPORATION BUILDING, GROUND FLOOR, PANCHPAKHADI, THANE-WEST GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Buyer's Order No. Dated	
	Dispatch Doc No. 14665/2310865	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE	997224	3,000.00
	CGST		270.00
	SGST		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		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total			270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:
 14665/2310865 Mrs. Eisha Deepak Sirwani & Mr. Deepak Ashok Sirwani - Residential Flat No. 1401, 14th Floor, Wing - B, "Banyan", Aikya Roots, 12A, Lal Bahadur Shastri Marg, Village - Vikhroli, Vikhroli (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai, 400 079, 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
 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 JAYSING RATHOD
 Digitally signed on 05-03-2025 14:05:08
 Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

6/3/25
