



www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-00836
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 21

VASTU/ /Mumbai/08/2024/10624/2307807
22/20-285-SKVSU
Date: 22.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing 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 belongs to **Shri. Bhagwan D. Rathod**.

Boundaries of the property

North : B Wing
South : D Wing
East : Internal Road
West : A Wing



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 (₹)
Residential Flats	5,43,75,000.00	4,62,18,750.00	3,80,62,500.00	39,15,000.00

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 10:51:38 +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
- Mumbai
- Aurangabad
- Thane
- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- 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



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	
	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
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	Dispatch Doc No. 6395/6321/6319/10624/010623/010622	Delivery Note Date	
	Dispatched through 2305077/2305081/2305083/2307807/2307808/2307809	Destination	
	Terms of Delivery		

Sl 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., Shri 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

This is a Computer Generated Invoice

Received

[Signature]

23/08/2024

