

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 202, 2nd Floor, "Ready Money Terrace", Readymoney Premises Co-op. Soc. Ltd., 167, Dr. Annie Besant Road, Worli Naka, Worli, Mumbai – 400018, State - Maharashtra, Country – India belongs to **Shri. Bhagwan D. Rathod**.

Boundaries of the property.

North : Worli Naka Municipal School B.M.C School
South : Ready Money Residential Building
East : Harmony Building
West : Dr. Annie Besant 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 and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Commercial Office	51,74,400.00	43,98,240.00	36,22,080.00	4,99,500.00

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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.08.23 10:24:23 +05'30'


Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.



Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

BI-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

PROFORMA INVOICE

 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 E-Mail : accounts@vastukala.co.in	Invoice No. PG-1908/24-25	Dated 22-Aug-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) ISARC-CANARA BANK-I/2013-14 TRUST Plot No. 103, Arena House, Road No. 12, Marol MIDC, Andheri East, Mumbai Suburban, Maharashtra, 400093 GSTIN/UIN : 27AABTI1184L1ZG State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 6395/6321/6319/10624/010623/010622	Delivery Note Date
	Dispatched through 2305077/2305081/2305083/2307807/2307808/2307809	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	35,000.00
	CGST			3,150.00
	SGST			3,150.00
Total				41,300.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Forty One Thousand Three Hundred Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	35,000.00	9%	3,150.00	9%	3,150.00	6,300.00
Total			3,150.00		3,150.00	6,300.00

Tax Amount (in words) : **Indian Rupee Six Thousand Three Hundred Only**

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code: **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

Remarks
 6395/6321/6319/10624/010623/010622 . 2307807
 /2307808/2307809 1) Shri. Bhagwan D. Rathod -
 Residential Flat No. 505 & 506, 5th Floor, C Wing,
 "Poonam Apartments", Poonam Property Co-op. Hsg.
 Soc. Ltd., Shiv Sagar Estate, Dr. Annie Besant Road,
 Worli, Mumbai - 400018, State - Maharashtra,
 Country - India 2) Shri. Bhagwan D. Rathod -
 Commercial Office No. 203, 2nd Floor, "Ready Money
 Terrace", Readymoney Premises Co-op. Soc. Ltd.,
 167, Dr. Annie Besant Road, Worli Naka, Worli,
 Mumbai - 400018, State - Maharashtra, Country -
 India 3) Shri. Bhagwan D. Rathod - Commercial Office
 No. 202, 2nd Floor, "Ready Money Terrace",
 Readymoney Premises Co-op. Soc. Ltd., 167, Dr.
 Annie Besant Road, Worli Naka, Worli, Mumbai -
 400018, State - Maharashtra, Country - 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

Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD Digitally signed on 23-08-2024 10:43:32 Authorised Signatory
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This is a Computer Generated Invoice

Received

23/08/2024

