

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.	Dated
	PG-2153/23-24	24-Aug-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) STATE BANK OF INDIA RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiroi Road, Off L.B.S. Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003222 / 2302217	
	Dispatched through	Destination
Terms of Delivery		

Sl 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) **2,950.00**
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:
 "Ms. Roopali Ashok Khachane - Residential Flat No. T15-1802, 18th Floor, Wing - B, ""Solitaire"", Kolshet Road, Village - Dhokali, Thane (West), Thane - 400601, 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**



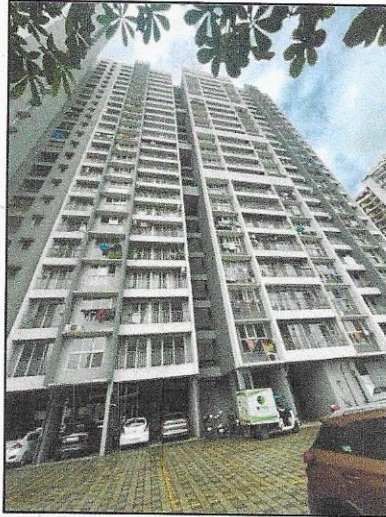
UPI Virtual ID : **vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd
Asmita Rathod
Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., email=vastukala@vastukala.org, c=IN
 Date: 2023.08.25 11:06:03 +05'30'
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Ms. Roopali Ashok Khachane**

Residential Flat No. T15-1802, 18th Floor, Wing – B, Building No. T - 15, "**Solitaire**", Kolshet Road,
Village – Dhokali, Thane (West), Taluka & District - Thane, PIN Code – 400 601,
State – Maharashtra, Country – India.

Latitude Longitude: 19°13'54.2"N 72°59'04.5"E

Valuation Done for:

State Bank of India

RACPC Sion

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. T15-1802, 18th Floor, Wing – B, Building No. T - 15, "Solitaire", Kolshet Road, Village – Dhokali, Thane (West), Taluka & District - Thane, PIN Code – 400 601, State – Maharashtra, Country – India belongs to **Ms. Roopali Ashok Khachane**.

Boundaries of the property.

North	:	Everest World Circle
South	:	Clover, Everest World
East	:	Internal Road
West	:	Elite Solitaire B Wing

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ **1,30,37,500.00 (Rupees One Crore Thirty Lakh Thirty Seven Thousand Five Hundred 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=cmd@vastukala.org, c=IN
Date: 2023.08.25 10:58:08 +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.



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- | | | | |
|-----------|------------|-----------|--------|
| 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 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)

I. General	
1.	Purpose for which the valuation is made : As per request from State Bank of India, RACPC Sion Branch, our engineer visited the property but internal visit was not allowed hence the report is based on external visit only, 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 : 22.08.2023
	b) Date on which the valuation is made : 24.08.2023
3.	List of documents produced for perusal: i) Copy of Agreement for sale dated 19.01.2019 ii) Copy of Commencement Certificate No. Old V.P. No. 2003 / 94 – New V.P No. S05 / 0105 / 16 / TMC / TDD / 2217 / 17 dated 21.06.2017 issued by Thane 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) : Ms. Roopali Ashok Khachane. Address: Residential Flat No. T15-1802, 18 th Floor, Wing – B, Building No. T - 15, "Solitaire", Kolshet Road, Village – Dhokali, Thane (West), Taluka & District - Thane, PIN Code – 400 601, State – Maharashtra, Country – India. Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a residential flat No. T15-1802 located on 18 th floor. As per Sale Plan attached to the agreement, the composition of flat is 2 Bedrooms + Living Room + Dinning Area + Passage + Kitchen + 2 Toilets. (i.e. 2 BHK + 2 Toilets) . The property is at 6.2 Km. Walking distance from nearest railway station Thane.
6.	Location of property :
	a) Plot No. / Survey No. : Old Survey No. 283A, 283B, 37A, 38A & New Survey No. 37/4, 37/5, 37/7 & Others of Village - Dhokali

	b)	Door No.	:	Residential Flat No. T15-1802
	c)	C.T.S. No. / Village	:	Village - Dhokali
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District - Thane
	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. T15-1802, 18th Floor, Wing – B, Building No. T - 15, "Solitaire", Kolshet Road, Village – Dhokali, Thane (West), Taluka & District - Thane, PIN Code – 400 601, State – Maharashtra, Country – India.
8.		City / Town	:	Thane (west)
		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 – Dhokali Thane 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 actual Site
		North	:	Everest World Circle
		South	:	Clover, Everest World
		East	:	Internal Road
		West	:	Elite Solitaire B Wing
				As per Documents
				Part Private Property & Part 30 m DP Road
				Part First Land & Part Kolshet Road
				Part First Land & Part Kolshet Road
				Part Private Property & Part 30 m DP Road
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	:	-



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	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	RERA Carpet Area in Sq. Ft. = 690.00 Balcony Area in Sq. Ft. = 55.00 Total Carpet Area in Sq. Ft. = 745.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 820.00 (Carpet Area + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°13'54.2"N 72°59'04.5"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	RERA Carpet Area in Sq. Ft. = 690.00 Balcony Area in Sq. Ft. = 55.00 Total Carpet Area in Sq. Ft. = 745.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant & Bank Possession	
II APARTMENT BUILDING				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Old Survey No. 283A, 283B, 37A, 38A & New Survey No. 37/4, 37/5, 37/7 & Others of Village - Dhokali	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Dhokali Thane Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. T15-1802, 18 th Floor, Wing – B, Building No. T - 15, "Solitaire", Kolshet Road, Village – Dhokali, Thane (West), Taluka & District - Thane, PIN Code – 400 601, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2019 (Approx.)	
5.	Number of Floors	:	Stilt + 23 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	6 Flats on 18 th Floor (As per Sale Plan attached to agreement)	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		



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	Lift	:	3 Lifts (As per Sale Plan attached to agreement)
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with one 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	:	18 th Floor
2	Door No. of the flat	:	Residential Flat No. T15-1802
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Internal visit not allowed
	Doors	:	Internal visit not allowed
	Windows	:	Internal visit not allowed
	Fittings	:	Internal visit not allowed
	Finishing	:	Internal visit not allowed
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?	:	Internal visit not allowed
7	Sale Deed executed in the name of	:	Ms. Roopali Ashok Khachane
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. = 820.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per TMC norms
11	What is the Carpet Area of the flat?	:	RERA Carpet Area in Sq. Ft. = 690.00 Balcony Area in Sq. Ft. = 55.00 Total Carpet Area in Sq. Ft. = 745.00 (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?	:	Vacant & Bank Possession
15	If rented, what is the monthly rent?	:	₹ 25,000.00 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



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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)	:	₹ 16,500.00 to ₹ 18,500.00 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).	:	₹ 17,500.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 14,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,30,020.00 per Sq. M. i.e. ₹ 12,079.00 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 area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the 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)	:	₹ 2,800.00 per Sq. Ft.
	Age of the building	:	04 Years
	Life of the building estimated	:	56 years completion Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	:	N.A., as the property age is below 5 years.
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,800.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 14,700.00 per Sq. Ft.
	Total Composite Rate	:	₹ 17,500.00 per Sq. Ft.
	Remarks: At the time of visit the flat was Sealed & Internal visit, Photographs were not allowed.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking)	745.00 Sq. Ft.	17,500.00	1,30,37,500.00

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				1,30,37,500.00
The Realizable value of the property				1,10,81,875.00
Distress value of the property				91,26,250.00
Insurable value of the property				22,96,000.00
Guideline value of the property				99,04,780.00

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 Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby



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vicinity is in the range of ₹ 16,500.00 to ₹ 18,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, 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. We estimate ₹ 17,500.00 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	₹ 25,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual site photographs

SOLITAIRE - B	
1391 Pratik Kumar Beldar	1391
1392 Pooja S. B. Jaisankar & Zommar	1392
1393 Mangesh D. Jaisankar & Akshay M. Beldar	1393
1394 Urushali Bhamburde & Hemant D. Bhamburde	1394
1395 Vicky Chavhan & Pooja Chavhan	1395
1396 Aditya V. Jaisankar & Vikas S. Jaisankar	1396
1401 Anantaram Manoj Chavhan	1401
1402 Surent Anand & Suman Chavhan	1402
1403 Vishaika & Sachin Khadburde	1403
1404 Harsh S. Thakur & Neha Jaisankar Thakur	1404
1405 Rajkumar Manojkumar D. Chavhan	1405
1406 Dhanraj Manoj & Anant Manoj	1406
1501 Dhanraj Ganesh & Shilpa Ganesh	1501
1502 Akshay Sahay	1502
1503 Anant C. Kulkarni & Anshika C. Kulkarni	1503
1504 Mayur Bhamburde & Smita Bhamburde	1504
1505 Smita H. Bhamburde & Harshant D. Bhamburde	1505
1506 Rajesh Ganesh	1506
1601 Anant Kulkarni & Anshika Kulkarni	1601
1602 Yashraj Ganesh & Sneha Ganesh	1602
1603 Aditya Vikas Karbhari	1603
1604 Smita Nair & Vishaika Nair	1604
1605 Keshi Kulkarni & Anshika Kulkarni	1605
1606 K. Sneha Prabhakar & D. Hari	1606
1701 Pradip M. Dalvi	1701
1702 Sameer Khan & Fowzia S. Khan	1702
1703 Rohan Aje	1703
1704 Archana Parbhari & Leelendra D. Parbhari	1704
1705 Yusuf & Anant Parbhari	1705
1706 Harshant Ganesh & Sneha Ganesh	1706
1801 Manasa Kamalprasa	1801
1802 Roopali Chughane	1802
1803 Rishabh Shastri & Sneha Shastri	1803
1804 Saurabh Paul & Anuradha P.	1804
1805 Adarsh Chavhan	1805
1806 Datta Bhamburde	1806
1901	1901
1902	1902
1903	1903
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1906	1906
2001	2001
2002	2002
2003	2003
2004	2004
2005	2005
2006	2006
2101	2101
2102	2102
2103	2103
2104	2104
2105	2105
2106	2106
2201	2201
2202	2202
2203	2203
2204	2204
2205	2205
2206	2206
2301	2301
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2405	2405
2406	2406



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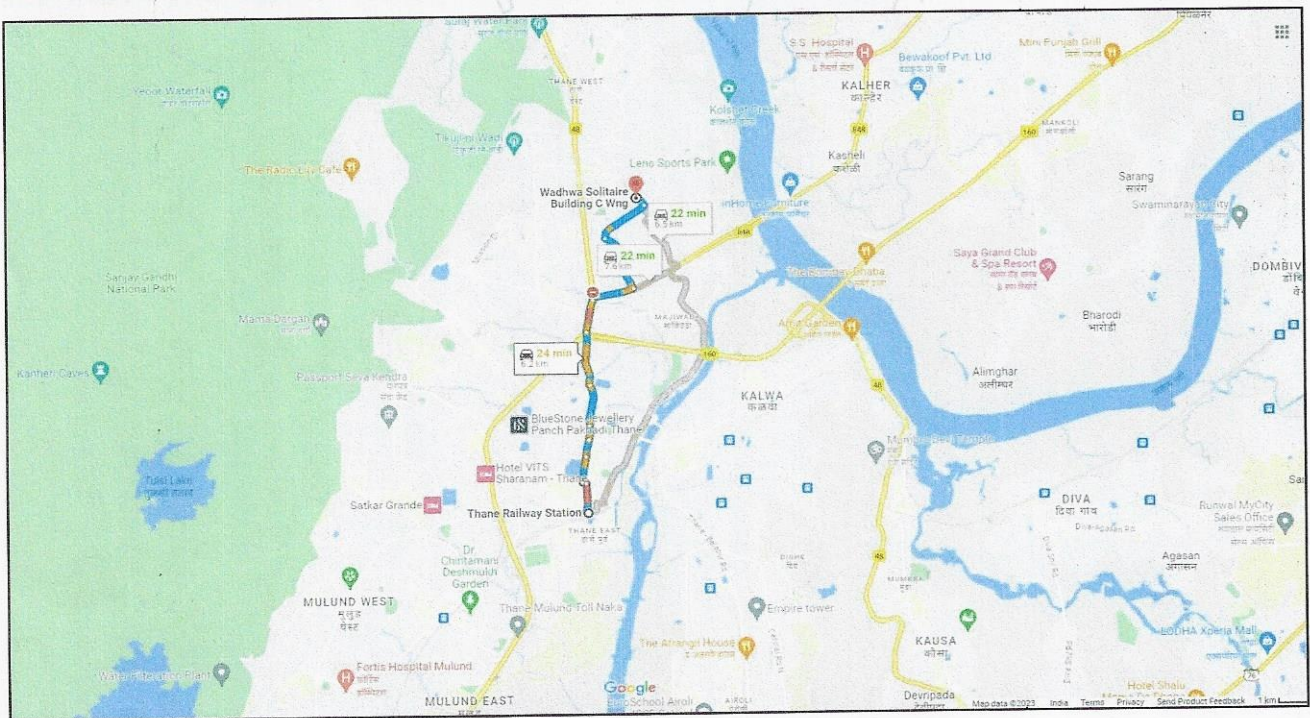
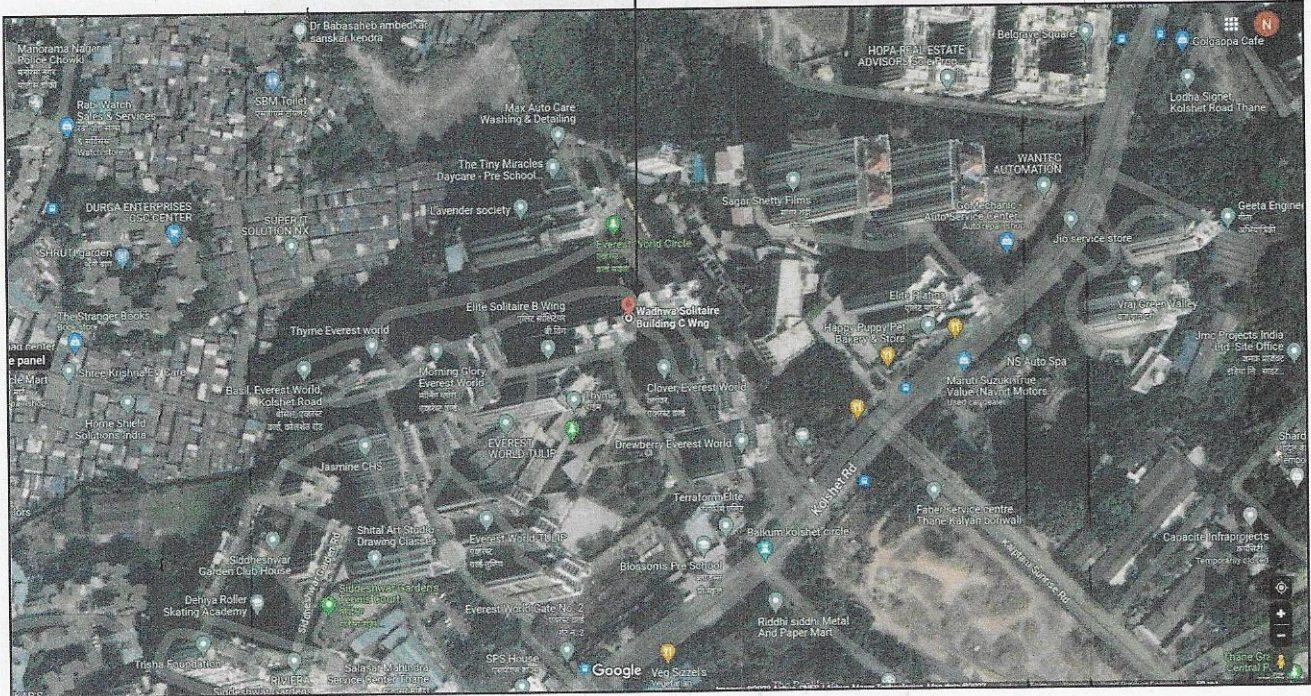
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Route Map of the property

Site u/r



Latitude Longitude: 19°13'54.2"N 72°59'04.5"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 6.2 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : DHOKALI Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	Everest World Housing Complex.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
8	8/33/1	47700	118200	139100	186300	139100
Survey No. 146/1, 146/2(P), 147/2, 163/2, 283/A, 283/B						

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Price Indicators

magicbricks
Hi, nitesh

Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Thane West > 2 BHK Flats for Sale in Thane West > 783 Sq-ft
Posted on: Jul 04, 23
Property ID: 67071811

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2 BHK Flat For Sale in Everest World Lavender, **Thane West, Thane**

2 Beds 2 Baths Furnished

Carpet Area: 559 sqft
₹17,889/sqft

Floor: 26 (Out of 28 Floors)

Facing: South - East

Developer: **Terraform Realty**

Transaction Type: Resale

Furnished Status: Furnished

Project: **Everest World Lavender**

Status: Ready to Move

Type Of Ownership: Co-operative Society

Contact Owner
Get Phone No.

Last contact made 11 days ago

Contact Owner

Kedar Pitale -91-98XXXXXXX

Get Phone No.

More Details

Price Breakup: ₹1 Cr

Booking Amount: ₹2.0 Lac [Secure Now](#)

Address: 2601, Lavender Everest World Gate no 4 Dhokali kolshet road thane west 400607, Thane West, Thane - Central Thane, Maharashtra

magicbricks
Hi, nitesh

Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Kolshet Road > 2 BHK Flats for Sale in Kolshet Road > 1100 Sq-ft
Posted on: Jun 16, 23
Property ID: 67559233

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Unlock exclusively Reserved Owner Properties
Join Prime @ 50% OFF

₹1.55 Cr EMI - ₹70k | [Get pre-approved loan](#)

2 BHK Flat For Sale in Wadhwa Solitaire, **Kolshet Road, Thane**

2 Beds 2 Baths 2 Balconies Unfurnished

Carpet Area: 833 sqft
₹18,607/sqft

Floor: 19 (Out of 23 Floors)

Additional Rooms: 1 Study Room

Facing: North - East

Developer: **The Wadhwa Group**

Transaction Type: Resale

Furnished Status: Unfurnished

Project: **Wadhwa Solitaire**

Status: Ready to Move

Contact Owner
Get Phone No.

Last contact made 1 day ago

Contact Owner

AYAAN CHEULKAR -91-91XXXXXXX

Get Phone No.

More Details

Price Breakup: ₹1.55 Cr

Booking Amount: ₹100000 [Secure Now](#)

Address: Everest World Circle Road, Near, Kolshet Rd, Thane West, 400607, Kolshet Road, Thane - Central Thane, Maharashtra



Price Indicators

magicbricks
Buy Rent Sell Home Loans
Hi, nitish
Post Property (Free)

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Kolshe Road > 1 BHK Flats for Sale in Kolshe Road > 450 Sq.ft
Posted on: Aug 23, 23
Property ID: 66306307

₹75.0 Lac EMI - ₹ 34k | [Get Loan offers from 34+ banks](#)

1 BHK 450 Sq-ft Flat For Sale **Kolshe Road, Thane**

1 Bed 2 Baths 2 Balconies Unfurnished

Carpet Area
450 sqft *
₹16.667/sqft

Floor
22 (Out of 29 Floors)

Additional Rooms
1 Study Room

Developer
The Wadhwa Group

Transaction Type
Resale

Facing
North - East

Project
Wadhwa Solitaire

Status
Ready to Move

Furnished Status
Unfurnished

Contact Agent
Get Phone No.
Last contact made 12 days ago

Contact Agent

Quicklease -91-7500000000

Get Phone No.

More Details

Price Breakup	₹75 Lac
Booking Amount	₹100000 Secure Now
Address	Balkum village, Thane, Kolshe Road, Thane - Central Thane, Maharashtra
Landmarks	Balkum naka
Furnishing	Unfurnished

716274

25-08-2023

Note:-Generated Through eDisplay v2.1 Module, For original report please contact concern SRO office.

सूची क्र. २

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्तऐवज क्रमांक.: 7162/2022

नोंदणी :

Regn:63m

गाव : दोकाळी

(1)दस्तऐवज प्रकार	करारनामा
(2)मोबदला	7150000
(3)वाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार अकारपी देतो कि पट्टेदार ते नमूद व्हावे)	4474249.6
(4)भूमापन ,पोटहिस्सा व चरकरांक (असल्यास)	1) इतर माहिती : सदरनामा नं. टी14-2102.21वा मजला ए विंग सॉलिटियर बिल्डींग सॉलिटियर ए को. ऑप. ही. सो. लि. ईलाइट प्रोजेक्ट, कोलशेत रोड, दोकाळी ठाणे प क्षेत्र 37.81 चौ मी कार्पेट व कपबोर्ड एरिया 3.99 चौ मी
(5)क्षेत्रफळ	1) 50.16 चौ.मीटर
(6)आकारपी किंवा जुडी देण्यात असलेले तक्ते	
(7)दस्तऐवज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) प्रतिक प्रविण गोर 33 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. : सदरनामा नं. टी14-2102 21वा मजला ए विंग सॉलिटियर बिल्डींग सॉलिटियर ए को. ऑप. ही. सो. लि. ईलाइट प्रोजेक्ट कोलशेत रोड दोकाळी ठाणे महाराष्ट्र ठाणे. 400607
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) वैशाली संजय पाटील 49 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. : ए604 अमीधारा अपार्टमेंट रामबाग लेन -2 भुजबलवाडी कल्याण प जि ठाणे महाराष्ट्र ठाणे. 421301 2) संजयकुमार यादवराव पाटील 52 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. : ए604 अमीधारा अपार्टमेंट रामबाग लेन -2 भुजबलवाडी कल्याण प जि ठाणे महाराष्ट्र ठाणे. 421301
(9)दस्तऐवज करून दिल्याचा दिनांक	28/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2022
(11)अनुक्रमांक, खंड व पृष्ठ	7162/2022
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	429000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)ग्रेरा	
मूल्यांकनासाठी विचारात घेतलेला तपशील :-	



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As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications ₹ 1,30,37,500.00 (Rupees One Crore Thirty Lakh Thirty Seven Thousand Five Hundred Only). The Realizable value of the above property is ₹ 1,10,81,875.00 (Rupees One Crore Ten Lakh Eighty One Thousand Eight Hundred Seventy Five Only) and the Distress Value is ₹ 91,26,250.00 (Rupees Ninety One Lakh Twenty Six Thousand Two Hundred Fifty Only).

Place: Mumbai

Date: 24.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Director

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

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: 2023.08.25 12:17:35 +05'30'

Auth. Sign.

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

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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, Sharad 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 24.08.2023 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 22.08.2023. 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



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- 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. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Ms. Roopali Ashok Khachane.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion Branch, Mumbai to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar – 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 – 22.08.2023 Valuation Date - 24.08.2023 Date of Report - 24.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 22.08.2023
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



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **24th 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 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 Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **745.00 Sq. Ft. Total Carpet Area** in the name **Ms. Roopali Ashok Khachane**. 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 our discussion with the Client, we understand that the subject property is owned by **Ms. Roopali Ashok Khachane**. 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 Client, we understand that the Residential Flat, admeasuring **745.00 Sq. Ft. Total Carpet Area**.

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.



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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 client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **745.00 Sq. Ft. Total Carpet Area.**

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.



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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.

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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 **24th 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 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.

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 **₹ 1,30,37,500.00 (Rupees One Crore Thirty Lakh Thirty Seven Thousand Five Hundred 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: 2023.08.25 10:58:36 +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



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