

Sunil

MSME Reg No: UDYAM-MH-18-0083617

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Valuation Report / ISARCL / MIDC Andheri Branch / Shri. Bhagwan D. Rathod (10622/2307809)

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Vastu / Mumbai/08/2024/10622/2307809

22/22-287-SKVSU

Date: 22.08.2024

## Vastukala Consultants (I) Pvt. Ltd.

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 202, 2<sup>nd</sup> 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	51,80,000.00	44,03,000.00	36,26,000.00	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  
Chalikwar

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.08.22 17:23:37 +05'30'

*Signature*  
Auth. Sign.



Received  
HT  
27/9/24

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



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