

**VAL.KB.077.2022**

**Date: 01.07.2022**

**VALUATION REPORT OF RESIDENTIAL FLATS  
BELONGS TO MR. RAJENDRA K. BHAGERIA &  
MRS. KANCHAN BHAGERIA**



**RESIDENTIAL FLAT NO. 501 & 502 ON FIFTH FLOOR IN "B" WING OF THE BUILDING KNOWN AS  
"MARS" OF VASANT GALAXY" –SITUATED AT JUNCTION OF M.G. ROAD & LINK ROAD,  
BANGUR NAGAR, GOREGAON (W), MUMBAI - 400 104**



**Vastukala**  
Design Build Solutions Pvt. Ltd.

Project Management Consultants  
Turnkey Project  
Interior Designers  
Leed Consultants  
Structural Auditors  
Surveyors  
Fire Loss Assessors &  
Arbitrators

**VAL.KB.077.2022**      **Date: 01.07.2022**

To,  
Chief Manager,  
Karnataka Bank Ltd,  
Bengaluru – Minerva Circle  
163, Ground Floor,  
Rajeshwari Complex  
R.V. Road, V.V. Puram,  
Bengaluru – 560 004

**Annexure - I**  
**VALUATION REPORT – (Residential flat)**

1.	a)	Purpose of valuation	To ascertain the fair market value of the property for Mortgage purpose
	b)	Date of visit	19.06.2022
2.		Name of the Valuer	Er. KEDAR CHIKODI, VASTUKALA DESIGN BUILD SOLUTIONS PVT LTD.
3.	a)	Persons accompanying /available at the site/at the time of visit inspection/ valuation	MR. RAJENDRA K. BHAGERIA & MRS. KANCHAN BHAGERIA
	b)	Name of the Bank official accompanied and his designation	Mr. ANANTHAMURTHY – Asst. Branch Manager from Karnataka Bank Ltd., Ambernath Branch
4.		Details of the Property	
	a)	Name and address of the owner / Purchaser	MR. RAJENDRA K. BHAGERIA & MRS. KANCHAN BHAGERIA RESIDENTIAL FLAT NO. 501 & 502 ON FIFTH FLOOR IN “B” WING OF THE BUILDING KNOWN AS “MARS” OF VASANT GALAXY”, SITUATED AT JUNCTION OF M.G. ROAD & LINK ROAD, BANGUR NAGAR, GOREGAON (W), MUMBAI - 400 104



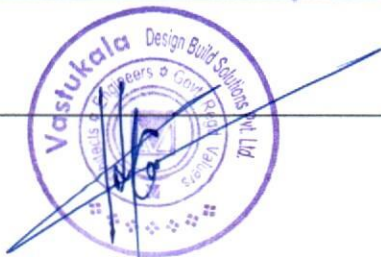
For **Vastukala** Design Build Solutions Pvt. Ltd.

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b)	Brief description of the property like (Residential/ Commercial/ Agricultural/Industrial/plantation)	Amalgamated Residential Flat having No. 501 & 502 on 5 <sup>th</sup> floor which consists of Big Living , 2 Bed, Kitchen with bath & W.C. situated at 2 – 2.5 km distance from Goregaon Railway station	
c)	Complete address of the property - year of acquisition/ purchase of land	Flat Nos . 501 & 502 – Fifth floor – B wing “MARS” of “VASANT GALAXY” , Junction of MG. Road & Link Road, Bangur Nagar, Goregaon (W), Mumbai – 400 104	
d)	Door No., Survey No., Site, T. S. No. etc.	Survey No. 161 Pt & CTS Nos. 236, 236/1 to 3, 237, 237/1, 238, 238/1, 239, Village : Pahadi Goregaon	
e)	Extent of land		
	(i) Boundaries of the property	As per Agreement	As per Site
	North	90 ft M.G. Road	90 ft M.G. Road
	South	Boundary line of Village Goregaon	Boundary line of Village Goregaon
	East	Housing Board & 120' wide Link Road	Housing Board & 120' wide Link Road
	West	60 ft wide D.P. Road	60 ft wide D.P. Road
	(ii) Google Co-ordinates	Latitude : 19.162361, Longitude: 72.833154	
	(iii) Whether the Security is Geo-tagged Using Mobile app like Disha, etc.:	Yes, we have extracted latitude longitude with the help of the app. Hence the Lat-long is as follows: <a href="https://www.google.com/maps/place/19%C2%B009'44.5%22N+72%C2%B049'59.4%22E/@19.162362,72.8331541,17z/data=!4m5!3m4!1s0x0:0x5e8d25ae0990f20d!8m2!3d19.162362!4d72.8331541">https://www.google.com/maps/place/19%C2%B009'44.5%22N+72%C2%B049'59.4%22E/@19.162362,72.8331541,17z/data=!4m5!3m4!1s0x0:0x5e8d25ae0990f20d!8m2!3d19.162362!4d72.8331541</a>	
	(iv) Whether property is clearly demarcated?	Yes	



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<p>(v) Whether dimension of the property tallied with dimension mentioned in the records?          If No, Specify such variations:           The Boundaries mentioned are tallying with the Boundaries mentioned in Legal opinion of Mr..... Dated.....</p>	<p>Referred LSR of KARUNAKAR S. SHETTY Adv. Office at Unit No. 15 C/o. Stuti Enterprises, Andheri Universal Indl Estate, J.P. Road, Andheri (W), Mumbai - 400058 Having Reference No.          For Flat No. 501 - LO/01/KBL/MINERVA CIRCLE / 2022 dtd. 02.06.2022          For Flat No. 502 :- LO/02/KBL/MINERVA CIRCLE / 2022 dtd. 02.06.2022          Boundaries not mentioned in LSR</p>
<p>(vi) Whether property is land locked?</p>	<p>No</p>
<p>(vii) Whether proper approach road is there from the main road?</p>	<p>Yes</p>
<p>(viii) Width of approach road leading to the property: Whether it is Motorable?</p>	<p>Yes, it is a Motorable Road, 8 - 10 mtrs wide Road</p>
<p>(ix) Identification/ Landmarks to the property</p>	<p>Bangur Nagar</p>

<p>f)</p>	<p>Type/class of construction</p>	<p>RCC framed structure with RCC beams and columns</p>
<p>g)</p>	<p>Details of Building/flat/apartment</p>	
	<p>i) Type/class of construction</p>	<p>RCC framed structure with RCC beams and columns</p>
	<p>ii) Whether building Constructed Strictly according to the sanctioned plan details of variations noticed and effect of the same on the valuation to be dealt with specifically.</p>	<p>The building has received Occupation Certificate form Brihanmumbai Mahanagarपालिका (MCGM) vide No - CHE/7818/BP (WS)/ AP Dated : 10/05/2005</p>



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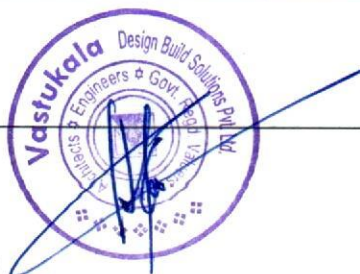
iii) Area of building/ flat/ Apartment (Sq. ft.)	As per agreement the built up area of the flat is as follows : Flat No. 501 - 665 sq.ft. Flat No. 502 - 575 sq.ft. Total built up area - 1240 sq.ft.
iv) No. of floors / storeys	Stilt + 8 upper floors
v) Year of Construction	The above building was constructed in 2005
vi) a) If building under construction (give full details as to the position) b) Any additions/improvements carried out	N.A.
vii) Cost of construction at present rates (at PWD/ Govt. approved rates/Local rates)	Rs. 3,000/- per Sqft.
viii) Amount of depreciation written down	Rs. 2,220/- per sq.ft.
ix) Present Depreciated Value of Building	Rs. 27,52,800/-
x) Present condition/state of building	Satisfactory
xi) Residual life of Building (Remaining life period of Building)	43 years (Except natural calamities and provided proper maintenance is carried out)
xii) In case of Flats / Residential Complexes :-Whether RERA is applicable	N.A. The building was constructed in the year 2005
a) If Yes, give approval references with details	N.A.
a) Additional information (If any): b) RERA Bank Account details :- i) Bank Name : ii) Branch Name : iii) Account No.: iv) IFSC Code :	N.A.



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h)	Whether whole or part of the property notified for acquisition by the govt., or Statutory body. (give details)	N.A.		
i)	Sketch of the land showing shape dimensions and physical features, buildings etc. (to be enclosed)	N.A. this is flat valuation		
j)	Details of the local enquiries made including the owners of the surrounding lands.	Yes we have made local enquiry With Mr.Ramesh		
k)	i) Details of Tax paid:	Year of Assessment	Amount	Date of Payment
	Corporation Tax :	Flat No. 501 - Refer Maintenance Receipt No. 49 – 01.04.2022 for Rs. 6138/- which includes the Municipal Tax.		
	Land Revenue :	Flat No. 502 - Refer Maintenance Receipt No. 50 – 01.04.2022 for Rs. 6065/- which includes the Municipal Tax.		
	Wealth Tax :			

	l)	Particulars of Insurance Name of Company Insured Amount(Rs.) Risks Covered Expiry date of Insurance	Document not Provided
	m)	Whether the property is in seismic zone?	Mumbai also falls in the seismic zone 3. The location of Mumbai, which is on a coastal line, increases the risk of a tsunami. Since the last 20 years, most buildings in Mumbai & Thane district area have been designed keeping in mind the seismic zone.
5	i)	Since how long owning the property	Refer Agreement dtd 12.04.2001
	ii)	Purchase price and year of purchase	Flat No. 501 – Rs. 11,30,500/- Flat No. 502 - Rs. 9,77,500/-
	iii)	Type of ownership- Sole/Joint/Co-ownership/Lease/ Others(specify)	Joint Ownership
	iv)	If Joint Ownership, furnish share of each owner	May be 50% each



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v)	If leasehold: a) Name of the lessor/lessee b) Nature of lease c) Date of commencement of lease d) Unexpired period of the lease e) Rent per annum	No. it is Freehold Land
vi)	Whether land is converted? Agricultural / Non agricultural	N.A. land
	Location of the property	
i)	Advantages & disadvantages if any, to be Specified	It is located within reasonable distance from Schools, Colleges, Market, Hospitals, Banks etc. and the property is within 1 km distance
ii)	Classification of locality : Higher/Middle/Poor Class	Higher class
iii)	Civic Amenities	Available Nearby
iv)	Proximity to surface communication	Available Nearby
v)	Distance from the City/Municipal limits	Within the limits of Municipal Corporation of Greater Mumbai
vi)	Distance from - Bus Stand / Railway Station / Municipal/Corporation Office Airport	Bus Stand - 2.0 km Railway Station - 2.0 km Municipal Office - 1.0 km Airport - 15 km
vii)	Distance from the Branch	-----

7.	If the property is residential	
i)	Whether independent house/ flat/ apartment	Residential Flat
ii)	In which floor/storey flat is located	Fifth Floor
iii)	Service items available: such as lifts, bore well, pump, motors, DG Set, water supply, sanitary systems, canteen, stores, etc.	All basic amenities provided in the building complex.
iv)	Whether self-occupied / tenanted/ let out	Owner Occupied



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v)	If tenanted/let out	N.A
	a) Since how long b) Number of tenants c) Total monthly income d) If partly owner occupied extent of area under owner occupation	N.A

8.	If the property is commercial	No
	i) Whether well suited for office/business/ Others (specify)	N.A.
	ii) Present activity/business being conducted	N.A.
	iii) If tenanted/let out: a) how many tenants b) total monthly income	N.A.
	iv) If owner occupation : a) fully or partly area under owner occupation b) nature of activities	N.A.

9.	If the property is industrial	No.
	i) a. State for what type of activity/industry, the premises is well suited. b. Whether the premises are well suited for the above activity? - Yes/ No	N.A.
	ii) a. Sanctioned power load b. Connected power load	N.A.
	iii) Other facilities available	N.A.
	iv) Type of activity presently going on at the premises	N.A.
	v) If tenanted, let out a) how many tenants b) total monthly income	N.A.





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10.	<b>Value of the property</b>	
	<b>i) Value of the Building: / Flat</b>	
	a) Present depreciated value (as under S.No.4.h. ix)of building / Flat	Rs. 27,52,800/-
	b) Present realizable market value of the building:	Rs. 23,39,880/-
	c) Guideline or Sub-Registrar value of the property in case of flat/apartment	Rs. 191470/- per sq. mtr. -And Guideline value of Flat - Rs. 2,20,57,120/- (1240 sq.ft x Rs. 17788/- per sq.ft.)
	d) Value adopted (Mention the methodology of valuing the property)	As per our market enquiry the ongoing rate in this vicinity is around Rs. 20000/- to Rs.24000/- per sq.ft. We have received the asking rates of 20,833/- and Rs. 23577/- per sq.ft. from the website 99acres.com. Generally the asking rate get negotiated and discounted by 5 to 20% between seller and purchaser. Hence we have discounted some percentage from Rs. 23577/- and considered the rate of Rs. 22000/-per sq.ft. for subject property.
	<b>ii) Value of Land:</b>	
	a) Guideline rate/Sub-Registrar rate per unit for the lands	Rs. 1,08,960/- per sq. mtr. - Rs. 10,123/- per sq.ft.
	b) Value of the land as per guidelines rate/Sub-Registrar rate	Rs. 1,25,52,520/-
	c) Present realizable market (per unit) rate for the land	Rs. 8,605/-
	d) Present realizable market value for the land as per the rate under ( c ) above	Rs. 1,06,70,200/- (Rs. One Crore Six Lakhs Seventy Thousand Two Hundred Only).
	e) Rate adopted and the basis for the adopted rates*: ➤ Prevailing rates in area/locality: ➤ Recent transaction - Purchase/Sale if available: ➤ Other relevant factor affecting/ contributing to the Value of Property;	Asking rate received from 99 acres.com is attached for your reference



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f)	Value recommended	Not Applicable as the property in the form of apartment
iii)	Total value of the land & building: ((10. i. a) + (10. ii. f) above)	<b>1240 sq.ft. x Rs. 22000/- per Sq. ft.= Rs. 2,72,80,000/- (Rs. Two Crores Seventy Two Lakhs Eighty Thousand Only)</b>

	*If there is any abnormal variation among purchase value, present market value and guideline value, then reason for the same:	N.A.
	Whether the property/ asset can be disposed off / auctioned easily -	YES / No,
	If No, Please furnish the reasons	N.A.
	In case of re-valuation process, justification for variation (either increase or decrease) in the value of the property: Details of valuation :	No, this is fresh valuation for Mortgage purpose
	Date of Valuation :	
	Name of the Valuer :	N.A.
	Valuation Amount :	N.A.
iv)	Forced sale value of the property If less than 75% of the market value reasons thereof	Rs. 2,04,60,000/- (Rupees Two Crores Four Lakhs Sixty Thousand Only).
v)	Rate as per website like 99 acres.com / magicbricks.com / property bazaar.com	Asking rate from 99 acres.com
vi)	Clarification by valuer (if the rate variation between (iv) & (v) is more than 15% )	N.A.




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 MR. RAJENDRA K. BHAGERIA & MRS. KANCHAN BHAGERIA

Guideline Rate : - Rs. 191470/- per sq. mtr. - ie., Rs. 17,788/- per sq.ft


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

[Home](#)      [Valuation Rules](#)    [User Manual](#)      [Close](#)

**Year** 2022/2023      **Annual Statement of Rates**      **Language** English

**Selected District** मुंबई(उपनगर)      **Select Village** पहाडी-पोरेगाव पश्चिम ( बोरीवली )

**Search By**  Survey No     Location

**Enter Survey No** 236     

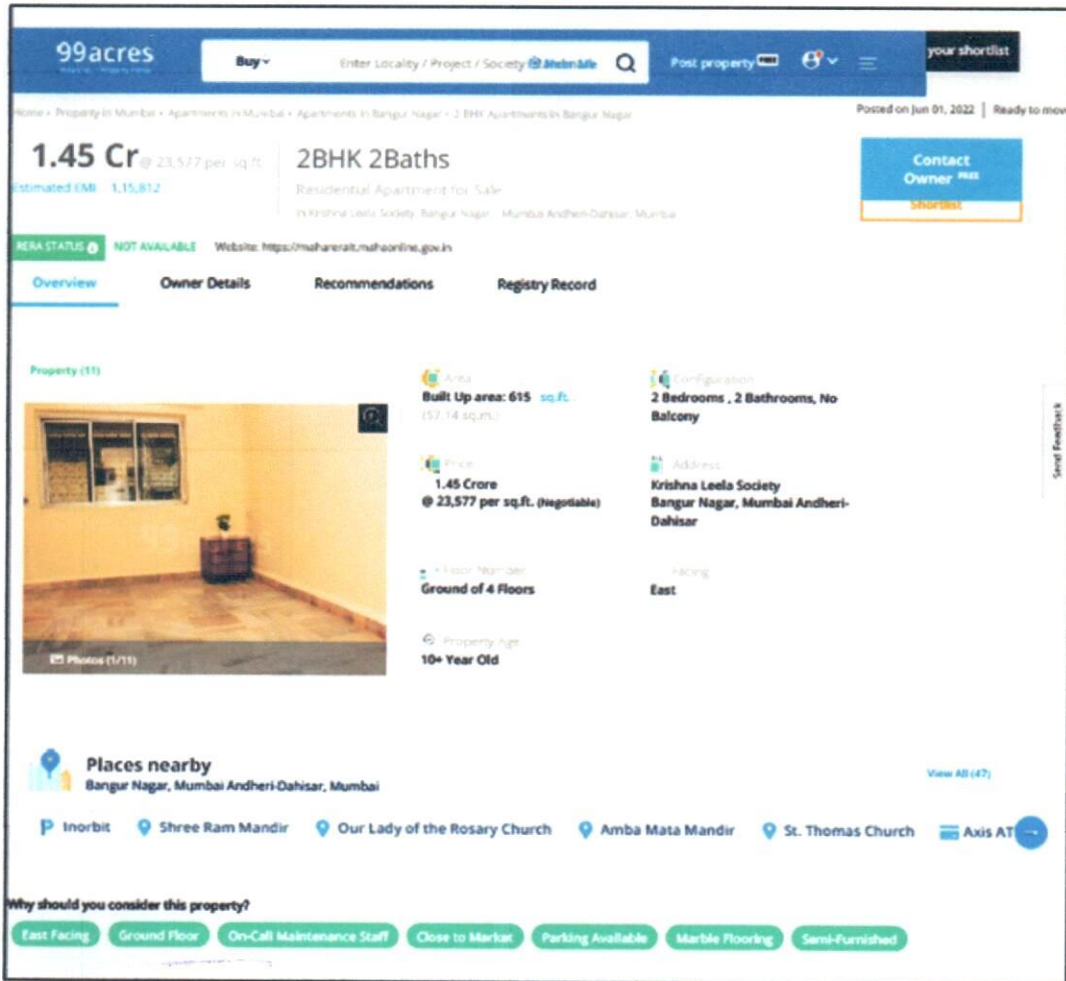
उपविभाग	खुली जमीन	निवासी सडनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
57/265A-पुभाव: खालीस विभावातील सिटीएस नंबर मधील सिकंदरी (सेरीया क्रॉसलेक)	108960	191470	238600	294800	191470	चौरस मीटर	सि.टी.एस. नंबर
57/265-पुभाव : उत्तरेस गावाची हद्द, पूर्वेस एस. व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.	76820	160470	184550	218300	160470	चौरस मीटर	सि.टी.एस. नंबर



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 MR. RAJENDRA K. BHAGERIA & MRS. KANCHAN BHAGERIA

**Comparable rates : Asking rate : Rs. 23,577/- per sq.ft.**



**99acres** Buy - Enter Locality / Project / Society @ 99acres.com Post property your shortlist

Home > Property in Mumbai > Apartments in Mumbai > Apartments in Bangur Nagar > 2 BHK Apartments in Bangur Nagar

Posted on Jun 01, 2022 | Ready to move

**1.45 Cr** @ 23,577 per sq.ft. **2BHK 2Baths**  
 Estimated EMI: 1,15,812 Residential Apartment for Sale  
 in Krishna Leela Society, Bangur Nagar, Mumbai Andheri-Dahisar, Mumbai

**CONTACT OWNER** POST  
 Shortlist

REAR STATUS: NOT AVAILABLE Website: <https://maharera.tn.mahonline.gov.in>

Overview Owner Details Recommendations Registry Record

**Property (1)**

**Area**  
 Built Up area: 615 sq.ft. (57.14 sq.m.)

**Configuration**  
 2 Bedrooms, 2 Bathrooms, No Balcony

**Price**  
 1.45 Crore @ 23,577 per sq.ft. (negotiable)

**Address**  
 Krishna Leela Society, Bangur Nagar, Mumbai Andheri-Dahisar

**Floor Number**  
 Ground of 4 Floors

**Facing**  
 East

**Property Age**  
 10+ Year Old

**Photos (1/11)**

**Places nearby**  
 Bangur Nagar, Mumbai Andheri-Dahisar, Mumbai [View All \(47\)](#)

Inorbit Shree Ram Mandir Our Lady of the Rosary Church Amba Mata Mandir St. Thomas Church Axis AT

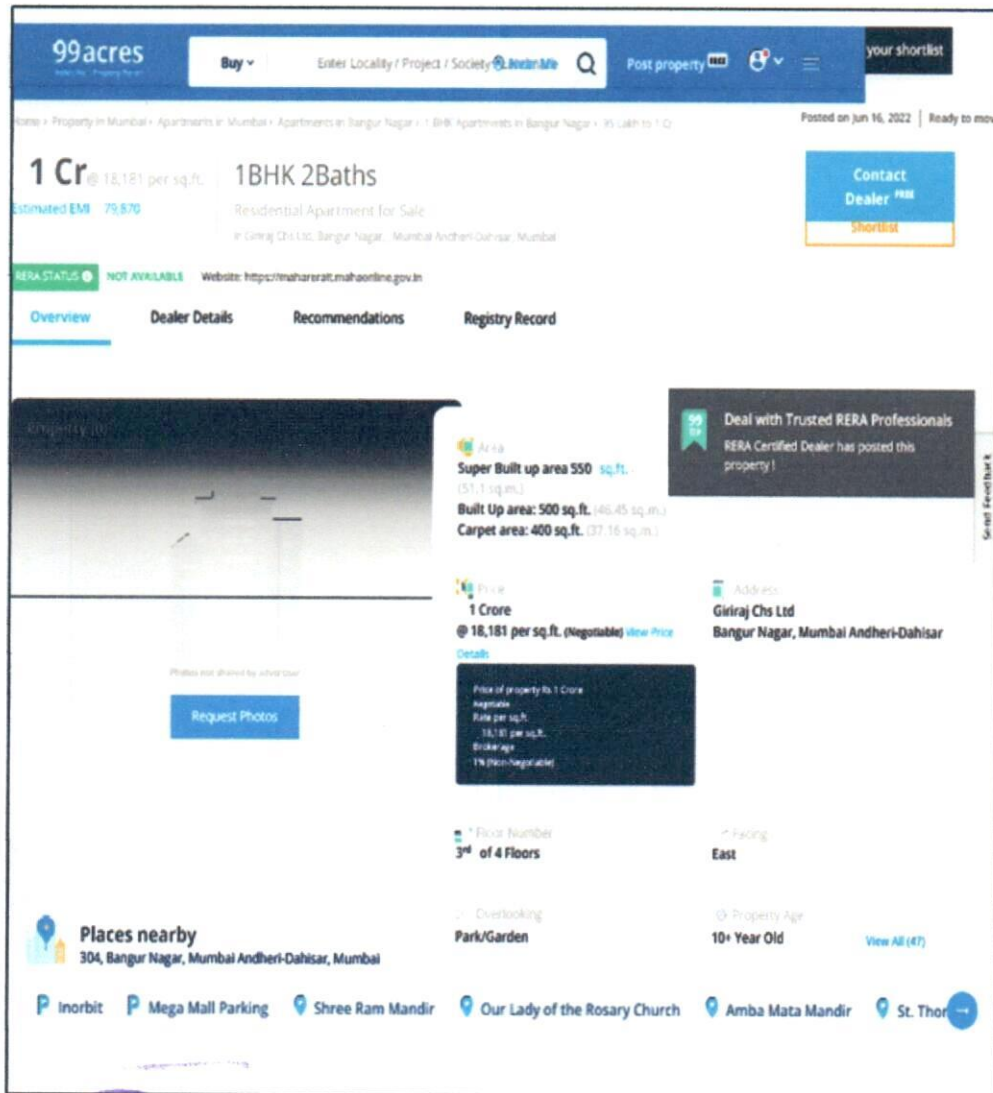
**Why should you consider this property?**  
 East Facing Ground Floor On-Call Maintenance Staff Close to Market Parking Available Marble Flooring Semi-Furnished



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**Comparable rates : Asking rate : Rs. 20,833/- per sq.ft.**



The screenshot shows a property listing on the 99acres website. The listing is for a 1 BHK 2 Baths residential apartment for sale, located in Bangur Nagar, Mumbai. The asking price is 1 Crore (₹18,181 per sq.ft.), with an estimated EMI of ₹79,570. The property is listed by Giriraj Chs Ltd. The listing includes details such as Super Built up area (550 sq.ft.), Built Up area (500 sq.ft.), and Carpet area (400 sq.ft.). It also mentions the floor number (3rd of 4 Floors), facing (East), and property age (10+ Year Old). The listing is categorized as 'NOT AVAILABLE' on RERA. The website URL is http://maharashtra.mahaonline.gov.in.



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## 11. Declaration

- a) I hereby declare that the information : Yes  
furnished above are true to the best of  
my knowledge and belief
- b) I have no direct or indirect interest in the : Yes  
property valued
- c) I inspected the property personally on : 19.06.2022
- d) I have not been found guilty of : Yes  
misconduct in my professional capacity
- e) My Empanelment, vide HO.Cr MD/  
60043/1873/2019-20 DTD. 16.09.2019  
is valid up to 25.08.2024

Date : 01.07.2022

Place : Dombivli



**SIGNATURE OF THE VALUER**

For **Vastukala** Design Build Solutions Pvt. Ltd.

**Annexure:**

**1) Photographs**

**2) Google Map**

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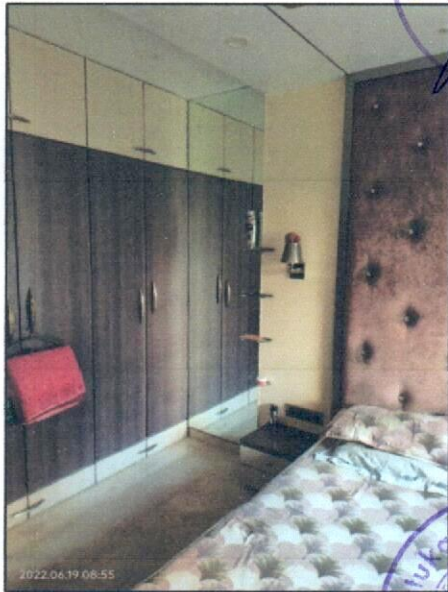
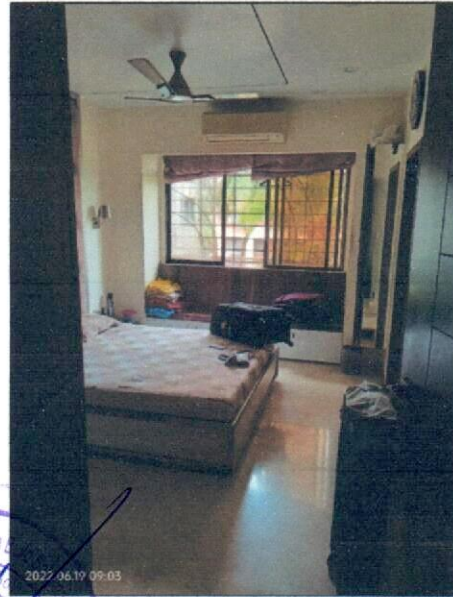
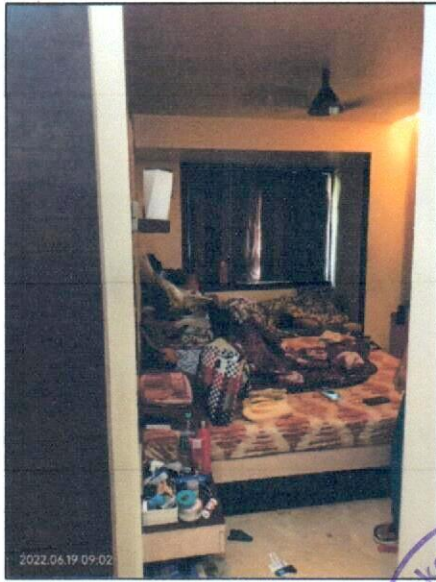


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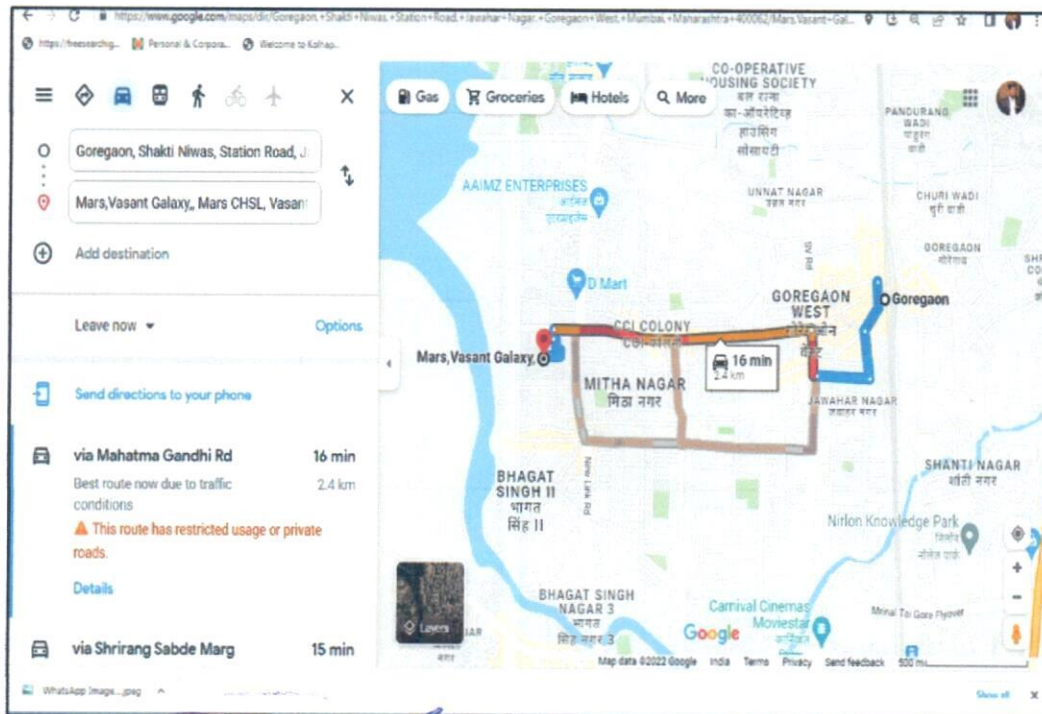
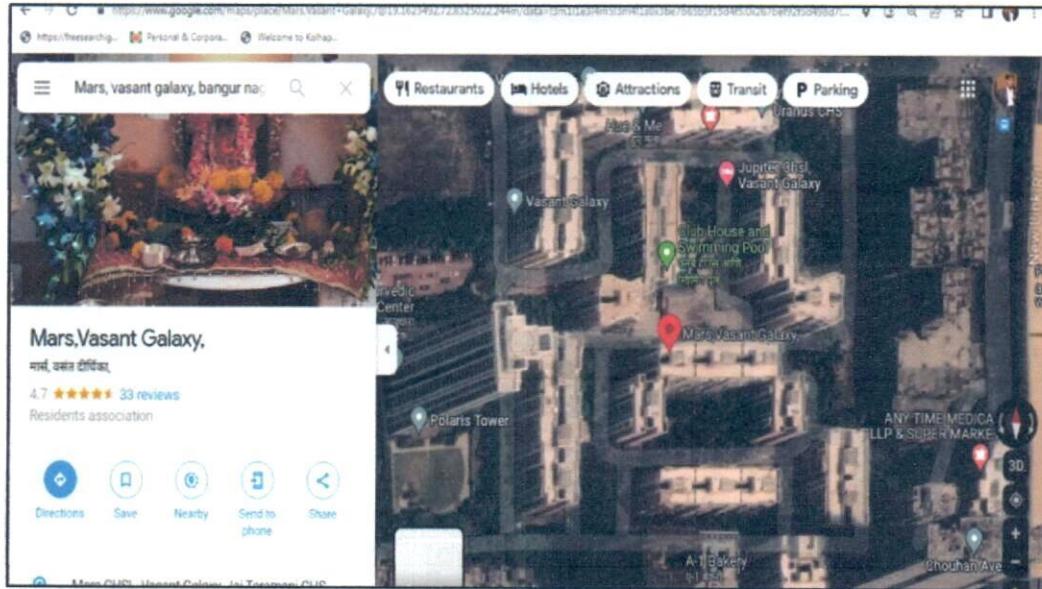


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### CERTIFICATE/CONFIRMATION

I/We have / My/our representative has accompanied who is in the panel of approved valuers of the Bank during valuation of the property, situated at Flat RESIDENTIAL FLAT NO. 501 & 502 ON FIFTH FLOOR IN "B" WING OF THE BUILDING KNOWN AS "MARS" OF VASANT GALAXY" SITUATED AT JUNCTION OF M.G. ROAD & LINK ROAD, BANGUR NAGAR, GOREGAON (W), MUMBAI - 400 104 offered as security for the credit limits availed/ to be availed by MR. RAJENDRA K. BHAGERIA & MRS. KANCHAN BHAGERIA

I/We hereby certify/confirm that the extent of land and boundaries of the property are correct.

Date :

Place :

OWNER OF THE PROPERTY

BORROWER

VAL.KB.077.2022

Date: 01.07.2022

This report is issued to Karnataka Bank, Bangalore.



### CERTIFICATE

I have accompanied Shri \_\_\_\_\_ who is in the panel of approved valuers of the Bank during valuation of the property situated at \_\_\_\_\_ offered as security for the credit limits availed/ to be availed by M/s. \_\_\_\_\_ on \_\_\_\_\_.

(a) In my/our opinion value of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) appears to be reasonable.

(b) If not reasonable, remarks:-

	Whether the property valued earlier, if so	
i)	Date of valuation	
ii)	Name & address of the Valuer	
iii)	a. Whether bank's approved Valuer? b. Whether empanelment of the valuer is in force?	
iv)	Purpose	
v)	Basis of valuation(attach copy of the earlier valuation)	

Date :

Place :

Officer / ABM/Branch Head  
(whoever accompanied the valuer)

BRANCH HEAD



**Vastukala**  
Design Build Solutions Pvt. Ltd.

Project Management Consultants  
Turnkey Project  
Interior Designers  
Leed Consultants  
Structural Auditors  
Surveyors  
Fire Loss Accessors &  
Arbitrators

SSR/KB/077/2022-23

Date: 01.07.2022

To,  
Chief Manager,  
Karnataka Bank Ltd,  
Bengaluru - Minerva Circle  
163, Ground Floor,  
Rajeshwari Complex  
R.V. Road, V.V. Puram,  
Bengaluru - 560 004

Sub :- Structural Assessment of Residential Flat Nos. 501 & 502 on Fifth Floor In "B" Wing Of the Building Known As "Mars" Of Vasant Galaxy", Situated at Junction Of M.G. Road & Link Road, Bangur Nagar, Goregaon (W), Mumbai - 400 104  
For MR. RAJENDRA K. BHAGERIA & MRS. KANCHAN BHAGERIA

Respected Sir,

As per your request, we have visited the above site, & we are submitting here with the Structural Assessment for your perusal.

Thanking You,



Sincerely Yours,

For **Vastukala** Design Build Solutions Pvt. Ltd.

Encl: Structural Assessment

Regd. Office : 101/A, 1st Flr., Hari Krupa, Above Shrihari Mangal Karyalaya, Pandurang Wadi, 1st Lane, Dombivli (E) Mumbai 421 201. Maharashtra, INDIA. Mob. : +91-97694 42655 / +91-98700 70121 / +91-98212 99221

Belgaum Branch : T - 03, 3rd Floor, "Samarth Pride", CTS No. 157/A1 to A7, Budhwar Peth, Tilakwadi, Belgaum, State Karnataka - 590 006. ● Mob.: +91 - 8080281907, +91 - 8369669400, +91 - 9870070121, +91 - 9769442655  
E-mail : vdbSpl@gmail.com / vastukala1@rediffmail.com / kedarchikodi@yahoo.com ● Website : www.vdbSpl.com



# Vastukala

Design Build Solutions Pvt. Ltd.

SSR/KB/077/2022-23

Date: 01.07.2022

Project Management Consultants

Turnkey Project

Interior Designers

Leed Consultants

Structural Auditors

Surveyors

Fire Loss Assessors &

Arbitrators

## STRUCTURAL ASSESSMENT

As per the request, we have visited the Residential Flat Nos. 501 & 502 on Fifth Floor In "B" Wing Of the Building Known As "Mars" Of Vasant Galaxy", Situated at Junction Of M.G. Road & Link Road, Bangur Nagar, Goregaon (W), Mumbai - 400 104 for MR. RAJENDRA K. BHAGERIA & MRS. KANCHAN BHAGERIA

The structure was constructed in the year 2005 as per Occupancy Certificate received from MCGM vide No - vide No - CHE/7818/BP (WS)/ AP Dated : 10/05/2005 & it is 17 years old, the building consists of Stilt + 8 upper floors with lift. We have inspected the above mentioned property on 19/06/2022, We have inspected internally & externally and following points were noted :

- During our site visit the building external repair work cum painting work was going on.
- Road level & the Building level are same.
- The said structure is surrounded by Residential cum commercial area.
- The structure is RCC framed structure with RCC beams and columns with brick walls
- The flooring is provided with Vitrified flooring.
- Kitchen Platform is covered with Granite with glazed tiles upto full height.
- Wooden flush doors are provided in all rooms.
- The building structure found O.K.

Considering the age of the structure, level of maintenance, its surrounding area, the Future life of the above structure as per our assessment would be around 43 years approximately, provided the structure is properly maintained & periodic maintenance is carried out. Structural Audit is to be necessarily carried out by the Structural Auditor (Structural Consultant) and accordingly the repair work should be taken up as per his recommendations.

Please note that we have not touch the legal & technical aspect of the said structure, as it was not asked.

Note: No structural Analysis has been carried out as Structural drawings were not made available to us. Hence it is not possible to specify the permissible loading of property under consideration. Any over loading beyond permissible limits as per IS code can cause harm to the property under consideration. As such there is no guarantee that there are no cracks in other flats / galas. Hence this certificate is only valid for this particular flat /shop.



For Vastukala Design Build Solutions Pvt. Ltd.

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E-mail : vdbSpl@gmail.com / vastukala1@rediffmail.com / kedarchikodi@yahoo.com • Website : www.vdbSpl.com



# Vastukala

Design Build Solutions Pvt. Ltd.

Project Management Consultants  
Turnkey Project  
Interior Designers  
Lead Consultants  
Structural Auditors

Surveyors

Fire Loss Assessors &  
Arbitrators

## TAX INVOICE

To, Karnataka Bank Ltd, Bengaluru - Minerva Circle 163, Ground Floor, Rajeshwari Complex R.V. Road, V.V. Puram, Bengaluru - 560 004 A/c : <b>MR. RAJENDRA K. BHAGERIA &amp; MRS. KANCHAN BHAGERIA</b>	<b>Invoice No. : 081</b> Invoice Date : 04.07.2022 Report No : VAL.KB.77.2022 State : MAHARASHTRA Reverse Charge : -no- SAC : 998331 GSTIN : 27AACCV9564F1ZY
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Sr No	Description of services	Amount	SGST@ 9%	CGST@ 9%	Total Amount
1	Professional charges for visiting at site and submitting valuation report of Residential Flat Nos. 501 & 502 on Fifth Floor In "B" Wing Of the Building Known As "Mars" Of Vasant Galaxy", Situated at Junction Of M.G. Road & Link Road, Bangur Nagar, Goregaon (W), MUMBAI - 400 104	Rs. 10,000/-	Rs. 900/-	Rs. 900/-	Rs. 11,800/-
	For Structural Stability Report	Rs. 2,500/-	Rs. 225/-	Rs. 225/-	Rs. 2,950/-

Total Invoice Amount:- (Rupees Fourteen Thousand Seven Hundred Fifty Only) Rs. 14,750/-

A/c Name : VASTUKALA DESIGN BUILD SOLUTIONS PVT LTD.  
Bank of India : Dombivli - East branch  
Current A/c No. : 009520110000205  
IFSC Code No. : BKID0000095  
PAN NO. : AACCV9564F

Terms & conditions  Please credit the bill at the earliest	Common seal 	Certified that the particulars given above are true and correct   For Vastukala Design Build Solutions Pvt. Ltd.
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