

- Architecture
- Govt. Approved Valuer
- Engineering
- Surveyor & Loss Assessor
- Interiors

Regd. Office :
28, Stadium Complex, Nanded - 431 602 (MS) India

Tel. : +91-2462-244288
Fax : +91-2462-239909
E-mail : nanded@vastukala.org
sharad@vastukala.org

Sharadkumar B. Chalikwar

B.E.(Civil), F.I.E.(India), F.I.V.,
M.I.C.A., F.I.W.R.S., M.E.
Chartered Engineer (India)
Professional Engineer (India)

CE : AM 054371-6
FIE : F 110926/6
PE : 491
FIV : 9863
CCIT : (N) CCIT /1-14/52/2008-09

Aurangabad Office : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA.
Tel.: +91-0240-2485151, Mobile : +91 9167204062, +91 9860863601, E-mail : aurangabad@vastukala.org

Valuation Report of the Immovable Property (For Capital Gain Purpose)



Details of the property under consideration:

Name of Client: **Mr. Birdhi Chand Goyal**

Commercial Office No. A - 232, 2nd Floor, "Steel Chamber Kalamboli Business & Office Premises Co-Op. Soc. Ltd.", Steel Chamber Towers, Steel Market Complex, Plot No. 514, Adjoining Kalamboli Telephone Exchange, Navi Mumbai – 410 218, State – Maharashtra, Country – India

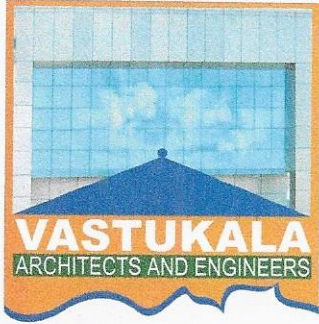
Latitude Longitude: 19°01'44.5"N 73°06'23.2"E

Mumbai Office : Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
Tel.: +91-22-2837 1325, Telefax : +91-22-2837 1324, E-mail : mumbai@vastukala.org

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Valuation Report Prepared For: Capital Gain / Mr. Birdhi Chand Goyal (2311/2301416)

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Vastu/Mumbai/07/2023/2311/2301416

05/08/41-VS

Date: 05.07.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. A - 232, 2nd Floor, "**Steel Chamber Kalamboli Business & Office Premises Co-Op. Soc. Ltd.**", Steel Chamber Towers, Steel Market Complex, Plot No. 514, Adjoining Kalamboli Telephone Exchange, Navi Mumbai – 410 218, State – Maharashtra, Country – India belongs to **Mr. Birdhi Chand Agarwal** vide Allotment Letter dated 11.03.1991. Name changed as per Copy of Gazzatte from Mr. Birdhi Chand Agarwal to Mr. Birdhi Chand Goyal.

Boundaries of the property.

North : MTNL
South : Disma Complex
East : Road
West : Road

- The purpose of this report is to ascertain the Indexed Cost of Acquisition (F. Y. 2023 - 24) of the property as detailed above.
- The property premises can be assessed and valued for calculation of Capital Gain Tax purpose as on 1st April 2001 at ₹ **2,24,838.00 (Rupees Two Lakh Twenty Four Thousand Eight Hundred Thirty Eight Only)**.
- The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ **7,82,436.00 (Rupees Seven Lakh Eighty Two Thousand Four Hundred Thirty Six Only)** without any major Renovation & improvement after 2001.
- The following documents were perused :

- Copy of Allotment Letter dated 11.03.1991 in the name of Mr. Birdhi Chand Agarwal.
- Copy of Share Certificate No. 814 in the name of Mr. Birdhi Chand Agarwal.
- Copy of Society Maintenance Bill vide No. 761 dated 01.07.2022
- Copy of Property Tax Bill for the period of 01.04.2022 to 31.03.2023 in the name of Mr. Birdhi Chand Agarwal.
- Copy of Receipt No. BOB / 16152 dated 29.04.2022 in the name of Mr. Birdhi Chand Agarwal.
- Copy of Gazzatte for change of name from Mr. Birdhi Chand Agarwal to Mr. Birdhi Chand Goyal.

This assignment is undertaken based on the request from our client **Mr. Birdhi Chand Goyal**.



Mumbai Office : Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
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Vastukala Architects And Engineers

Valuation Report Prepared For: Capital Gain / Mr. Birdhi Chand Goyal (2311/2301416)

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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 Architects & Engineers**

Sharadkumar B. Chalikwar
Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Architects and Engineers, ou,
email=bschalikwar@gmail.com, c=IN
Date: 2023.07.05 13:48:54 +05'30'

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report in Form – 01



Valuation Report of Commercial Office No. A - 232, 2nd Floor, "**Steel Chamber Kalamboli Business & Office Premises Co-Op. Soc. Ltd.**", Plot No. 514, Adjoining Kalamboli Telephone Exchange, Navi Mumbai – 410 218, State – Maharashtra, Country - India

2. Part-1 Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

2.1. GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 01-04-2001 for computation of Capital Gains Tax .
2	Date of Report	05.07.2023
3	Name of the Owner	Mr. Birdhi Chand Agarwal vide Allotment Letter dated 11.03.1991
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole ownership
5	Brief description of the property	Commercial Office No. A - 232, 2 nd Floor, " Steel Chamber Kalamboli Business & Office Premises Co-Op. Soc. Ltd. ", Steel Chamber Towers, Steel Market Complex, Plot No. 514, Adjoining Kalamboli Telephone Exchange, Navi Mumbai – 410 218, State – Maharashtra, Country – India
6	Location, street, ward no	Adjoining Kalamboli Telephone Exchange
7	Survey/ Plot no. of land	Plot No. 514
8	Is the property situated in Residential / commercial/ mixed area/ industrial area?	Commercial
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All the amenities are available in the vicinity.
11	Means and proximity to surface communication by which the locality is served	Served by BEST Buses, Taxies, Auto, and Private Vehicles

2.2. LAND

12	Area of land supported by documentary proof. Shape, dimension and physical features	Built Up Area = 256.00 Sq. Ft. (Area as per Allotment Letter)
13	Roads, Streets or lanes on which the land is abutting	Adjoining Kalamboli Telephone Exchange
14	If freehold or leasehold land	Leasehold
15	If leasehold, the name of Lessor/lessee, nature of	Information not available



	lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial premium (ii) Ground rent payable per annum (iii) Unearned increase payable to the Lessor in the event of sale or transfer	
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Panvel Municipal Corporation.
19	Has any contribution been made towards development or is any demand for such contribution still outstanding.	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	Attached

2.3. IMPROVEMENTS

22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	<ul style="list-style-type: none"> Floor Space Index Permissible – As per Development Control of Regulation of Municipal Corporation of Greater Mumbai FSI percentage actually utilized - Information not available

2.4. RENTS

26	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	N.A.



	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N.A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	Information not available
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Information not available
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	Information not available
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Municipal Tax of ₹ 29,460.00 as per Copy of Property Tax Bill for the period of 01.04.2022 to 31.03.2023 in the name of Mr. Birdhi Chand Agarwal.
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	Information not available
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available

2.5. SALES

38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar assurance records
39	Land rate adopted in this valuation	N. A. as the property is valued by composite rate method
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	Copy of Stamp Duty Ready Reckoner for the year 2001 attached



2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	Year of Construction – 1991 (As per site information)
42	What was the method of construction, by contract/By employing Labour directly/ both?	Information not available
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.

3. PART II- VALUATION

3.1. General:

Under the instructions of **Mr. Birdhi Chand Goyal**, we have valued the Commercial Office No. A - 232, 2nd Floor, “**Steel Chamber Kalamboli Business & Office Premises Co-Op. Soc. Ltd.**”, Steel Chamber Towers, Steel Market Complex, Plot No. 514, Adjoining Kalamboli Telephone Exchange, Navi Mumbai – 410 218, State – Maharashtra, Country – India to ascertain the market value of said property, as on 1st April 2001 for computation of Capital Gains Tax.

We are in receipt of the following documents:

- Copy of Allotment Letter dated 11.03.1991 in the name of Mr. Birdhi Chand Agarwal.
- Copy of Share Certificate No. 814 in the name of Mr. Birdhi Chand Agarwal.
- Copy of Society Maintenance Bill vide No. 761 dated 01.07.2022
- Copy of Property Tax Bill for the period of 01.04.2022 to 31.03.2023 in the name of Mr. Birdhi Chand Agarwal.
- Copy of Receipt No. BOB / 16152 dated 29.04.2022 in the name of Mr. Birdhi Chand Agarwal.
- Copy of Gazzatte for change of name from Mr. Birdhi Chand Agarwal to Mr. Birdhi Chand Goyal.

3.2. Location:

The said building is located at Plot No. 514, Steel Chamber Complex, in Pnavel Municipal Corporation. The property falls in Commercial Zone. It is at 1.3 KM. travel distance from Kalamboli Railway Station.

3.3. Building / Property:

The Structure is of Ground + 2 + 3 (pt) upper floors building. The commercial building is known as “**Steel Chamber Kalamboli Business & Office Premises Co-Op. Soc. Ltd.**”. The building is used for commercial purpose. The building is having 1 lift.



3.4. Office:

The office under reference is situated on the 2nd floor. The composition of property is Single Unit. Vitrified Flooring, Teak wood door frames with solid flush doors with Aluminum Sliding windows, Concealed plumbing & Concealed electrification is provided.

3.5. Valuation as on 1st April 2001 of the Commercial Office:

The Built up area of the Property in Sq. Ft.	:	256.00
The Built up area of the Property in Sq. M.	:	23.79
<u>Depreciation Calculation:</u>		
Year of Construction of the building	:	1991 (As per site information)
Expected total life of building	:	60 years
Age of the building as on 2001	:	10 years
Cost of Construction	:	23.79 x ₹ 4,500.00 = ₹ 1,07,055.00
Depreciation	:	15.00%
Amount of depreciation	:	₹ 16,058.00
Rate as on 1-4-2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 9,200.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001.	:	23.79 Sq. M. x ₹ 9,200.00 = ₹ 2,18,868.00
Depreciated Fair Value of the property as on 01-04-2001	:	₹ 2,18,868.00 - ₹ 16,058.00 = ₹ 2,02,810.00
Add for Stamp Duty charges (B)	:	₹ 20,000.00
Add for Registration charges (C)	:	₹ 2,028.00
Total Cost of Acquisition (A + B + C)	:	₹ 2,24,838.00

3.5.1. Indexed Cost of Acquisition

1. Cost Inflation Index for 2001 (Considering the transaction shall be made after 01.04.2017)	:	100
2. Cost Inflation Index for 2023 - 24	:	348
3. Indexed Cost of Acquisition (₹ 2,24,838.00 * 348/ 100)	:	₹ 7,82,436.00



Taking into consideration above said facts, we can evaluate the value of Commercial Office No. A - 232, 2nd Floor, "Steel Chamber Kalamboli Business & Office Premises Co-Op. Soc. Ltd.", Steel Chamber Towers, Steel Market Complex, Plot No. 514, Adjoining Kalamboli Telephone Exchange, Navi Mumbai – 410 218, State – Maharashtra, Country – India for this particular purpose at ₹ 2,24,838.00 (Rupees Two Lakh Twenty Four Thousand Eight Hundred Thirty Eight Only) as on 1st April 2001.

3.6. NOTES

1. I, Sharadkumar B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 1st April 2001 is ₹ 2,24,838.00 (Rupees Two Lakh Twenty Four Thousand Eight Hundred Thirty Eight Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

4. ANNEXURE TO FORM 0-1

1.	No. of floors and height of each floor	Ground + 2 + 3 (pt) Upper floors
2.	Plinth area floor wise as per IS 3361-1966	Information not available
3.	Year of construction	Year of construction – 1991 (As per site information)
4.	Estimated future life as on year 2001	50 years
5.	Type of construction- load bearing walls/RCC frame/ steel frame	RCC framed structure
6.	Type of foundations	R.C.C
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teakwood flush doors, Aluminium sliding windows
10.	Flooring	Vitrified flooring
11.	Finishing	Internal walls are finished Cement Plaster. External walls are finished with sand faced plaster



12	Roofing and terracing	RCC slab
13	Special architectural or decorative features, if any	N.A.
14	(i) Internal wiring – surface or conduit	Concealed
	(ii) Class of fittings: Superior / Ordinary / Poor.	Ordinary
15	Sanitary installations	
	(i) No. of water closets	-
	(ii) No. of lavatory basins	-
	(iii) No. of urinals	-
	(iv) No. of sinks	-
	Class of fittings: Superior colored / superior white/ordinary.	
16	Compound wall Height and length Type of construction	Not found
17	No. of lifts and capacity	1 lift
18	Underground sump – capacity and type of construction	R.C.C. Tank
19	Over-head tank Location, capacity Type of construction	Overhead Water Tank
20	Pumps- no. and their horse power	Available as per requirement
21	Roads and paving within the compound approximate area and type of paving	Cemented road in open spaces, Open parking Space etc.
22	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewers

5. PART III- DECLARATION

I hereby declare that

- The information furnished in part I is true and correct to the best of my knowledge and belief;
- I have no direct or indirect interest in the property valued:

5.1. DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.



5.2. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **01st April 2001** for calculation of **Capital Gains Tax**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

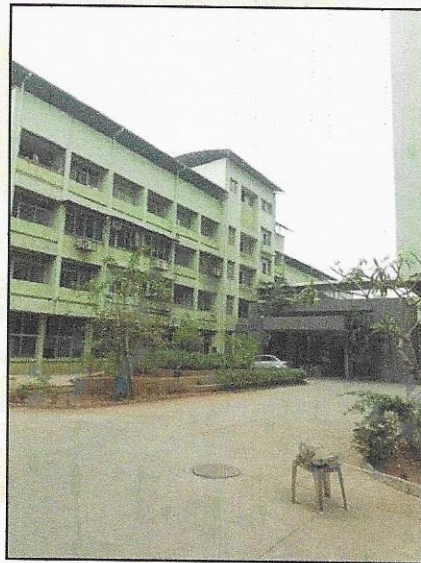
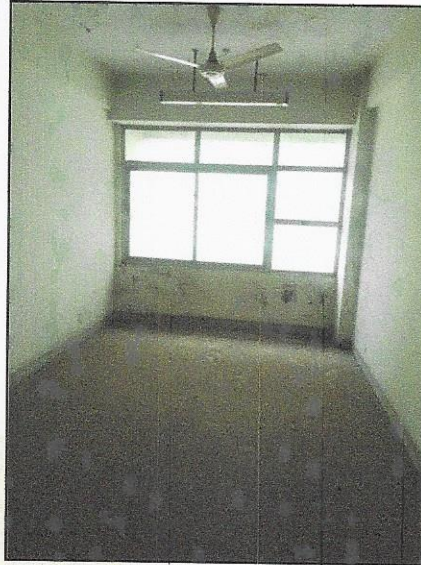
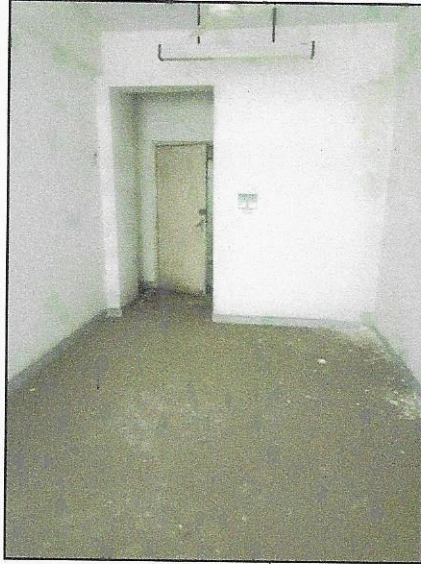
1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

5.3. UNDER LYING ASSUMPTIONS

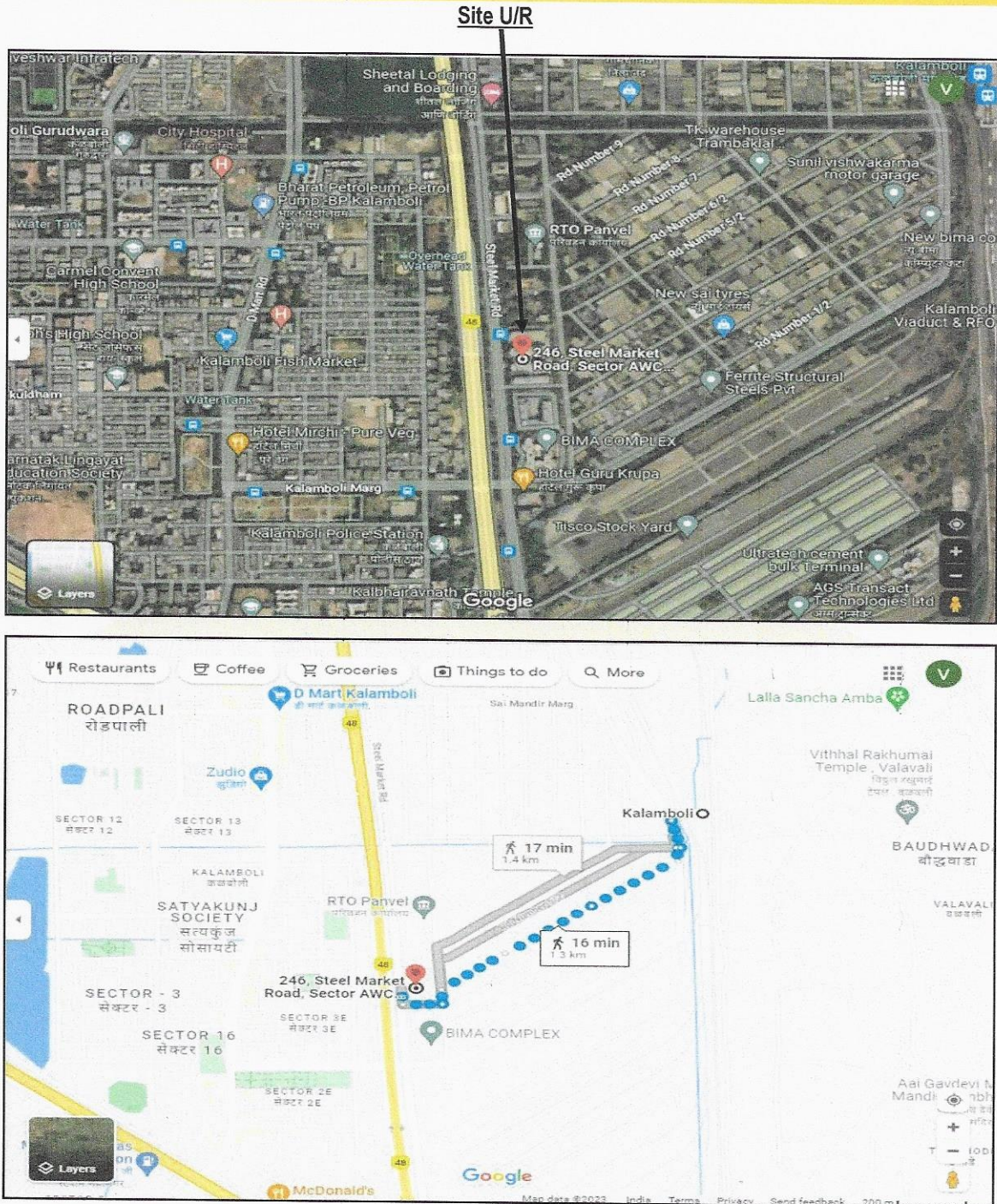
1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property 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.



6. Actual site photographs



7. Route Map of the property



Latitude Longitude: 19°01'44.5"N 73°06'23.2"E

Note: The Blue line shows the route to site from nearest Railway station (Kalamboli – 1.3 Km.)



8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

शिव प्रसिद विन्हा रायगढ

मुख्यविभागाया कार्यालय

दि. 1.1.2001 ते 31.12.2002

खुली कार्यालय दरदो	विभागीय इकाया कार्यालय दरदो	परच्या मालकाशीय खुली कार्यालय	सामान्यतः खुली दरदो
घोशे (घोश) म्नु गवरोस (इतर) मुख्यदर विभाग 3 खुली नं. 1, 1ए, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 15अ, 16, 17, 18, 19	3300	5200	4750
घोशे (घोश) काठकोरी कं 2 विभागा विभाग - काठकोरी (रोडदर) 3275 खुली नं. 1, 1ए, 2, 2ए, 3, 3ए, 4, 5, 5ए, 6, 6ए, 7, 7ए, 8, 8ए, 9, 10, 10ए, 11, 12, 13, 14, 15, 16, 17	2650	5200	4750
घोशे (घोश) काठकोरी कं 3 विभागा विभाग - काठकोरी (रोडदर कं 3275) खुली नं. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 खुली नं. 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45	3200	5200	4750

विभागा विन्हा कार्यालय असातन्वा विभागा

(डॉ. विन्हा कार्यालय)
मुख्य विन्हा कार्यालय
शिव प्रसिद विन्हा रायगढ, प.प. 30

8.2. Construction Rate

शिव प्रसिद विन्हा रायगढ

मुख्यविभागाया कार्यालय

दि. 1.1.2001 ते 31.12.2002

वर्ग	1	2	3	4	5	6	7	8
अ) कार. मी. मी. मी. मी. मी. मी. मी. मी. मी.		5600	4800	4500	4000	3800	3300	2800

मुख्यविभागाया कार्यालय

शिव प्रसिद विन्हा रायगढ

मुख्यविभागाया कार्यालय



9. VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, 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 calculation of Capital Gain Tax **as on 1st April 2001 for ₹ 2,24,838.00 (Rupees Two Lakh Twenty Four Thousand Eight Hundred Thirty Eight Only).**

For Vastukala Architects & Engineers

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Architects and Engineers,
ou, email=sbchalikwar@gmail.com,
c=IN
Date: 2023.07.05 13:49:25 +05'30'

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

