

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner : **M/s. Technopet Machinerics**

Commercial Shop No. 14, Ground Floor, "**Shri Naman Plaza**", Shree Naman Plaza Premises Co-op. Soc. Ltd., S. V. Road, Behind Shopper's Stop, Kandivali (West), Mumbai, PIN Code - 400067, State - Maharashtra, Country - India

Latitude Longitude : 19°11'52.5"N 72°50'55.4"E

## Valuation Done for:

**Cosmos Bank  
Kandivali (West) Branch**

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India.

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Vastu/Mumbai/01/2020/016785/32242

22/07-242-SH

Date: 22.01.2020

**VALUATION OPINION REPORT**

The property bearing Commercial Shop No. 14, Ground Floor, "**Shri Naman Plaza**", Shree Naman Plaza Premises Co-op. Soc. Ltd., S. V. Road, Behind Shopper's Stop, Kandivali (West), Mumbai, PIN Code - 400067, State - Maharashtra, Country - India belongs to **M/s. Technopet Machinerics**

Boundaries of the property :

North	Kilachand Road
South	Internal Road
East	Shree Naman Tower
West	S. V. Road

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 MSME Loan purpose at **₹ 35,20,440.00 (Rupees Thirty Five Lakh Twenty Thousand Four Hundred Forty 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 report.

Hence certified

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,email=sharad@vastukala.org, c=IN  
Date: 2020.01.22 16:46:28 +05'30'

Director

C.M.D.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report

**Mumbai**

121, 1<sup>st</sup> Floor, Ackruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325

Fax : +91 22 28371324

mumbai@vastukala.org

**Delhi NCR**

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225

+91 9819670183

delhincr@vastukala.org

**Nanded**

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288

+91 2462 239909

nanded@vastukala.org

**Aurangabad**

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel. : +91 240 2485151

Mobile : +91 9167204062

+91 9860863601

aurangabad@vastukala.org

Commercial Shop No. 14, Ground Floor, "**Shri Naman Plaza**", Shree Naman Plaza Premises Co-op. Soc. Ltd., S. V. Road, Behind Shopper's Stop, Kandivali (West), Mumbai, PIN Code - 400067, State - Maharashtra, Country - India  
(See Rule 8 D)

**Form 0-1**

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

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 22nd January 2020 for MSME Loan
2	Date of inspection	20.01.2020
3	Name of the owner/ owners	<b>M/s. Technopet Machinerics</b>
4	If the property is under joint ownership Ownership / co-ownership, share of each such owner. Are the shares undivided?	Company Ownership
5	Brief description of the property	Valuation Report of Commercial Shop No. 14, Ground Floor, " <b>Shri Naman Plaza</b> ", Shree Naman Plaza Premises Co-op. Soc. Ltd., S. V. Road, Behind Shopper's Stop, Kandivali (West), Mumbai, PIN Code - 400067, State - Maharashtra, Country - India
6	Location, street, ward no	S. V. Road, Behind Shopper's Stop, Kandivali (West), Mumbai
7	Plot No. Survey No. CTS No. of land	C.T.S No 403,404,405,409 & 410 of Village Malad (North)
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Commercial
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Auto, Bus, Private Vehivles & Railway
	<b>LAND</b>	
12	Area of land supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area = 80.00 Sq. Ft.</b> <b>Saleable Area = 120.00 Sq. Ft.</b> <b>(Area as per Sale Deed)</b> Carpet area = 82 Sq. Ft. (Area as per actual site measurement)
13	Roads, Streets or lanes on which the land is abutting	S. V. Road, Behind Shopper's Stop, Kandivali (West), Mumbai
14	If freehold or leasehold land	Free Hold



15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial premium (ii) Ground rent payable per annum (iii) Unearned increase payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding.	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/tenanted/both?	Owner Occupied
25	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
26	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index Permissible - As per Local norms Percentage actually utilized - Details not available
	<b>RENTS</b>	
(i)	Names of tenants/ lessees/ licensees, etc	N.A.
(ii)	Portions in their occupation	N.A.
(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 12000.00 expected rental value for month
(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	No



28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N.A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N.A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N.A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N.A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N.A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N.A.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial Shop in an building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N.A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of completion - 2002
42	What was the method of construction, by contract/By employing Labour directly/ both?	N.A.
43	For items of work done on contract, produce copies of agreements	N.A.



44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N.A.
45	Remarks	1. As per Site Inspection , Shop Nos. 14 & 15 are separated by wooden partition & having separate entrances . For the purpose of Valuation , we have considered area as per Sale Deed of Shop No. 14 only. 2. As per Site Inspection, Commercial Shop is used as Commercial Office

## PART II - VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kandivali West Branch to ascertain the Fair Market Value of said Commercial Shop, as on 22.01.2020 , we have valued the Commercial Shop No. 14, Ground Floor, "Shri Naman Plaza", Shree Naman Plaza Premises Co-op. Soc. Ltd., S. V. Road, Behind Shopper's Stop, Kandivali (West), Mumbai, PIN Code - 400067, State - Maharashtra, Country - India belongs to M/s. Technopet Machineries

We are in receipt of the following documents:

1	Copy of Sale Deed dated 28.04.2010
2	Copy of Occupancy Certificate No. CHE / A / 0903 / BP / WS / AR dated 21.10.2002 issued by Municipal Corporation of Greater Mumbai

### LOCATION:

The said building is located at S. V. Road, Kandivali West. The Property falls in commercial Zone. It is at a travel distance of 750 M. from Kandivali Railway station. The surrounding locality is commercial.

### BUILDING:

The building under reference is having Ground + 3 (Part) upper floors. It is a R.C.C. Framed Structure framed structure with 9" thick external walls and 6" thick internal POP finished brick walls. The walls are having sand faced plaster from outside. The Staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The whole building is used for Commercial use. Ground floor is having 54 Commercial Shop. Lift is provided in the building

### Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. It consists of Working Area. The Commercial Shop is finished with Spartex, Teak Woodi with Glass Door frame with M.S. Rolling Shutter doors, Acrylic OBD painting, Aluminium sliding windows & Concealed electrification.

### Valuation as on 22nd January 2020

The Carpet area of the Commercial Shop	80.00 Sq. Ft.
The Saleable area of the Commercial Shop	120.00 Sq. Ft.



**Deduct Depreciation:**

Year of Construction of the building	: 2002
Expected total life of building	: 60.00
Age of the building as on 2020	: 17
Cost of Construction	: 120.00X2,600.00 = ₹ 3,12,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner.	: ₹ 2,49,800.00 per Sq. M. i.e. ₹ 23,207.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate	: ₹ 2,44,203.00 per Sq. M. i.e. ₹ 22,687.00 per Sq. Ft.
Depreciation	: $\{(100-10) \times 18\}/60.00 = 25.50\%$
Amount of depreciation	: ₹ 79,560.00
<b>Value of property as on 22.01.2020</b>	: (120.00 Sq. Ft. X ₹ 30,000.00 = ₹ 36,00,000.00)

(Area of property x market rate of developed land & Residential premises as on 2020 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. - Depreciation)

<b>Depreciated fair value of property as on 22.01.2020</b>	: (₹ 36,00,000.00 - ₹ 79,560.00) = <b>₹ 35,20,440.00</b>
Value of the property	: ₹ 35,20,440.00
The realizable value of the property	: ₹ 31,68,396.00
Distress value of the property	: ₹ 28,16,352.00
Insurable value of the property	: ₹ 3,12,000.00

Taking into consideration above said facts, we can evaluate the value of for this particular purpose at **₹ 35,20,440.00 (Rupees Thirty Five Lakh Twenty Thousand Four Hundred Forty Only) as on 22nd January 2020.**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

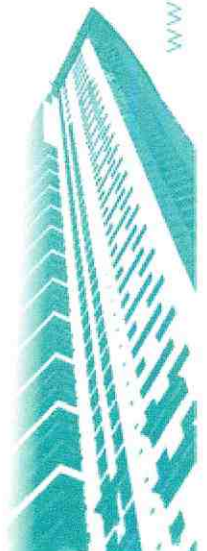
Sharadkumar B. Chalikwar  
Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=  
email=sharad@vastukala.org, c=IN  
Date: 2020.01.22 16:46:47 +05'30'

C.M.D.

Director



**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09



**NOTES:**

1. I, Sharadkumar B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 22nd January 2020 is **₹ 35,20,440.00 (Rupees Thirty Five Lakh Twenty Thousand Four Hundred Forty Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the Valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This Valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

**PART III - DECLARATION**

I hereby declare that

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

Date : 22.01.2020

Place : Mumbai

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

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B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.01.22 16:46:56 +05'30'

C.M.D.

Director



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

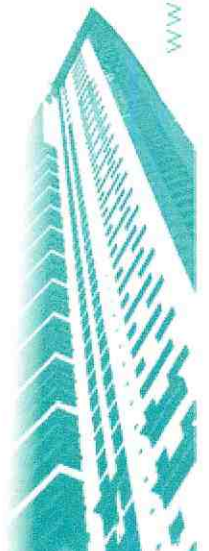
Chartered Engineer (India)

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

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**ANNEXURE TO FORM 0-1**

	<b>Technical Details</b>	<b>Main Building</b>
1	No. of floors and height of each floor	Ground + 3 (Part) upper floors.
2	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop on Ground floor
3	Year of construction	2002 (As per Occupancy Certificate)
4	Estimated future life	43 years Subject to proper, preventive periodic maintenance and structural repairs.
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak Wood with Glass Door door frame with M.S. Rolling Shutter doors, Aluminium Sliding Windows
10	Flooring	Spartex tiles flooring
11	Finishing	Cement Plastering + POP finish
12	Roofing and Terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No.
15	(i) Internal wiring :surface/conduit	Concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	
	(i) No. of water closets	0
	(ii) No. of lavatory basins	0
	(iii) No. of urinals	0
	(iv) No. of sinks	0
16	Class of fittings: Superior colored / superior white/ordinary.	Good
17	Compound wall Height and length Type of construction	5'6" High, R.C.C. Columns with B.B. Masonry Wall
18	No. of lifts and capacity	The Building is having 2 Lifts.
19	Underground sump - capacity and type of construction	R.C.C. Tank

20	Over-head tank Location, capacity Type of construction	R.C.C tank on Terrace
21	Pumps- no. and their horse power	Information not available
22	Roads and paving within the compound approximate area and type of paving	Open Parking. Chequered tile in open spaces, etc.
23	Sewage disposal - whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

For VASTUKALA CONSULTANTS (I) PVT. LTD

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B. Chalikwar

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Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
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Date: 2020.01.22 16:47:07 +05'30'



C.M.D.

Director

**Sharadkumar B. Chalikwar**

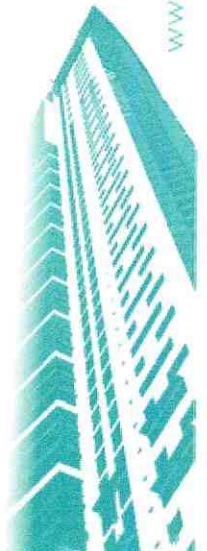
Govt. Reg. Valuer

Chartered Engineer (India)

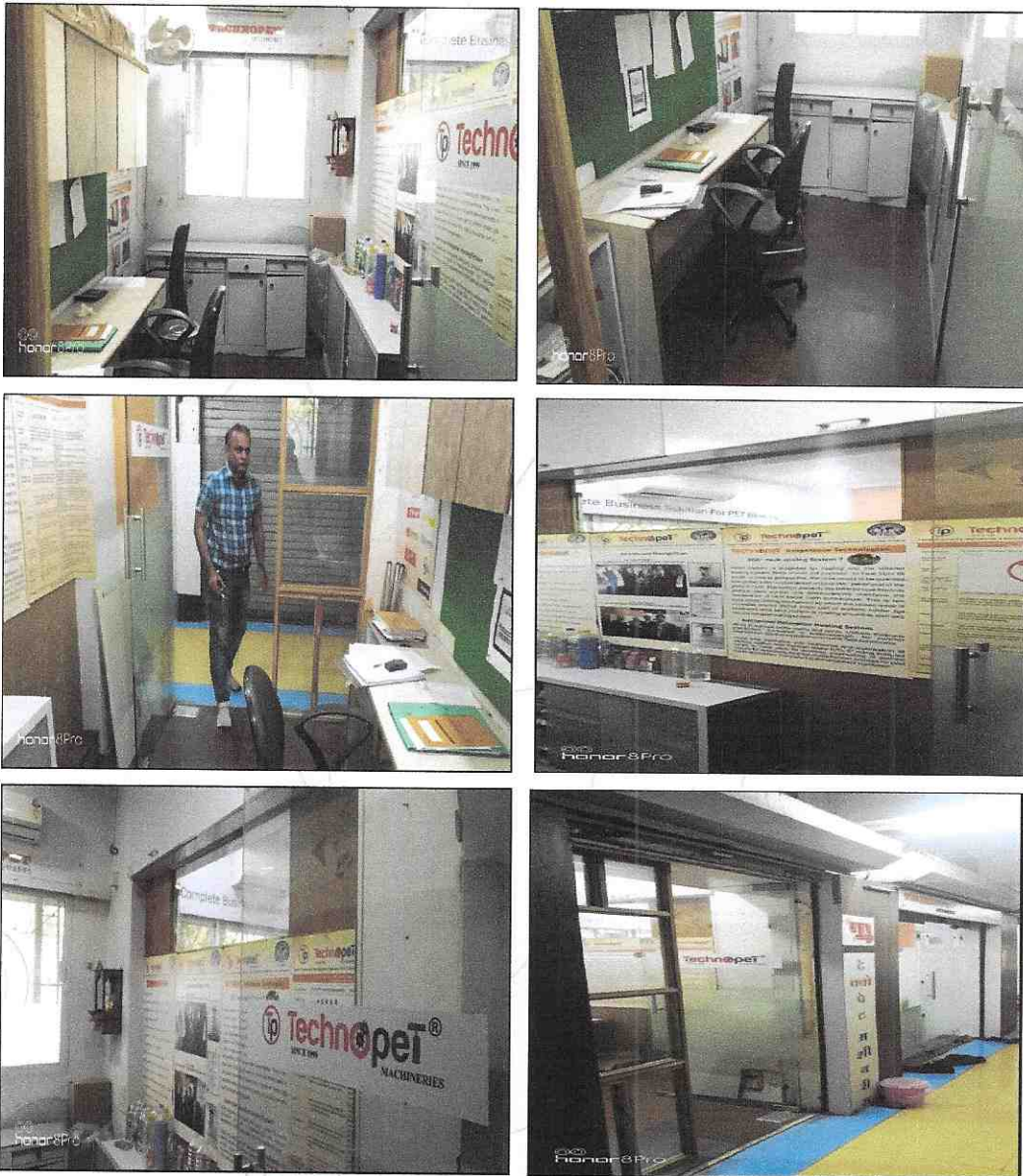
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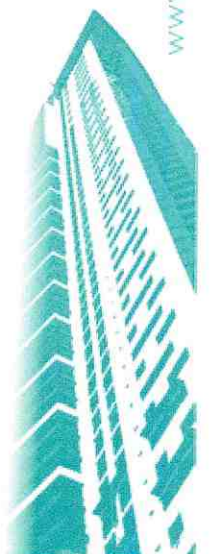
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### Actual Site Photographs



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## Actual Site Photographs



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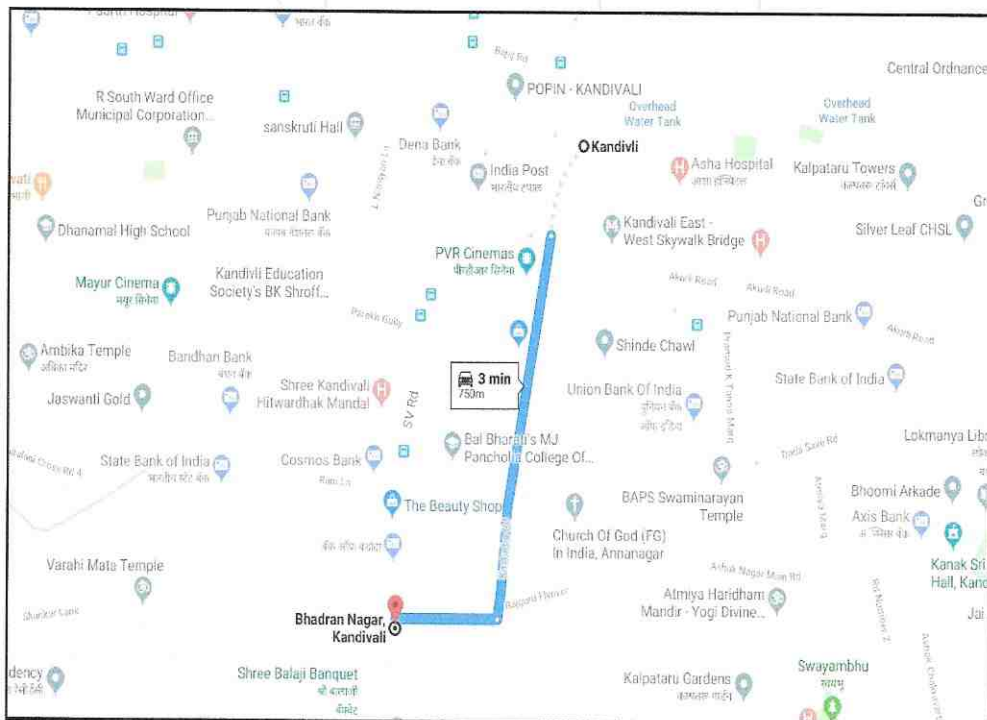
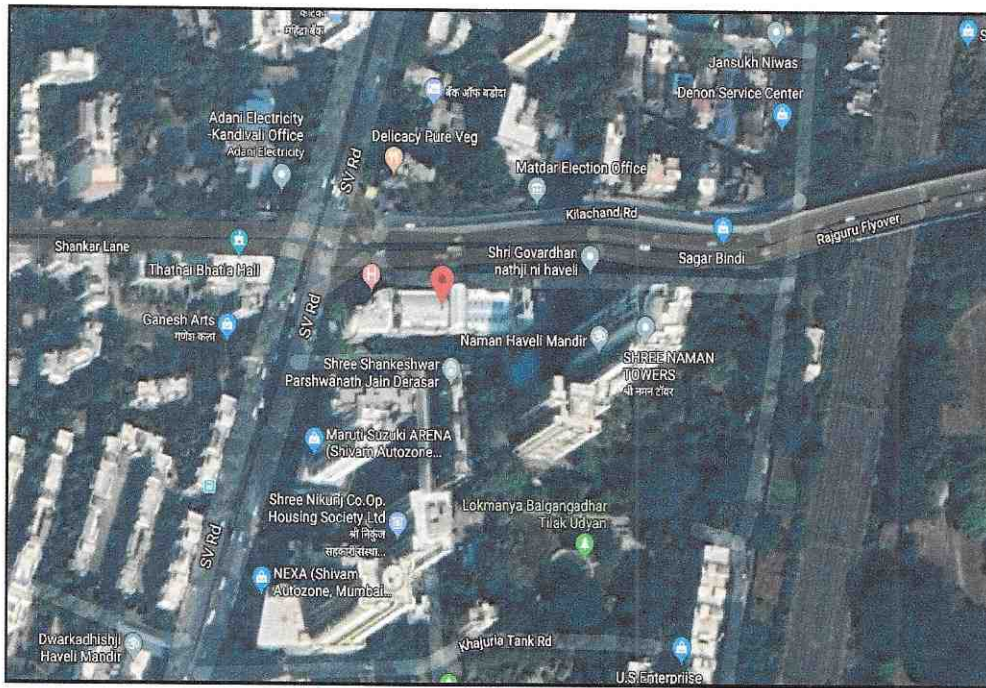


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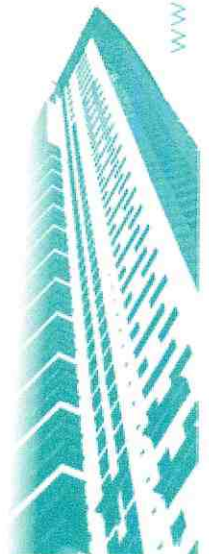
## Route Map of the property

(Note: 📍 shows location)



**Latitude Longitude - 19°11'52.5"N 72°50'55.4"E**

**Note::** The Blue line shows the route to site from nearest railway station (Kandivali 750 M.)



## Price Indicator

**99acres** Commercial ▼ All Commer... Type Location or Project/Society or Keyword Buy ▼ **SEARCH**

Home ▶ Commercial Property in Mumbai Andheri-Dahisar ▶ Mahavir Nagar ▶ Shops ▶ 1 to 1.5 Cr ▶ 400 to 500 Sq.Ft.

**Commercial Shops for Sale in Mahavir Nagar, Mumbai Andheri-Dahisar**  
Address: Mahavir Nagar, Mumbai Andheri-Dahisar, Mumbai, Landmark: Axis Bank (Banks) Posted on: Feb 01, 2019

**Overview** Photos & Videos **11** Map Dealer Details

Sale Price:  $\square$  1.35 Crore @  $\square$  33750 per Sq.Ft.

Washroom : 1	Facing : East
Built-up area : 400.00 Sq.Ft. $\blacktriangleright$	Possession : Immediate
Carpet area : 250.00 Sq.Ft.	Property age : 10+ years old
	Transaction Type : Resale
	Property Ownership : Co-operative Society

Mahavir Nagar  
Photos (10) Videos (1)

Posted by: Aashiyana Properties

[Contact Dealer FREE](#) [Shortlist](#)

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Property ID: 46120457

**1.10 Cr** Commercial Shop  
for sale in Kandivali West, Mumbai ▶ [What's Nearby](#)

Owner: sanket [Contact Now](#)

PROPERTY DETAILS LOCALITY DETAILS PRICE TRENDS Post on: Sep 28, 19

Photo not uploaded by advertiser

Floor: Ground (Out of 6 Floors)

Super area: 300 sqft  $\blacktriangleright$   
 $\square$  36.667 sqft.

Construction Status: Ready to Move	Furnished status: Unfurnished	Car parking: None
------------------------------------	-------------------------------	-------------------

[Contact Owner](#) [Share Property Feedback](#)



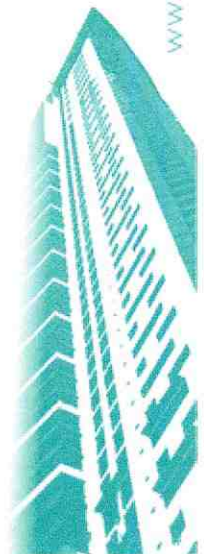
## Price Indicator

The screenshot shows a property listing on the Magicbricks website. The header includes navigation links for Buy, Rent, Sell, Tools & Advice, What's New, News, and Help. The user is logged in as 'My Activity' and can post a property for free. The property is a 'Commercial Shop' priced at '75.0 Lac' in Kandivali West, Mumbai. The agent is Rajan Sarawagi, who has served 2000+ buyers. The listing includes a gallery of 13 photos, a location map, and a 'See Location' button. The property details are as follows:

PROPERTY DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
<p>Units on Floor: 20</p> <p>Super area: 250 sqft (30,000 sqft)</p> <p>Overlooking: Main Road</p> <p>Construction Status: Ready to Move</p>	<p>Carpet area: 175 sqft (42,637 sqft)</p> <p>Corner Property: Corner Shop</p>	<p>Loading: 30%</p> <p>Car parking: 1 Open</p>	<p>Maintenance charges: ₹3,000 Monthly</p>

Additional features include 'Main Road Facing' (LSP), 'Contact Agent', 'View Phone No.', and 'Share Property Feedback' options.

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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 **MSME Loan** purpose as on dated **22<sup>nd</sup> January 2020**.

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.

### **UNDERLYING ASSUMPTIONS**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
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Date: 2020.01.22 16:47:30 +05'30'

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Director

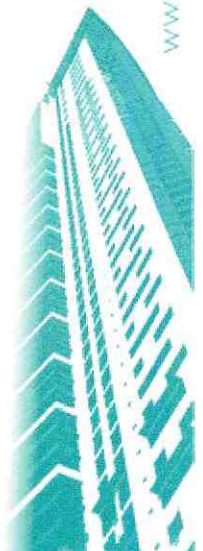


**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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





**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 herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **₹ 35,20,440.00 (Rupees Thirty Five Lakh Twenty Thousand Four Hundred Forty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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Govt. Reg. Valuer

Chartered Engineer (India)

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