

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-2536/23-24	18-Sep-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) PUNJAB NATIONAL BANK - PLP BKC PLP BKC BRANCH PNB Pragati Tower C-9 G Block 3rd floor Bandra Kurla Complex Bandra(E), Mumbai 400051 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003833 / 2302614	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				3,540.00

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

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:
 Mrs. Shreyasi Lalit Zaveri & Mr. Shrenil Lalit Zaveri -
 Residential Flat No. 1001, 10th Floor, "Nami Co-op.
 Hsg. Soc. Ltd.", D-12, Sarvoday Parshwanath Nagar,
 Nahur Road, Mulund (West), Mumbai – 400 080, 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 : **PUNJAB NATIONAL BANK**
 A/c No. : **1756002100016739**
 Branch & IFS Code : **Goregaon (E.) & PUNB0175600**



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd
Asmita Rathod
Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, ou=Vastukala Consultants
 (I) Pvt. Ltd., email=asmita.rathod@vastukala.org, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Consultants (I) Pvt. Ltd., cn=Asmita Rathod
Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Shreyasi Lalit Zaveri & Mr. Shrenil Lalit Zaveri**

Residential Flat No. 1001, 10th Floor, "**Nami Co-op. Hsg. Soc. Ltd.**", D-12, Sarvoday Parshwanath Nagar,
Nahur Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.

Latitude Longitude: 19°09'47.0"N 72°56'41.2"E

Valuation Done for:

**Punjab National Bank
PLP BKC Branch**

PNB Pragati Tower C-9, G Block, 3rd Floor, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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 Thane  Nanded  Indore  Raipur
 Delhi NCR  Nashik  Ahmedabad  Jaipur

 **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivail 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 under construction property bearing Residential Flat No. 1001, 10th Floor, "Nami Co-op. Hsg. Soc. Ltd.", D-12, Sarvoday Parshwanath Nagar, Nahur Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mrs. Shreyasi Lalit Zaveri & Mr. Shrenil Lalit Zaveri.**

Boundaries of the property.

North	:	Ground
South	:	Slum Area
East	:	Internal Road
West	:	Manibhadra Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and this particular purpose at ₹ 3,08,74,000.00 (Rupees Three Crore Eight Lakh Seventy Four Thousand Only). As per Site Inspection 64% Construction Work is Completed.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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: 2023.09.18 17:08:25 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138
Encl: Valuation report.



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- | | | | |
|-----------|------------|-----------|--------|
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| Delhi NCR | Washik | Ahmedabad | Jaipur |

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

Valuation Report of Immovable Property

I		General	
1.	Name and Address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
3.	a)	Date of inspection	: 15.09.2023
	b)	Date of valuation	: 18.09.2023
	C)	Title Deed Number & Date	17669 / 2023 Dated 31.08.2023
4.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 31.08.2023 Between M/s. Maverick Realtors (the Promoter) and Mrs. Shreyasi Lalit Zaveri & Mr. Shrenil Lalit Zaveri (the Purchaser's). 2. Copy of RERA Registration Certificate No. P51800029136 dated 29.04.2021. 3. Copy of Commencement Certificate No. T / PVT / 0106 / 20190911 / AP / G dated 19.04.2021 issued by Slum Rehabilitation Authority. 4. Copy of Legal Title Report dated 26.04.2021 issued by M/s. Patil Gangarkar & Co. (Advocate, High Court). 5. Copy of Approved Plan Vide No. SRA / ENG / T / PVT / 0106 / 20190911 / AP dated 21.09.2021 issued by Slum Rehabilitation Authority.		
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mrs. Shreyasi Lalit Zaveri & Mr. Shrenil Lalit Zaveri Address: Residential Flat No. 1001, 10 th Floor, " Nami Co-op. Hsg. Soc. Ltd. ", D-12, Sarvoday Parshwanath Nagar, Nahur Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India. Contact Person: Mr. Purvil Shah (Sales Manager) Contact No. 9987072651 Joint Ownership Details of ownership share is not available.
6.	Brief description of the property	:	The property is a residential flat in under construction building. The flat is located on 10th floor in the said under construction building. As per approved plan, the composition of flat is 3 Bedrooms + Living Room + Dining + Kitchen + 4 Toilets + Passage (i.e. 3BHK + 4 Toilets). The property is at 1.7 Km. Travelling distance from nearest railway station Mulund.
Stage of Construction			
If under construction, extent of completion			
	Foundation	Completed	RCC Plinth
	Ground/Stilt Floors	Completed	Podium
			Completed
			Completed

	Floors	Completed	Internal Brick Work	Completed
	External Brick Work	Completed	Total	64% Work Completed
7.	Location of property		:	
	a)	Plot No. / Survey No.	: Survey No. 43, 103 & 104	
	b)	Door No.	: Residential Flat No. 1001	
	c)	C.T.S. No. / Village	: CTS No. 658/1(P), 658/4(P) & 658//8A(P) of Village – Nahur	
	d)	Ward / Taluka	: Ward – 'T', Taluka – Kurla	
	e)	Mandal / District	: District – Mumbai Suburban	
	f)	Date of issue and validity of layout of approved map / plan	: Copy of Approved Plan Vide No. SRA / ENG / T / PVT / 0106 / 20190911 / AP dated 21.09.2021 issued by Slum Rehabilitation Authority.	
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	: Yes	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	: No	
	j)	Comment on unauthorizes Construction if any	: N.A., the property under consideration is Residential Flat	
	k)	Comment on demolition proceedings if any	:	
8.	Postal address of the property		: Residential Flat No. 1001, 10 th Floor, "Nami Co-op. Hsg. Soc. Ltd.", D-12, Sarvoday Parshwanath Nagar, Nahur Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.	
9.	City / Town		: Mulund (West), Mumbai Suburban	
	Residential area		: Yes	
	Commercial area		: No	
	Industrial area		: No	
10.	Classification of the area		:	
	i)	High / Middle / Poor	: Middle Class	
	ii)	Urban / Semi Urban / Rural	: Urban	
11.	Coming under Corporation limit / Village Panchayat / Municipality		: Village – Nahur SRA / Municipal Corporation of Greater Mumbai	
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		: No	
13.	Boundaries of the property		As per Site	As per document
	North		: Ground	: Details not available
	South		: Slum Area	: Details not available
	East		: Internal Road	: Details not available
	West		: Manibhadra Building	: Details not available
14.	Dimensions of the site / Flat		: N. A. as property under consideration is a Residential Flat in the residential building.	



		A As per the Deed	B Actuals
	North	-	Building Side Marginal Space
	South	-	Flat No. 1002
	East	-	Building Side Marginal Space
	West	-	Internal Passage
15.	Extent of the site		Carpet Area in Sq. Ft. = 1,335.00 Dry & Services Area in Sq. Ft. = 101.00 Total Carpet Area in Sq. Ft. = 1,436.00 (Area as per Agreement for sale) Built Up Area in Sq. Ft. = 1,580.00 (Carpet Area + 10%)
15.1	Latitude, Longitude & Co-ordinates of Residential Flat		19°09'47.0"N 72°56'41.2"E
16.	Extent of the site considered for Valuation (least of 13A & 13B)		Carpet Area in Sq. Ft. = 1,335.00 Dry & Services Area in Sq. Ft. = 101.00 Total Carpet Area in Sq. Ft. = 1,436.00 (Area as per Agreement for sale)
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		Building is under construction
II APARTMENT BUILDING			
1.	Name of the Apartment		"Nami Co-op. Hsg. Soc. Ltd."
2.	Description of the locality Residential / Commercial / Mixed		Residential
3	Year of Construction		Building is under construction
4	Number of Floors		Stilt + 4 Podium + 5 th to 18 Upper Floors
5	Type of Structure		R.C.C. framed structure
6	Number of Dwelling units in the building		5 Flats on 10 th Floor
7	Quality of Construction		Building is under construction
8	Appearance of the Building		Building is under construction
9	Maintenance of the Building		Building is under construction
10	Facilities Available		
	Lift		Proposed 4 Lifts
	Protected Water Supply		Proposed Municipal Water supply
	Underground Sewerage		Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered		Proposed Open / Covered Car Parking Space
	Is Compound wall existing?		Building is under construction
	Is pavement laid around the building		Building is under construction
III Residential Flat			
1	The floor in which the Flat is situated		10 th Floor
2	Door No. of the Flat		Residential Flat No. 1001
3	Specifications of the Flat		
	Roof		R.C.C. Slab

	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Wooden door frame with solid flush shutters
	Windows	:	Proposed Powder Coated Aluminum Sliding Windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed Cement Plastering with POP finished
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?	:	Building is under construction
7	Sale Deed executed in the name of	:	Mrs. Shreyasi Lalit Zaveri & Mr. Shrenil Lalit Zaveri
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 1,580.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per SRA norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 1,335.00 Dry & Services Area in Sq. Ft. = 101.00 Total Carpet Area in Sq. Ft. = 1,436.00 (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?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 64,000.00 Expected rental income per month after building completion
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 Residential 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)	:	₹ 20,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and	:	₹ 21,500.00 per Sq. Ft. on Carpet Area

	other factors with the residential flat under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 18,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: ₹ 1,12,623.00 Per Sq. M. i.e. ₹ 10,463.00 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 residential flat	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: Building is under construction
	Life of the building estimated	: 60 years after completion (Subject to proper, preventive periodic maintenance & structural repairs).
	Depreciation percentage assuming the salvage value as 10%	: N.A., Building is under construction
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 18,500.00 per Sq. Ft.
	Total Composite Rate	: ₹ 21,500.00 per Sq. Ft.
	Remark: 1. Internal visit not allowed at site. The details about the work progress status has been provided by Sales Manager Mr. Purvil Shah (Contact No. 9987072651). 2. As per agreement, Flat is 10th Residential Floor and shown on as 14th Floor on the approved plan.	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	1,436.00 Sq. Ft.	21,500.00	3,08,74,000.00

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 vicinity is in the range of i.e. ₹ 20,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 21,500.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹ 3,08,74,000.00 (Rupees Three Crore Eight Lakh Seventy Four Thousand Only)**. As per Site Inspection 64% Construction Work is Completed.

I	Date of Purchase of Immovable Property	:	31.08.2023
II	Purchase Price of immovable property	:	₹ 2,73,03,000.00
III	Book value of immovable property:	:	₹ 2,89,73,820.00
IV	Fair Market Value of immovable property:	:	₹ 3,08,74,000.00
V	Realizable Value of immovable property:	:	₹ 2,77,86,600.00
VI	Distress Sale Value of immovable property:	:	₹ 2,46,99,200.00
VII	Guideline Value (As per Index II)	:	₹ 2,60,61,097.00
VIII	Insurable value of the property (1,580.00 Sq. Ft. x 3,000.00)	:	₹ 47,40,000.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 12, 13, 14 & 15

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

Actual Site Photographs



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Vastukala Consultants (I) Pvt. Ltd.

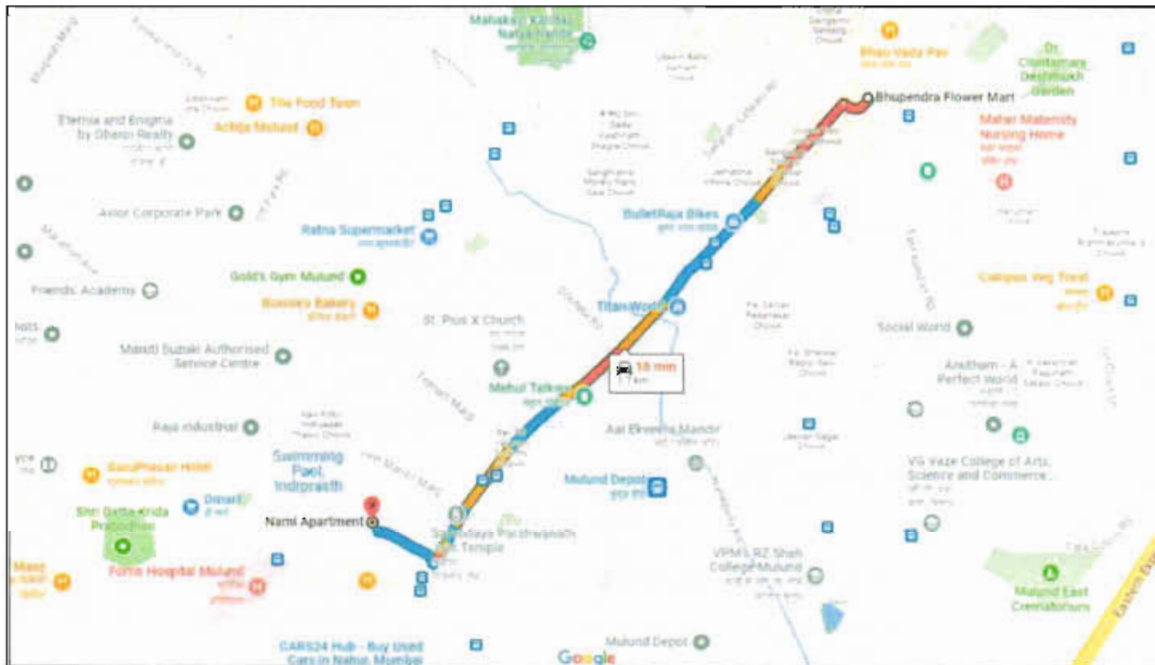
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Route Map of the property

Site u/r



Longitude Latitude - 19°09'47.0"N 72°56'41.2"E

Note: The Blue line shows the route to site from nearest railway station (Mulund – 1.7 Km.)



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Ready Reckoner Rate

The screenshot shows the 'Annual Statement of Rates Ver. 2.0' interface. The selected district is 'Mumbai City District' and the selected village is 'अवध' (Avadh). The search criteria are 'Survey No.' and 'Location'. The results table shows the following data:

अवधि/वर्ष	प्लॉट नंबर	निवृत्ती नसकिका	संश्लेषण दुयारने	अपेक्षित दर (₹./)	Attribute
12/2/2014 - मुंबय, अखिल महर अकरादुव.	51650	10/280	17100 184800	10/280 नो. मीटर	नि.टी.एन. महर
12/2/2014 - मुंबय, अखिल मकरानी मीण, पूर्व मीण मरीन, अखिल मकरानी इ. व. मीणमळ मारु अकरादुव मारी मरी (अकरादुव निवृत्ती अकरादुव 560 मीटर)	83900	133050	153010202600	133050 नो. मीटर	नि.टी.एन. महर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,07,260.00			
Increase by 5% as Flat Located on 10 th Floor	5,363.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,12,623.00	Sq. Mtr.	10,463.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	00%			
Rate to be adopted after considering depreciation [B + (C x D)]	00.00	Sq. Mtr.	00.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

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Home > Buy Projects in Mumbai > Projects in Mumbai > Property in Mulund West > Maverick Nami Apartment

Maverick Nami Apartment
Mulund West, Mumbai

₹ 2.23 Cr to 3.59 Cr

Status: **Early Stage Construction**

Project Size: 65 units, 8.86 Acres
Configurations: 2, 3 BHK Flat from 524 Sq. Ft. to 1326 Sq. Ft. (Carpet)

3 Properties for Sale in Maverick Nami Apartment

1483 Views | 7 Enquiries

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Deposit Details

Connectivity	7.1	Livability	5.1
Lifestyle	5.9	Value for Money	5.1

Overview | Price List | Floor Plans | Resale Listings | Data Intelligence | Amenities | Specifications | Commute Time | Location & Landmarks | About Builder

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Home > Projects for Sale in Mumbai > Projects for Sale in Mulund West > Projects for Sale in Mulund West Apartment, Mumbai > 3 Bedroom 1094 Sq.Ft. Apartment in Mulund West, Mumbai

Maverick Nami Apartment
3 Bedroom 1094 Sq.Ft. Apartment in Mulund West, Mumbai

Listing ID #19052448

₹ 3.09 Cr.

3 Bedrooms + Pooja Room
Furnished
3 Bathroom
1094 Sq Ft. (Carpet Area)

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Overview | Furnishing | Amenities | Agent Overview | About Project | Commute Time | Mulund West Reviews

Property Information

Listing Type Sale	Property Type Residential	Building Type Apartment
City Mumbai	Locality Mulund West	Area 1094 Sq Ft. (Carpet Area)
Price 3.09 Cr.	Possession Status Ready To Move	Furnishing Status Furnished
Number of Rooms 3	Number of Bathrooms 3	Covered Parking 1
Floor No. 20	Tower/Block A	Additional Rooms Pooja Room
Age of Property (Years) 0-1	Unit No. 555	Total Floor Count 20

Contact our Real Estate Experts

Preferred Partner
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Enable quotes from: **Others**

Contact Now

Price Indicators

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Property Home Estimates Discover For Developers Tools Post Property

Maverick Nami CHS
Mumbai West, Mumbai Suburbs 2, 3 BHK Apartment 824 - 1326 Sq.ft

Recent Sale: ₹1.63Cr (14 Sep 2022)

Set Alert

Clicworth Estimate: ₹ 2.56Cr

13th Floor 1403 sq.ft

₹ 18,256 /sqft

₹ 2.35Cr - 2.76Cr

Get Best Deal

Transaction History

Project Type: 2, 3 BHK Apartment
Project Status: Under construction
Bedrooms: 2, 3 Bedrooms
Project Cost Price: ₹2.73Cr
Price: ₹18,500 /sq.ft

Area: 824 - 1326 Sq.ft
FEMA Number: P51800029135
Project Completion Date: Jan - 2025

makaan Buy Plot Location Builder Or Project Loans Download app Sell/Rent Property Free Log In

Maverick Nami CHS Ltd

Mumbai West, Mumbai

₹ 2.13 Cr - 3.63 Cr

2,3 bhk 799 - 1,237 sq.ft New Launch

WHAT'S NEARBY

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Sale Instances

6712391 16-09-2023 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	दुग्धम निबंधक : सह दु.नि. कुर्ला 4 दस्ता क्रमांक : 6712/2023 नोंदणी : Regn:63m
गावाचे नाव : नाहूर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदल	27335100	
(3) बाजारभाव(भाडेपट्टीपाया बाबतिलपट्टीकार आकारणी देतो की पट्टेदार ते नमुद करावे)	23685046.5	
(4) भू-मापन,पेटविसा व घरकमाक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाहृतर वर्णन :सदनिका नं फ्लॉट नं. 202, भाळा नं. 2 रा मजला, इमारतीचे नाव: नमी को ऑफ हो सो लि., ब्लॉक नं: डी-12,सर्वोदय पार्श्वनाथ नगर, रोड : नाहूर रोड,मुलुंड पश्चिम मुंबई - 400080, इतर माहिती: एकुण क्षेत्रफळ 1401.79 चौ. फुट, रेरा कारपेट,(मृणजेव 1323.12 चौ. फुट, कारपेट अधिक सर्विस बाल्कनी 75.67 चौ. फुट),एक कार पार्कींग सहित,सी टी एस नं 1382,फिलेज - नाहूर,((C T S. Number : 658/1 PART. 658/4 PART AND 658/8A PART :))	
(5) क्षेत्रफळ	143.31 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणा-या तिनून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स मेवरिक रिअलटर्स तर्फे चार्टर हॉर्ष परेश शाह तर्फे मुखत्यार मृगुन पूर्वीत इर्षव शाह वय:-42 पत्ता:-प्लॉट नं. ऑफिस नं. ए-103/104, भाळा नं: - इमारतीचे नाव: इवेली अपार्टमेंट, ब्लॉक नं: नवनीत प्रभु कम्युनॅड,एम जी रोड, रोड नं. घाटकोपर पूर्व मुंबई, महाराष्ट्र, मुंबई, पिन कोड:-400077 पॅन नं:-AAUFM3968R.	
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-निधी चॅरिड वय:-29, पत्ता:-प्लॉट नं. फ्लॉट नं. 229, भाळा नं. - इमारतीचे नाव: डी विंग,6023,अरोविल्ला कुटीर को ऑफ हो सो लि., ब्लॉक नं: पंत नगर, रोड नं: घाटकोपर पूर्व मुंबई, महाराष्ट्र, मुंबई, पिन कोड:-400075 पॅन नं:-BNXOPP7551D 2): नाव:-वैभव स्लीप शाह वय:-29, पत्ता:-प्लॉट नं. फ्लॉट नं. 1201, भाळा नं. - इमारतीचे नाव: एन अॅन्ड जी को ऑफ हो सो लि. (नालंदा), ब्लॉक नं. अर एच डी रोड,बाबाजी की झोपडी समोर, रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI, पिन कोड:-400080 पॅन नं:-DNJPS9213K.	
(9) दस्तावेज करून दिल्याचा दिनांक	05/04/2023	
(10)यस्त नोंदणी केल्याचा दिनांक	05/04/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	6712/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1640200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)यैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Sale Instances

17348391 16-09-2023 Note :-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	बुध्म निबंधक : सह वु.नि. कुर्ला 4 दस्ता क्रमांक : 17348/2023 नोंदणी : Regn.63m
गावाचे नाव : नाहर		
(1)विलेखाचा प्रकार	करारनामा	
(2)नोंदवत	25846560	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24876501.3	
(4) भूमापन,पेटहिसा व घरकामांक असल्यास	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन सदनिका नं: फ्लॉट नं. 501, माळा नं: 5 वा मजला, इमारतीचे नाव. नमी को ऑफ ही सोसा लि, ब्लॉक नं. डी-12,सर्वोदय पार्श्वनाथ नगर,नाहर रोड, रोड : मुलुंड पश्चिम,मुंबई 400080. इतर माहिती: एकूण क्षेत्रफळ 1435.92 चौ फुट रेरा कारपेट(म्हणजेच क्षेत्रफळ 1335.06 चौ फुट कारपेट आणि सर्विस बाल्कनी एरिया 100.86 चौ फुट कारपेट), सी टी एस नं 658.1(पार्ट),658.4(पार्ट)आणि 658.8ए(पार्ट),फ्लिज - नाहर (C.T.S. Number : 658.1 (PT), 658.4 (PT) AND 658.8A (PT) :)	
(5) क्षेत्रफळ	1435.92 चौ,फुट	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणे-या तिहून ठेवणे-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयया हुकुमनामा किंवा आदेश असल्यास प्रतिकादिचे नाव व पत्ता.	1). नाव.-मेसर्स मेवरेक रिअल्टी तर्के पॉर्टर हब एरिया शाह तर्फे मुखत्यार म्हणून पूर्वील हबद शाह वप.-42 पत्ता.-फ्लॉट नं. ऑफिस, माळा न. 14 वा मजला, इमारतीचे नाव. ए विंग, ओट विहनेस पार्क, ब्लॉक नं. दालमिया इस्टेट, आशा नगर, रोड नं. मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई, पिन कोड.-400080 पॅन नं.-AAUFM3968R	
(8)दस्तावेज करून देणे-या पक्षकाराचे व किंवा दिवाणी न्यायालयया हुकुमनामा किंवा आदेश असल्यास,प्रतिकादिचे नाव व पत्ता	1). नाव.-कमल सुरेश शाह वप.-44: पत्ता.-फ्लॉट नं. फ्लॉट नं. सी-07, माळा नं. 3 वा मजला, इमारतीचे नाव. कोणार्क इंदुप्रथ को ऑफ ही सोसा लि, ब्लॉक नं. जैन मंदिर रोड, रोड नं. मुलुंड पश्चिम, मुंबई, महाराष्ट्र, MUMBAI, पिन कोड.-400080 पॅन नं.-AOZPS9923F 2). नाव.-विठ्ठी कमल शाह वप.-42: पत्ता.-फ्लॉट नं. फ्लॉट नं. सी-07, माळा नं. 3 वा मजला, इमारतीचे नाव. कोणार्क इंदुप्रथ को ऑफ ही सोसा लि, ब्लॉक नं. जैन मंदिर रोड, रोड नं. मुलुंड पश्चिम, मुंबई, महाराष्ट्र, MUMBAI, पिन कोड.-400080 पॅन नं.-ABKPS9289A	
(9) दस्तावेज करून दिव्याचा दिनांक	28.08.2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	28.08.2023	
(11)अनुक्रमांक, खंड व पृष्ठ	17348/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	1550800	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)नोंद		
मुद्रांकनासाठी विचारात घेतलेला त्पशील:-		
मुद्रांक शुल्क आकारताना निघडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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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.

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Appendix – VII

UNDERTAKING

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. 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.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. 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
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

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

PNB Empanelment No. ZO:SAMD:1138

Date: 18.09.2023

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: 2023.09.18 17:08:49 +05'30'

Auth. Sign.



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(Annexure-IV)

DECLARATION FROM VALUERS

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby declare that:

- a. The information furnished in my valuation report dated 18.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. There is no direct/ indirect interest in the property valued.
- c. I/ my authorized representative have personally inspected the property on 15.09.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. 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)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mrs. Shreyasi Lalit Zaveri & Mr. Shrenil Lalit Zaveri from M/s. Maverick Realtors vide Agreement for sale dated 31.08.2023.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, PLP BKC Branch to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Shyam Kajvilkar – Technical Manager

		Shamal Bodke – 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 – 15.09.2023 Valuation Date – 18.09.2023 Date of Report – 18.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 15.09.2023
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 Commercial Godown, 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

Date: 18.09.2023

Place: Mumbai

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, postalCode=400001,
Date: 2023.09.18 17:08:59 +05'30'



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138



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(Annexure – V-A)

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.

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th September 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 herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and for this particular purpose at **₹ 3,08,74,000.00 (Rupees Three Crore Eight Lakh Seventy Four Thousand Only)**. As per Site Inspection 64% Construction Work is Completed.

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
PNB Empanelment No. ZO:SAMD:1138

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: 2023.09.18 17:09:10 +05'30'

Auth. Sign.