

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-2025/23-24	Dated 17-Aug-23
Buyer (Bill to) STATE BANK OF INDIA RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiroli Road, Off L.B.S. Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery	Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
Total				2,950.00

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

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00


Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:
 Mr. Deepak Dhansukhlal Panchal & Ms. Hasumati Deepak Panchal - Residential Flat No. 31, 3rd Floor, Building No. B-2, "Happinest", Phase 1, Block B, Boisar Housing Complex, Plot No. 1, Village - Kambalgaon, Taluka & District - Palghar, PIN - 401 501, 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

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

for Vastukala Consultants (I) Pvt Ltd

Rattal
 Authorized Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Deepak Dhansukhlal Panchal & Ms. Hasumati Deepak Panchal**

Residential Flat No. 31, 3rd Floor, Building No. B-2, "Happinest", Phase 1, Block B, Boisar Housing Complex,
Plot No. 1, Village – Kambalgaon, Taluka & District - Palghar, PIN – 401 501,
State – Maharashtra, Country – India.

Latitude Longitude: 19°46'13.6"N 72°46'20.0"E

Valuation Prepared for:

State Bank of India

RACPC Sion Branch

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirod Road, Off L.B.S. Marg, Kurla (West), Mumbai,
Pin Code - 400 070, 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 OPINION REPORT

This is to certify that the property bearing Residential Flat No. 31, 3rd Floor, Building No. B-2, "Happinest", Phase 1, Block B, Boisar Housing Complex, Plot No 1, Village – Kambalgaon, Taluka & District - Palghar, PIN – 401 501, State – Maharashtra, Country – India belongs to **Mr. Deepak Dhansukhlal Panchal & Ms. Hasumati Deepak Panchal.**

Boundaries of the property.

North	:	Internal Road
South	:	Building No. B-3
East	:	Building No. B-4
West	:	Building No. B-1

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 **₹ 25,52,172.00 (Rupees Twenty Five Lakh Fifty Two Thousand One Hundred Seventy Two 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.

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=cmb@vastukala.org, c=IN
Date: 2023.08.17 17:27:22 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13
Encl: Valuation report.



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Roipur
Delhi NCR	Nashik	Ahmedabad	Joipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
Tele/Fax : +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 Assistant General Manager,
State Bank of India
RACPC Sion Branch
 B-603 & 604, Kohinoor City, Commercial-1
 6th Floor, Kiroli Road, Off L.B.S. Marg, Kurla
 (West), Mumbai, Pin Code – 400 070,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1.	Purpose for which the valuation is made : As per the request from State Bank of India, RACPC Sion to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a) Date of inspection : 12.08.2023
	b) Date on which the valuation is made : 17.08.2023
3.	List of documents produced for perusal : 1. Copy of Agreement for Sale dated 28.04.2015 Between M/s. Mahindra Life spaces Developers Ltd. (The Owner) and Mr. Deepak Dhansukhlal Panchal & Ms. Hasumati Deepak Panchal (The Purchaser's). 2. Copy of Previous Valuation Report dated 04.12.2015 in the name of Mr. Deepak Dhansukhlal Panchal & Ms. Hasumati Deepak Panchal issued by Archinova Design inc. (Govt. Reg. Valuers)
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. Deepak Dhansukhlal Panchal & Ms. Hasumati Deepak Panchal Address: Residential Flat No. 31, 3 rd Floor, Building No. B-2, "Happinest", Phase 1, Block B, Boisar Housing Complex, Plot No. 1, Village – Kambalgaon, Taluka & District - Palghar, PIN – 401 501, State – Maharashtra, Country – India. Joint Ownership Details of ownership shares is not available
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a residential Flat No. 31 is located on 2 nd Floor. At the time of site visit, the flat was locked hence the report is based on external site visit only & document provided to us by bank. As per previous valuation report, the composition of Flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets (i.e., 2BHK + 2 Toilets). The property is at 2.8 Km. travelling distance from nearest railway station Umroli.
6.	Location of property :

a)	Plot No. / Survey No.	:	Plot No. 1, Gat No. 50
b)	Door No.	:	Residential Flat No. 31
c)	C. T.S. No. / Village	:	Village – Kambalgaon
d)	Ward / Taluka	:	Taluka – Palghar
e)	Mandal / District	:	District – Palghar
f)	Date of issue and validity of layout of approved map / plan	:	Approved Building plans were not provided and not verified.
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	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 31, 3 rd Floor, Building No B-2, "Happinest", Phase 1, Block B, Boisar Housing Complex, Plot No. 1, Village – Kambalgaon, Taluka & District - Palghar, PIN – 401 501, State – Maharashtra, Country – India.
8.	City / Town	:	Kambalgaon, Palghar
	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 – Kambalgaon Thane Municipal Corporation, Thane
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 actual site As per documents
	North	:	Internal Road By Gat No. 49, Village Kambalgaon
	South	:	Building No. B-3 By boundary of Padghe Village
	East	:	Building No. B-4 By Gat No. 50, Plot No. 2, Village – Kambalgaon
	West	:	Building No. B-1 Partly by Existing Road & partly by boundary of Panchali Village
13	Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.
			A B

		As per the Deed	Actual
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.	Extent of the site	Carpet Area in Sq. Ft. = 483.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 579.00 (Carpet Area + 20%)	
14.	Latitude, Longitude & Co-ordinates of flat	19°46'13.6"N 72°46'20.0"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	Carpet Area in Sq. Ft. = 483.00 (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 Visit done only	
II APARTMENT BUILDING			
1.	Nature of the Apartment	Residential	
2.	Location		
	C.T.S. No.	Plot No. 1, Gat No. 50	
	Block No.	-	
	Ward No.	-	
	Village / Municipality / Corporation	Village – Kambalgaon Thane Municipal Corporation, Thane	
	Door No., Street or Road (Pin Code)	Residential Flat No. 31, 3 rd Floor, Building No. B-2, "Happinest", Phase 1, Block B, Boisar Housing Complex, Plot No. 1, Village – Kambalgaon, Taluka & District - Palghar, PIN – 401 501, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	Residential	
4.	Year of Construction	2017 (Approx.)	
5.	Number of Floors	Ground + 4 Upper Floors	
6.	Type of Structure	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	8 Flats on 3 rd Floor	
8.	Quality of Construction	Good	
9.	Appearance of the Building	Good	
10.	Maintenance of the Building	Normal	
11.	Facilities Available		
	Lift	1 Lift	
	Protected Water Supply	Municipal Water supply	
	Underground Sewerage	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	Along with One Open Car Parking Space	
	Is Compound wall existing?	Yes	



	Is pavement laid around the building	: Yes
III	FLAT	
1	The floor in which the flat is situated	: 3 rd Floor
2	Door No. of the flat	: Residential Flat No. 31
3	Specifications of the flat	:
	Roof	: External Visit done only.
	Flooring	: External Visit done only
	Doors	: External Visit done only
	Windows	: External Visit done only
	Fittings	: External Visit done only
	Finishing	: External Visit done 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 Visit done only
7	Sale Deed executed in the name of	: Mr. Deepak Dhansukhlal Panchal & Ms. Hasumati Deepak Panchal
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. = 579.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	: As per TMC norms
11	What is the Carpet Area of the flat?	: Carpet Area in Sq. Ft. = 483.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: External Visit done only
15	If rented, what is the monthly rent?	: ₹ 6,000.00 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 affect the market value in general?	: No
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	: ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area

	adjacent properties in the areas)		
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).	:	₹ 5,500.00 per Sq. Ft. on Carpet Area ₹ 5,284.00 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,400.00 per Sq. Ft.
	II. Land + others	:	₹ 3,100.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 35,100.00 per Sq. M. i.e., ₹ 3,261.00 per Sq. Ft.
	Guideline rate (after Depreciation)	:	₹ 33,243.00 per Sq. M. i.e., ₹ 3,088.00 per Sq. Ft.
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 the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus, it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,400.00 per Sq. Ft.
	Age of the building	:	06 Years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	09.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,184.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,100.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,284.00 per Sq. Ft.
	Remarks: At the time of site visit, the flat was locked hence the report is based on external site visit only & document provided to us by bank.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	483.00 Sq. Ft.	5,284.00	25,52,172.00
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			
Total value of the property				25,52,172.00
The Realizable value of the property				21,69,346.00
Distress value of the property				17,86,520.00
Insurable value of the property (579.00 Sq. Ft. X 2,400.00)				13,89,600.00
Guideline value of the property (579.00 Sq. Ft. X 3,088.00)				17,87,952.00

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 Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, 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 ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and residential application in the locality etc. We estimate ₹ 5,284.00 per Sq. Ft. on Carpet Area for valuation.

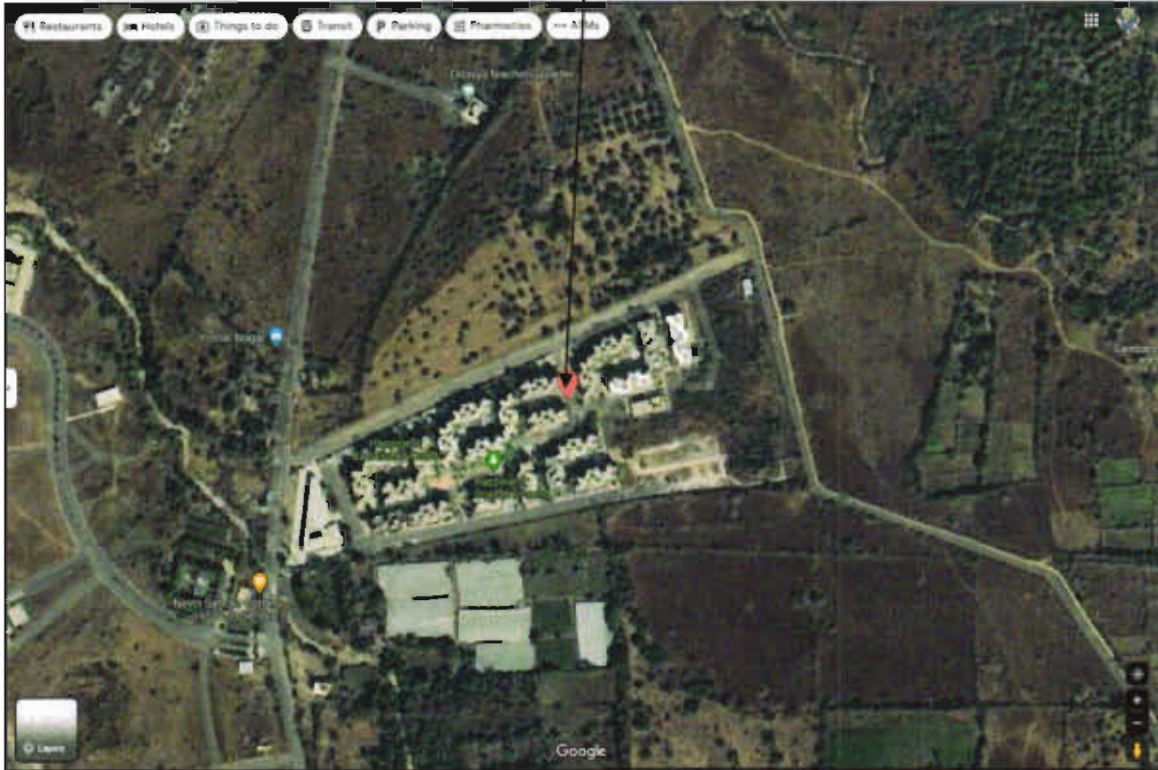
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 6,000.00 expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Route Map of the property


Site, u/r



Latitude Longitude: 19°46'13.6"N 72°46'20.0"E

Note: The Blue line shows the route to site from nearest railway station (Umroli – 2.8 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules User Manual
Close
Feedback

Year
2023/2024
Annual Statement of Rates
Language
English

Selected District: पाचपूर

Select Taluka: पाचपूर

Select Village: कोंबळगांव

Vibhag Number: 7

Assessment Type	Assessment Range	Rate Rs/-
हायवेवरीन जमिनी	0-0.00	5070
पावसागातीन मिळकती	0-0.00	5350
अंबा-फळबाग	0-0.00	3457400
काजू-फळबाग	0-0.00	3540400
भारत-फळबाग	0-0.00	3400800
मुपारी-फळबाग	0-0.00	3400800
बेडी-फळबाग	0-0.00	3439100
सयनिका	0-0.00	35100
		1234

Think.Innovate.Create

Price Indicators

magicbricks Buy Rent Sell Home Loans

Get full support from Relationship Manager **Mr. Dharma** | Shortlist Properties | Communicates with Owners | Live Video Call | **Join Scheme 50% OFF**

Robot on Jun 07 '23 | Property ID: 6340627

Contact Owner
Vilas Raj | 91-8000000000

Get Phone No.

Download Brochure

₹ 25.0 Lac | Epp. ₹.00 | Get Loan offers from 35+ Banks

1 BHK Flat For Sale in Mahindra Happiness, Boisar, Palghar

1BHK | 1Bath | 1Bkcntry | Unfurnished

Carpet Area: 385 sqft - ₹18.09/sqft

Floor: Ground (Out of 4 Floors)

Facing: South

Developer: Mahindra Lifespace Developers Ltd.

Project: Mahindra Happiness

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Unfurnished

Type Of Ownership: Co-operative Society

Contact Owner | **Get Phone No.**

More Details

Price Breakup: ₹ 25 Lac

Booking Amount: ₹ 50000 **Secure Now**

Address: Boisar, Boisar, Palghar, Maharashtra

square yards Mumbai Buy Rent Projects Agents Services Resources **Intelligence**

Home | New Projects in Mumbai | Property in Mumbai | Projects in Boisar | Mahindra Lifespace Happiness 2

Mahindra Lifespace Happiness 2
Ready to Move

₹ 13.99 Lac to 26.49 Lac

Status: Ready to Move

Project Size: 28 units - 14.28 Acre

Configurations: Studio, Flat from 250 Sq. Ft to 881 Sq. Ft (Corner)

2000+ Views | **111 Enquiries**

GET IN TOUCH

Why Invest through Square Yards?

- Zero Brokerage - 100% Service - 0% Brokerage:** We charge our customers nothing. Not today, not ever.
- Lowest Price Guarantee - Highly unlikely, but if you find a lower price elsewhere, let us and we will match it.**
- Full Service Support - Our sales personnel are accountable for every step - site visits, home loans & post sales.**

Services: Home Loan | Floor Plans | Amenities | Specifications | Commute Time | Location & Landmarks | About Builder | DMC (HRA) | FAQ's

Square Yards RERA Reg: AB180000454 | Project RERA Reg: Not Available

Contact our Real Estate Experts

Name: _____
Email ID: _____
Phone Number: _____

Mahindra Lifespace Happiness 2 - Project Info

Mahindra Lifespace Happiness 2 is a housing flat offers a housing flat is connected to the City. It is located in New Road and Behind Maruti, and has a population of over 700 units spread over 5 acres. The housing is well connected to Mumbai & Carpet by bus and train services. It is also close to the upcoming Doha Mumbai Industrial Corridor. The housing is ideally located in close vicinity to malls, schools, hospitals, and other important establishments.



Price Indicators

magicbricks Buy Sell Home Loans

Get full support from Relationship Manager **MB Durga** | Shortlist Properties Communicates with Owners | Live Video Call | **Join Prime & 50% OFF**

Posted on Apr 26, 23 | Property ID: 34872371

Contact Owner
Amit +91-9800000000

Call Phone No.

Download Brochure

₹22.0 Lac | **EMI: ₹1.7L** | **How much can you get?**

1 BHK Flat For Sale in Mahindra Happiness, **Boisar, Palghar**

1 BHK | 1 Bed | 1 Bath | Unfurnished

Super Built Up Area: **340 sqft** * 1+1BHK

Floor: **2 (Out of 4 Floors)**

Facing: **North - West**

Developer: **Mahindra Lifespace Developers Ltd.**

Project: **Mahindra Happiness**

Transaction Type: **New Property**

Status: **Ready to Move**

Furnished Status: **Unfurnished**

Type Of Ownership: **Freehold**

Newly Constructed Property

Contact Owner | **Get Phone No.**

More Details

Price Breakup: **₹22 Lac | ₹500 Monthly**

Booking Amount: **₹50000 Secure Now**

Address: **d2, phase - 3, Boisar, Palghar, Maharashtra**

magicbricks Buy Sell Home Loans

Get full support from Relationship Manager **MB Durga** | Shortlist Properties Communicates with Owners | Live Video Call | **Join Prime & 50% OFF**

Posted on Apr 26, 23 | Property ID: 34872371

Contact Owner
Amit +91-9800000000

Call Phone No.

Download Brochure

₹22.0 Lac | **EMI: ₹1.7L** | **How much can you get?**

1 BHK Flat For Sale in Mahindra Happiness, **Boisar, Palghar**

1 BHK | 1 Bed | 1 Bath | Unfurnished

Super Built Up Area: **340 sqft** * 1+1BHK

Floor: **2 (Out of 4 Floors)**

Facing: **North - West**

Developer: **Mahindra Lifespace Developers Ltd.**

Project: **Mahindra Happiness**

Transaction Type: **New Property**

Status: **Ready to Move**

Furnished Status: **Unfurnished**

Type Of Ownership: **Freehold**

Newly Constructed Property

Contact Owner | **Get Phone No.**

More Details

Price Breakup: **₹22 Lac | ₹500 Monthly**

Booking Amount: **₹50000 Secure Now**

Address: **d2, phase - 3, Boisar, Palghar, Maharashtra**

Price Indicators

magicbricks Buy Rent Sell Home Loans

Get priority access & benefits with **4.43** *Trustee* | Unlock exclusively Reserved Owner Properties | **Join Prime @ 50% Off**

₹22.0 Lac *(Est. ₹12k)* | *Get special offers from 300+ agents*

1 BHK Flat For Sale in Mahindra Happiness, Bolar, Palghar

1 Bed 1 Bath 1 Balcony Unfurnished

Carpet Area
300 sqft
₹1,766/sqft

Developer
Mahindra Lifespace
Developers Ltd.

Project
Mahindra Happiness

Floor
1 (Out of 5 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
North - East

Furnished Status
Unfurnished

Type Of Ownership
Freehold

Contact Owner | Get Phone No.

More Details

Price Breakup ₹22 Lac (₹1,000 Monthly

Booking Amount ₹50000 *Secure Now*

Address building no C1, room no 21, Bolar, Palghar, Maharashtra



Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company | www.vastukala.org



Sales Instance

1245542 16-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निबंधक दु.नि.पालघर-2 दस्तावेज क्रमांक: 1245/2023 नोंदणी: Regn:63m
गाव : कांबळगाव (सूर्या प्रकल्प)		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	2200000	
(3)वाजाराभाव (भाडेपट्ट्याच्या वाचनीयपट्टेकर आकारणी देतो कि वट्टेदार ते समूद करावे)	1689854.4	
(4)मूल्यापन ,प्लॉटहिस्सा व चक्रमांक (अमल्यापन)	1) इतर माहिती : मौजे कांबळगाव,तालुका व जिल्हा पालघर येथील गट नं. 50,प्लॉट नं. 1 वरील महिद्रा हॅम्पीनेस्ट बोईसर को-ऑप. हाऊसिंग सोसायटी लि मधील ब्लॉक नं. ए.इमारत नं. ए2 मधील तिसऱ्या मजल्यावरील 38.81 चौ. मी. तसेच बाल्कनी 1.31 चौ. मी. कार्पेट क्षेत्रफळाची निवामी सदनिका क्र.34 हा या करारचा विषय आहे	
(5)क्षेत्रफळ	1) 38.81 चौ.मीटर	
(6)आकारणी किंवा तृती देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / निहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यापन प्रतिवादीचे नाव व पत्ता	1) मागर महादेव जाधव -- 33 प्लॉट नं : -- माळा नं : -- इमारतीचे नाव : जोशी निवास चाळ क्र. 9 हनुमान मंदिराजवळ देवीपाडा बोरिवली पूर्व मुंबई (सब अर्बन) महाराष्ट्र ब्लॉक नं : -- रोड नं : -- महाराष्ट्र मम्बई. 400066 2) अनुजा जाधव -- 33 प्लॉट नं : -- माळा नं : -- इमारतीचे नाव : जोशी निवास चाळ क्र. 9 हनुमान मंदिराजवळ देवीपाडा बोरिवली पूर्व मुंबई (सब अर्बन) महाराष्ट्र ब्लॉक नं : -- रोड नं : -- महाराष्ट्र MUMBAI. 400066	
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यापन प्रतिवादीचे नाव व पत्ता	1) मुहम्मद शकील शेष -- 33 प्लॉट नं : -- माळा नं : -- इमारतीचे नाव : 603. सी विंग सफा मरवाह अपार्टमेंट बहिस्ट कॉम्प्लेक्स पठाणवाडी मालाड पूर्व मुंबई मुंबई उपनगर महाराष्ट्र ब्लॉक नं : -- रोड नं : -- महाराष्ट्र MUMBAI. 400097 2) नईमा मुहम्मद शकील शेष -- 26 प्लॉट नं : -- माळा नं : -- इमारतीचे नाव : 603. सी विंग सफा मरवाह अपार्टमेंट बहिस्ट कॉम्प्लेक्स पठाणवाडी मालाड पूर्व मुंबई मुंबई उपनगर महाराष्ट्र ब्लॉक नं : -- रोड नं : -- महाराष्ट्र MUMBAI. 400097	
(9)दस्तावेज करून दिल्याचा दिनांक	23/02/2023	
(10)दस्तावेजाची कल्प्याचा दिनांक	23/02/2023	
(11)अनुक्रमांक,खड व पृष्ठ	1245/2023	
(12)वाजाराभावाप्रमाणे मुद्राक शुल्क	132000	
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	22000	
(14)शेरा		

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition, with aforesaid specification ₹ 25,52,172.00 (Rupees Twenty Five Lakh Fifty Two Thousand One Hundred Seventy Two Only). The Realizable value of the above property is ₹ 21,69,346.00 (Rupees Twenty One Lakh Sixty Nine Thousand Three Hundred Forty Six Only). and the Distress Value is ₹ 17,86,520.00 (Rupees Seventeen Lakh Eighty Six Thousand Five Hundred Twenty Only).

Place: Mumbai

Date: 17.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.
Chalikwar

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: 2023.08.17 17:27:37 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

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).

Think.Innovate.Create

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company
www.vastukala.org



(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar 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 17.08.2023 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 12.08.2023. 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

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Deepak Dhansukhlal Panchal & Ms. Hasumati Deepak Panchal from M/s. Mahindra Life spaces Developers Ltd. vide Agreement for Sale dated 28.04.2015.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion branch to assess value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Bhavesh Shelar – Valuation Engineer Shobha Kuperkar – Technical Manager Pradnya Rasam – 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 – 12.08.2023 Valuation Date – 17.08.2023 Date of Report – 17.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 12.08.2023
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 **17th August 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 advise 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 documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 483.00** in the name of **Mr. Deepak Dhansukhlal Panchal & Ms. Hasumati Deepak Panchal**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on inputs received from the documents, we understand that the subject property is owned by **Mr. Deepak Dhansukhlal Panchal & Ms. Hasumati Deepak Panchal**. 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 inputs received from the documents and site visit conducted, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 483.00**.

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 / Exiting 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 the documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 483.00.**

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.

Think.Innovate.Create

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose as on dated **17th August 2023**.

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 knowledgeable 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.

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.

VALUATION OF THE PROPERTY PREMISES

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 **₹ 25,52,172.00 (Rupees Twenty Five Lakh Fifty Two Thousand One Hundred Seventy Two Only)**.

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: 2023.08.17 17:27:48 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org

