

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1337/23-24	Dated 28-Jun-23
Buyer (Bill to) STATE BANK OF INDIA-GANESH CHOWK KODOLI PLOT NO-52/3, RAHIMATPUR ROAD, GANESH CHOWK, KODOLI, MIDC, SATARA, GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002195 / 2301339	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i> Less : ROUNDED OFF	997224	18 %	6,745.00 CGST 607.05 SGST 607.05 (-)0.10
Total				₹ 7,959.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Seven Thousand Nine Hundred Fifty Nine Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	6,745.00	9%	607.05	9%	607.05	1,214.10
Total	6,745.00		607.05		607.05	1,214.10

Tax Amount (in words) : **Indian Rupee One Thousand Two Hundred Fourteen and Ten paise Only**

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : **vastukala@icici**

Remarks:

Mr. Sagar Shivaji Salunkhe & Mrs. Sharmila Sagar Salunkhe - Residential Flat No. 1005, 10th Floor, Building No D - 08, "L & T Seawoods Residences Phase 1", Plot No. R-1, Sector 40, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai - 400706, State - Maharashtra, County - 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

for **Vastukala Consultants (I) Pvt Ltd**

Rathod
 Authorised Signatory

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sagar Shivaji Salunkhe & Mrs. Sharmila Sagar Salunkhe**

Residential Flat No. 1005, 10th Floor, Building No D - 08, "**L & T Seawoods Residences Phase 1**",
Plot No. R-1, Sector 40, Village - Nerul, Taluka - Thane, District - Thane,
Navi Mumbai - 400706, State - Maharashtra, County - India.

Longitude Latitude: 19°1'16.3"N 73°1'15.5"E

Valuation Prepared for **State Bank of India**




Ganesh Chowk Kodoli Branch

Plot No. 52/3, Rahimatpur Road, Ganesh Chowk, Kodoli, MIDC, Satara,
PIN - 415001, State - Maharashtra, Country - India.



Our Pan India Presence at :

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

 **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFAX: +91 22 28371325/24
 mumbai@vastukala.org



Valuation Report Prepared For: SBI / Ganesh Chowk Kodoli Branch / Mr. Sagar Shivaji Salunkhe (002195/2301339)

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Vastu/Mumbai/06/2023/2195/2301339
28/27-440-SKVSM
Date: 28.06.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1005, 10th Floor, Building No D - 08, "L & T Seawoods Residences Phase 1", Plot No. R-1, Sector 40, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai - 400706, State - Maharashtra, County - India belongs to **Mr. Sagar Shivaji Salunkhe & Mrs. Sharmila Sagar Salunkhe.**

Boundaries of the property.

North : Building No. 7
South : Internal Road
East : Internal Road
West : Residential Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 3,37,28,000.00 (Rupees Three Crore Thirty Seven Lakh Twenty Eight Thousand Only).**

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.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
2.5.4.20c7982706c41a25f5d83e7396258659124892c383384133
3132295174185952, postalCode=400059, st=Maharashtra,
serialNumber=11456666bab02858f0c35f4d31131d4e
134d18f028227802550c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.28 17:05:57 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Auth. Sign.



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax: +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,
The Branch Manager,
State Bank of India
Ganesh Chowk Kodoli Branch
 Plot No. 52/3, Rahimatpur Road,
 Ganesh Chowk, Kodoli, MIDC, Satara,
 PIN – 415001, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 27.06.2023
	b)	Date on which the valuation is made	: 28.06.2023
3.	List of documents produced for perusal:		
	1. Copy of Agreement for Sale dated 13.06.2023 Between M/s. L & T Seawoods Ltd. (the Builders) and Mr. Sagar Shivaji Salunkhe & Mrs. Sharmila Sagar Salunkhe (the Purchasers). 2. Copy of RERA Registration Certificate No. P51700020275 dated 09.09.2021. 3. Copy of Occupancy Certificate No. NRV / SSNR / BP / 17206 / 2023 Dated 13.04.2023 issued by Navi Mumbai Municipal Corporation. 4. Copy of Commencement Certificate No. NMMC / NRV / CC / 2592 / 2022 Dated 18.08.2022 issued by Navi Mumbai Municipal Corporation.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Sagar Shivaji Salunkhe & Mrs. Sharmila Sagar Salunkhe Address: Residential Flat No. 1005, 10 th Floor, Building No D - 08, "L & T Seawoods Residences Phase 1", Plot No. R-1, Sector 40, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai - 400706, State - Maharashtra, County - India Contact Person: Mr. Sagar Shivaji Salunkhe (Owner) Contact No. 9922998844 Joint Ownership (Details of ownership share not available)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 10 th floor. At the time of site inspection, internal visit was not allowed hence our report is based on external visit and documents provided by bank. As per agreement sale plan, the composition of flat is 3 Bedrooms + Living Room + Dining + Kitchen + 3 Toilets + Flowerbed Area

			+ Enclosed Balcony + Terrace + Passage. (i.e., 3BHK + 3 Toilets). The property is at 700 Mtr. distance from Railway Station Seawoods Darave.	
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No - R-1
	b)	Door No.	:	Residential Flat No. 1005
	c)	C.T.S. No. / Village	:	Village – Nerul
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property		:	Residential Flat No. 1005, 10 th Floor, Building No D - 08, "L & T Seawoods Residences Phase 1", Plot No. R-1, Sector 40, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai - 400706, State - Maharashtra, County – India
8.	City / Town		:	Nerul, Navi Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Village – Nerul Navi Mumbai Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	Boundaries of the property			As per Site As per Documents
	North		:	Building No. 7 Details not available
	South		:	Internal Road Details not available
	East		:	Internal Road Details not available
	West		:	Residential Building Details not available
13	Dimensions of the site			N. A. as property under consideration is a flat in an apartment building.
				A As per the Deed
				B Actuals

	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 798.00 Ancillary Area in Sq. Ft. = 290.00 Total Carpet Area in Sq. Ft. = 1,088.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 1,197.00 (Area as per Index II)	
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°1'16.3"N 73°1'15.5"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 798.00 Ancillary Area in Sq. Ft. = 290.00 Total Carpet Area in Sq. Ft. = 1,088.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	External site visit only	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Plot No. R-1 of village – Nerul	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Bhayander Mira Bhayander Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1005, 10 th Floor, Building No D - 08, "L & T Seawoods Residences Phase 1", Plot No. R-1, Sector 40, Village - Nerul, Taluka - Thane, District - Thane, Navi Mumbai - 400706, State - Maharashtra, County – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2023 (As per Occupancy certificate)	
5.	Number of Floors	:	02 Basements + Stilt + 01 Podium + 01 Amenity Floor + 14 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	7 Flats on 10 th Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	3 Lifts	



Protected Water Supply	:	Municipal Water supply
Underground Sewerage	:	Connected to Municipal Sewerage System
Car parking - Open / Covered	:	Alongwith 2 Car Parking
Is Compound wall existing?	:	Yes
Is pavement laid around the building	:	Yes

III	FLAT	
1	The floor in which the flat is situated	: 10 th Floor
2	Door No. of the flat	: Residential Flat No. 1005
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: External site visit only
	Doors	: External site visit only
	Windows	: External site visit only
	Fittings	: External site visit only
	Finishing	: External site visit only
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available
	Tax amount:	: Details not available
5	Electricity Service connection No.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the flat?	: External site visit only
7	Sale Deed executed in the name of	: Mr. Sagar Shivaji Salunkhe & Mrs. Sharmila Sagar Salunkhe.
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the flat?	: Built Up Area in Sq. Ft. = 1,197.00 (Area as per Index II)
10	What is the floor space index (app.)	: As per NMMC norms
11	What is the Carpet Area of the flat?	: Carpet Area in Sq. Ft. = 798.00 Ancillary Area in Sq. Ft. = 290.00 Total Carpet Area in Sq. Ft. = 1,088.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: External site visit only
15	If rented, what is the monthly rent?	: ₹ 84,500.00 Expected rental income per month
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which	: No



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	affect the market value in general?	:	
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 30,000.00 to ₹ 32,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 31,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 28,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 1,29,045.00 per Sq. M. i.e., ₹ 11,989.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	N.A. as building age is below 5 years
5	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.		It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty/Rgstn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differs.
6	Details of last two transactions in the locality/area to be provided, if available.		Provided
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	-
	Replacement cost of flat with Services (v (3)i)	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as building just completed
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 28,300.00 per Sq. Ft.
	Total Composite Rate	:	₹ 31,000.00 per Sq. Ft. (Including Car Parking)
	Remark:		
			<ol style="list-style-type: none"> At the time of site inspection, internal visit was not allowed hence our report is based on external visit and documents provided by bank. For the purpose of valuation, we have considered the area as per agreement for sale.



Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	1,088.00 Sq. Ft.	31,000.00	3,37,28,000.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
Fair Market value of the property				3,37,28,000.00
Realizable value of the property				3,03,55,200.00
Distress value of the property				2,69,82,400.00
Insurable value of the property (1,197.00 X 2,700.00)				32,31,900.00
Guideline Value of the Property (As per Index II)				1,55,48,134.60

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Apartment, where there are typically many comparables available to analyze. As the property is a residential apartment, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 30,000.00 to ₹ 32,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report,

current market conditions, demand and supply position, apartment size, location, upswing in real estate prices, sustained demand for Residential apartment, all round development of commercial and residential application in the locality etc. We estimate ₹ 31,000.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Salability	Good
ii) Likely rental values in future in	₹ 84,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual Site Photographs



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Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year: 20232024

Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : नेरळ

Search By: Survey No Location

Select	उपविभाग	बूटी बमीन	निवासी सदतिका	ऑफिस	दुकाने	बीघोपिक	एकूट (Rs./)
SurveyNo	26 /310- अनिवासी भारतीय स्क्रिमसाठी असलेले सेक्टर नंबर 54	46800	88100	132500	170700	132500	ची. मीटर
SurveyNo	26 /311 - अनिवासी भारतीय स्क्रिमसाठी असलेले सेक्टर नंबर 56	59000	124800	143500	164200	143500	ची. मीटर
SurveyNo	26 /312 - अनिवासी भारतीय स्क्रिमसाठी असलेले सेक्टर नंबर 58	59000	155400	168100	194300	168100	ची. मीटर
SurveyNo	26 /313 - अनिवासी भारतीय स्क्रिमसाठी असलेले सेक्टर नंबर 58अ	51800	118200	133600	164100	133600	ची. मीटर
SurveyNo	26 /314- नेरळ नोंड सेक्टर नंबर 40	55200	122900	136900	153500	136900	ची. मीटर

1 2 3 4 5 6 7 8 9 10 ...

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Sale Instance

382175 23-06-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र . २	दुयम निबंधक :सह दु.नि. ठाणे 3 दस्तऐवज क्रमांक.:3821/2023 नोंदणी: Regn:63m
गाव: नेरुळ		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	29900991	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	15662621.8	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: सदनिका नं.1501, माळा नं: 15 वा मजला,बिल्डींग नं.डी 08, इमारतीचे नाव: एल अँड टी सीवूड्स रेसिडेन्सिज - फेज 1, ब्लॉक नं: तालुका नेरूळ,जिल्हा ठाणे,नवी मुंबई 400706, रोड : सेक्टर 40,नेरूळ नोड,सीवूड दारावे रेल्वे स्टेशन, इतर माहिती: इतर माहिती: सोबत 2 कारपार्किंग..... झोन 26/314 दर 1,22,900नवी मुंबई मनपा	
(5)क्षेत्रफळ	109.52चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) एल अँड टी सीवूड्स लिमिटेड चे ऑफी सिक्रेटरी जे हरीश कुमार तर्फे मुखत्यार आर के विश्वनाथन 65 प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट, मुंबई, रोड नं: नरोत्तम मोरारजी मार्ग, महाराष्ट्र, मुंबई, 400001 AABCL4524C	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) हीना साईम खान देशमुख 32 प्लॉट नं: सदनिका नं.बी/1007, माळा नं: प्लॉट नं.63 ते 65 अँड 73 ते 75, सेक्टर 44, इमारतीचे नाव: सी व्हीन एक्सलेन्सी, ब्लॉक नं: नेरूळ पश्चिम, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे, 400706 CGQPD9893L 1) साईम झुबेरखान देशमुख 35 प्लॉट नं: सदनिका नं.बी/1007, माळा नं: प्लॉट नं.63 ते 65 अँड 73 ते 75, सेक्टर 44, इमारतीचे नाव: सी व्हीन एक्सलेन्सी, ब्लॉक नं: नेरूळ पश्चिम, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे, 400706 ASZPD1814C	
(9)दस्तऐवज करून दिल्याचा दिनांक	28/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/02/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	3821/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1794200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



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Sale Instance

1144475	सूची क्र. २	दुयम निबंधक :सह दु.नि. ठाणे ३
23-06-2023	Note :-Generated Through eSearch Module,For original report please contact concern SRO office.	दस्तऐवज क्रमांक.:11444/2023
		नोंदणी: Regn 63m
गाव: नेरुळ		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	32718991	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	15548134.6	
(4) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: सदनिका नं.1005, माळा नं: 10 वा मजला,बिल्डींग नं.डी 08, इमारतीचे नाव: एल अँड टी सीवूड्स रेसिडेन्सिज फेज 1, ब्लॉक नं: तालुका नेरुळ,जिल्हा ठाणे,नवी मुंबई 400706, रोड : सेक्टर 40,नेरुळ नोड,सीवूड दारावे रेल्वे स्टेशन, इतर माहिती: सोबत 2 कारपार्किंग..... झोन 26/314 दर 1,22,900नवी मुंबई मनपा	
(5)क्षेत्रफळ	111.20चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) एल अँड टी सीवूड्स लिमिटेड चे ऑथो सिग्रेटरी जे हरीश कुमार तर्फे मुखत्यार आर के विश्वनाथन 65 प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट, मुंबई, रोड नं: नरोत्तम मोरारजी मार्ग, महाराष्ट्र, मुंबई. 400001 AABCL4524C	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) सागर शिवाजी साळुंखे 48 प्लॉट नं: सदनिका नं.201, माळा नं: -, इमारतीचे नाव: एक्सोटिका सिद्धिविनायक पॅनोरमा, ब्लॉक नं: सातारा, रोड नं: सदर बाजार कॅम्प, के.बी कॉलेज जवळ, महाराष्ट्र, सतारा. 415001 AMOPS0565L 1) शर्मिला सागर साळुंखे 41 प्लॉट नं: सदनिका नं.201, माळा नं: -, इमारतीचे नाव: एक्सोटिका सिद्धिविनायक पॅनोरमा, ब्लॉक नं: सातारा, रोड नं: सदर बाजार कॅम्प, के.बी कॉलेज जवळ, महाराष्ट्र, सतारा. 415001 BYPPS3058G	
(9)दस्तऐवज करून दिल्याचा दिनांक	13/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	13/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	11444/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1963300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



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Price Indicators

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Seawoods > 3 BHK Flats in Seawoods

Posted on Jun 21, 2023 | Ready to move

₹3.85 Cr @ 19,250 per sq.ft.
Estimated EMI ₹ 3,07,501

3BHK 3Baths
Flat/Apartment for Sale
in L and T Seawoods Residences, Seawoods, Navi Mumbai, Mumbai

REGISTRATION No. P51700020275 Website: https://maharegalt.mahaonline.gov.in/

Overview Society Dealer Details Registry Record Explore Locality Recommend >

Property (20) Society (40)

Area
Built Up area: 2000 sq.ft. (185.81 sq.m)
Carpet area: 1200 sq.ft. (111.47 sq.m)

Configuration
3 Bedrooms, 3 Bathrooms, 1 Balcony

Price
₹ 3.85 Crore
@ 19,250 per sq.ft. (All Inclusive, Negotiable)
View Price Details

Address
L and T Seawoods Residences
Seawoods, Navi Mumbai

Floor Number
3rd of 18 Floors

Facing
North-East

Overlooking
Park/Garden, Main Road, Club, Pool

Property Age
1 to 5 Year Old View Construction Status

3 people viewed this property this week

Places nearby
Nerul, Seawoods, Navi Mumbai, Mumbai View All (10)

magicbricks Buy Rent Sell Home Loans Login Post Property FREE

Home > Property for sale in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Nerul East > 3 BHK Flats for sale in Nerul East > 1420 Sq-ft

Posted on Jun 23, 23 Property ID: 67572723

₹3.75 Cr Get ₹1,12,500 cashback on Home Loan

3 BHK 1450 Sq-ft Flat For Sale **Nerul East, Navi Mumbai**

3 Beds 3 Baths 3 Balconies 2 Covered Parking Service/Goo... Visitor Parking

Carpet Area
1165 sqft
₹32,189/sqft

Developer
L&T Realty

Project
L&T Seawoods Residences

Floor
10 (Out of 14 Floors)

Transaction Type
New Property

Status
Ready to Move

Facing
East

Lifts
4

East Facing Property Newly Constructed Property

Contact Agent Get Phone No.

Contact Agent
Balram Jha -91-98XXXXXXX

Your Name
Name field can't be left blank. Please enter your name!

Email
Email ID field can't be left blank. Please enter!

Mobile Number
IND +91 |
Please enter a 10-digit Mobile number!

I Agree to MagicBricks Terms of Use

Get Contact Details

Download Brochure

More Details

Price Breakup **₹ 3.75 Cr | ₹18,75,000** Approx. Registration Charges | ₹1 Monthly



As a result of my appraisal and analysis, it is my considered opinion that value of the above property in the prevailing condition with aforesaid specification ₹ 3,37,28,000.00 (Rupees Three Crore Thirty Seven Lakh Twenty Eight Thousand Only).

Place: Mumbai

Date: 28.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ
BABURAO
CHALIKWAR
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=Admin, 2.5.4.20e982206c45b435dc03e0ef39e26855913490cf4d3d41333115776917a1805657, postalCode=400069, serialNumber=41a56a566a8cc896602a55a83ca3cf091f31b02e984e78f2e29a327b625dfe, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.28 17:06:17 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rupees _____ only).

Date:

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 28.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 27.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information..



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Sagar Shivaji Salunkhe & Mrs. Sharmila Sagar Salunkhe from M/s. L & T Seawoods Ltd. vide Agreement for sale dated 13.06.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, Ganesh Chowk Kodoli Branch, to assess value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 27.06.2023 Valuation Date – 28.06.2023 Date of Report – 28.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 27.06.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **28th June 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 1,088.00** in the name of **Mr. Sagar Shivaji Salunkhe & Mrs. Sharmila Sagar Salunkhe** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Mr. Sagar Shivaji Salunkhe & Mrs. Sharmila Sagar Salunkhe** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Sales Executive representative, we understand that the Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 1,088.00**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 1,088.00**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.23=8222b2c-f5a1354-c3e4d3f3c26466913490c3d33d4133
8115279b1711b5662, postalCode=400059, st=Maharashtra,
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e281e22a2a2a2774635f, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.28 17:05:29 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

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