

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri.Shailesh Ramesh Rathod & Sau.Hema Shailesh Rathod.**

Name of Owner: **M/s.Nirmal Constructions.**

Residential Flat No.10, Second Floor, " **Nirmal Heights-5** ", Survey No.2411/4/2, Plot No.25 & 26, Near Diyan Universal School, Vijay Nagar Colony Road, Vijay Nagar , At – Ozar, Taluka- Nifhad , District - Nashik, PIN Code – 422 206, State – Maharashtra, Country – India.

Latitude Longitude: 20°04'47.3"N 73°55'14.4"E

Valuation Prepared for:

**Bank of Baroda
Ozar Branch**

Shop No.9,Ganpatrao Deshmukh Complex ,Opp to Ozar Police Chowki,
At – Ozar, Taluka- Nifhad , District - Nashik, PIN – 423 502,
State - Maharashtra, Country - India.



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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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.10, Second Floor," **Nirmal Heights-5** ", Survey No.2411/4/2, Plot No.25 & 26, Near Diyan Universal School, Vijay Nagar Colony Road, Vijay Nagar, At – Ozar, Taluka- Nifhad, District - Nashik, PIN Code – 422 206, State – Maharashtra, Country – India. belongs to **M/s.Nirmal Constructions**. Name of Proposed Purchaser: **Shri. Shailesh Ramesh Rathod & Sau. Hema Shailesh Rathod**

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	Flat No.11
South	Building	Side Margin
East	Building	Flat No.9
West	Road	Side Margin

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 for this particular purpose at **₹21,46,500.00 (Rupees Twenty-One Lakh Forty-Six 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.

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: 2023.09.22 18:15:26 +05'30'

Auth. Sign.



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

Nashik : 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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- 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 Chief Manager,**Bank of Baroda****Ozar Branch**Shop No.9,Ganpatrao Deshmukh Complex ,Opp to Ozar Police Chowki,
At – Ozar, Taluka- Nifhad , District - Nashik, PIN – 423 502,
State - Maharashtra, Country - India.**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 21.09.2023
	b) Date on which the valuation is made	: 22.09.2023
3.	List of documents produced for perusal:	
	1) Copy of Notarized Agreement Between M/s.Nirmal Constructions (the Seller) and Shri.Shailesh Ramesh Rathod & Sau.Hema Shailesh Rathod (Proposed Purchaser)	
	2) Copy of Development Permission and Commencement Certificate No. 984 dated 20.04.2022 issued by Nashik Metropolitan Region Development Authority, Nashik	
	3) Copy of Approved Building Plan Accompanying Commencement Certificate No. 984 dated 20.04.2022 issued by Nashik Metropolitan Region Development Authority, Nashik.	
	4) Copy of RERA Registration Certificate No. P51600047433 dated 31.10.2022 issued by Maharashtra Real Estate Regulatory Authority	
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)	: Name of Proposed Purchaser: Shri.Shailesh Ramesh Rathod & Sau.Hema Shailesh Rathod. Name of Owner: M/s.Nirmal Constructions. Address: Residential Flat No.10, Second Floor," Nirmal Heights-5 " , Survey No.2411/4/2, Plot No.25 & 26, Near Diyan Universal School, Vijay Nagar Colony Road, Vijay Nagar , At – Ozar, Taluka- Nifhad ,District - Nashik, PIN Code – 422 206, State – Maharashtra, Country – India. Contact Person: Shri.Shailesh Ramesh Rathod (Proposed Purchaser) Contact No. +91 9130758790 Joint Ownership (Proposed)
5.	Brief description of the property (Including	: The property is a Residential Flat No.10 is located on



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	Leasehold / freehold etc.)		Second Floor. As per Approved Plan the composition of flat is Living + Kitchen + 2 Bedroom + Wc + Bath + Passage+ Balcony (i.e. 2BHK). The property is at 22.1 Km. distance from nearest railway station Nashik Road. Landmark: Near Diyan Universal School
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No.2411/4/2, Plot No.25 & 26
	b) Door No.	:	Residential Flat No.10
	c) T.S. No. / Village	:	At – Ozar
	d) Ward / Taluka	:	Taluka- Nifhad
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. 984 dated 20.04.2022 issued by Nashik Metropolitan Region Development Authority, Nashik
	g) Approved map / plan issuing authority	:	Nashik Metropolitan Region Development Authority, Nashik
	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
7.	Postal address of the property	:	Residential Flat No.10, Second Floor," Nirmal Heights-5 ", Survey No.2411/4/2, Plot No.25 & 26, Near Diyan Universal School, Vijay Nagar Colony Road, Vijay Nagar, At – Ozar, Taluka- Nifhad, District - Nashik, PIN Code – 422 206, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	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 PanChhayat / Municipality	:	At – Ozar Nashik Metropolitan Region Development Authority, Nashik
11.	Whether covered under any State / Central	:	No



	Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area																	
13.	Dimensions / Boundaries of the Property / Building		<table border="1"> <thead> <tr> <th></th> <th>As per Actual Site</th> <th>As per the Plan</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>: Open Plot</td> <td>9.00-Meter-Wide Road</td> </tr> <tr> <td>South</td> <td>: Building</td> <td>Plot No.21 & 22</td> </tr> <tr> <td>East</td> <td>: Building</td> <td>Plot No.27</td> </tr> <tr> <td>West</td> <td>: Road</td> <td>Plot No.24</td> </tr> </tbody> </table>		As per Actual Site	As per the Plan	North	: Open Plot	9.00-Meter-Wide Road	South	: Building	Plot No.21 & 22	East	: Building	Plot No.27	West	: Road	Plot No.24
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West	: Side Margin	Side Margin																
13.2	Whether Boundaries Matching with Actual		Yes															
13.3	Latitude, Longitude & Co-ordinates of the site		: 20°04'47.3"N 73°55'14.4"E															
14.	Extent of the site		: Carpet Area in Sq. Ft. =566.00 Balcony Area in Sq. Ft. = 61.00 (Area as per Site Measurement) Built up area in Sq. Ft. = 795.00 (Area as per Notarized Agreement)															
15.	Extent of the site considered for Valuation (least of 13A& 13B)		: Built up area in Sq. Ft. = 795.00 (Area as per Notarized Agreement)															
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: Vacant															
II	APARTMENT BUILDING																	
1.	Nature of the Apartment		: Residential															
2.	Location																	
	S. No.		: Survey No.2411/4/2, Plot No.25 & 26															
	Block No.		: -															
	Ward No.		: -															
	Village / Municipality / Corporation		: At – Ozar Nashik Metropolitan Region Development Authority, Nashik															
	Door No., Street or Road (Pin Code)		: Residential Flat No.10, Second Floor," Nirmal Heights-5 " , Survey No.2411/4/2, Plot No.25 & 26, Near Diyan Universal School, Vijay Nagar Colony Road, Vijay Nagar, At – Ozar, Taluka- Nifhad, District - Nashik, PIN Code – 422 206, State – Maharashtra, Country – India															
3.	Description of the locality Residential /		: Residential															



	Commercial / Mixed	
4.	Year of Construction	: 2023 (As per Site Information)
5.	Number of Floors	: Ground / Parking + 6th Upper Floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flats on Second Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 1 Lift
s	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Covered Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	FLAT	
1	The floor in which the Flat is situated	: Second Floor
2	Door No. of the Flat	: Residential Flat No.10
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tile Flooring
	Doors	: Teak Wood door framed with flush doors
	Windows	: Powdered Coated Aluminum Sliding windows
	Fittings	: Concealed plumbing with C.P. fittings & Concealed Electrical wiring
	Finishing	: Cement Plastering
	Paint	: Lustre Paint
4	House Tax	:
	Assessment No.	: Details Not Provided
	Tax paid in the name of:	: Details Not Provided
	Tax amount:	: Details Not Provided
5	Electricity Service connection No.:	: Details Not Provided
	Meter Card is in the name of:	: Details Not Provided
6	How is the maintenance of the Flat?	: Good
7	Sale Deed executed in the name of	: <u>Name of Proposed Purchaser:</u> Shri.Shailesh Ramesh Rathod & Sau.Hema Shailesh Rathod. <u>Name of Owner:</u> M/s.Nirmal Constructions.
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. = 795.00 (Area as per Notarized Agreement)
10	What is the floor space index (app.)	: As per NMRDA norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. =566.00 Balcony Area in Sq. Ft. = 61.00 (Area as per Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:

13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 4,000.00 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 developing area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 2,500.00 to ₹ 3,000.00 per Sq. Ft. on Built Up 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).	:	₹ 2,700.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 6,600.00 per Sq. M. (for Land)
	Guideline rate obtained (after Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	---
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	N.A. as the age of the property is below 5 years
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 700.00 per Sq. Ft.
	Total Composite Rate	:	₹ 2,700.00 per Sq. Ft.
	Remarks:	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	795.00 Sq. Ft.	2700.00	21,46,500.00
2	Open Balcony Value of the property			
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			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			21,46,500.00

Value of Flat

Fair Market Value	21,46,500.00
Realizable value	20,39,175.00
Distress Value	17,17,200.00
Insurable value of the property (795.00 Sq. Ft. X ₹ 2,000.00)	15,90,000.00

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.

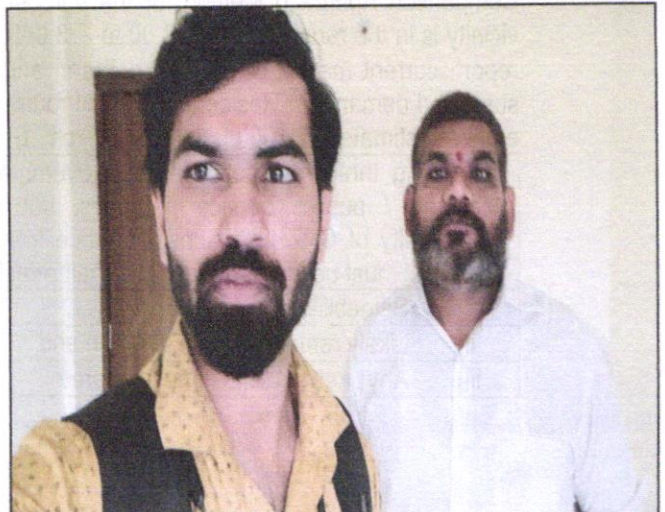
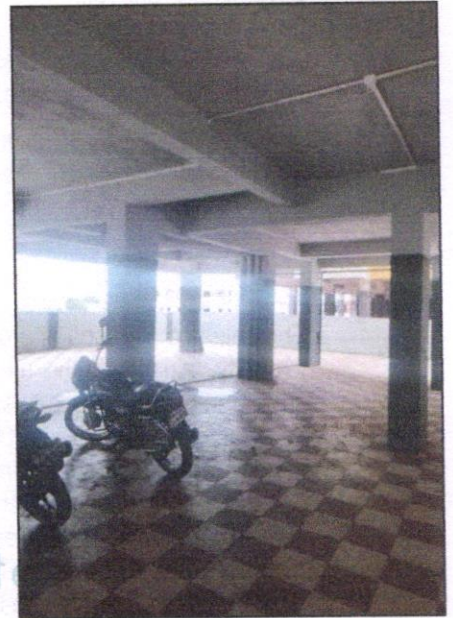
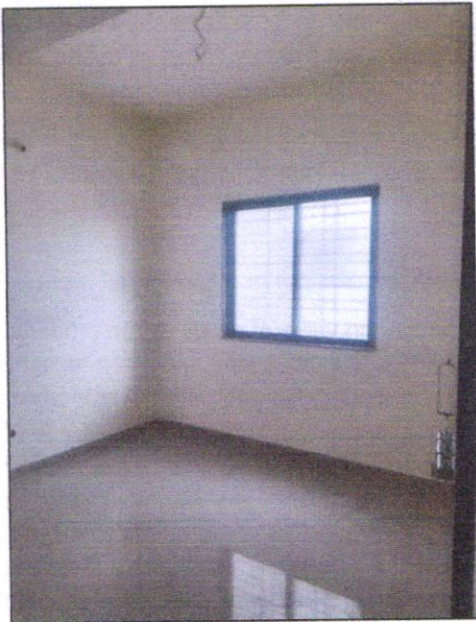
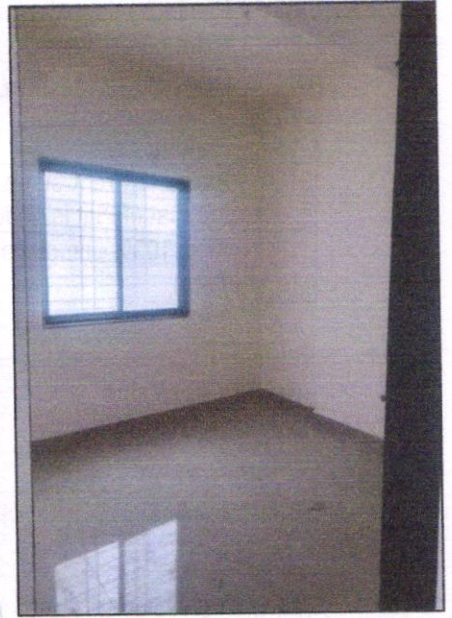
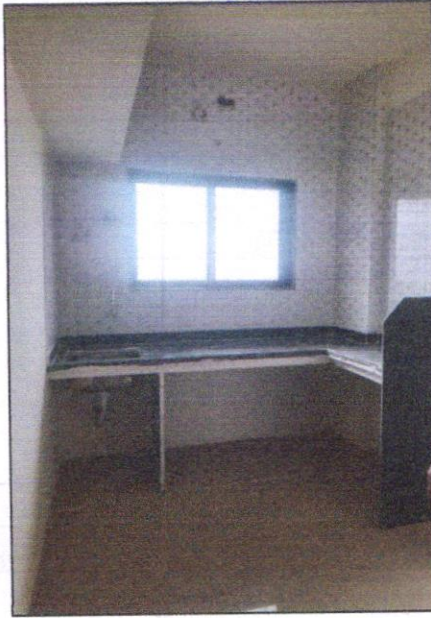
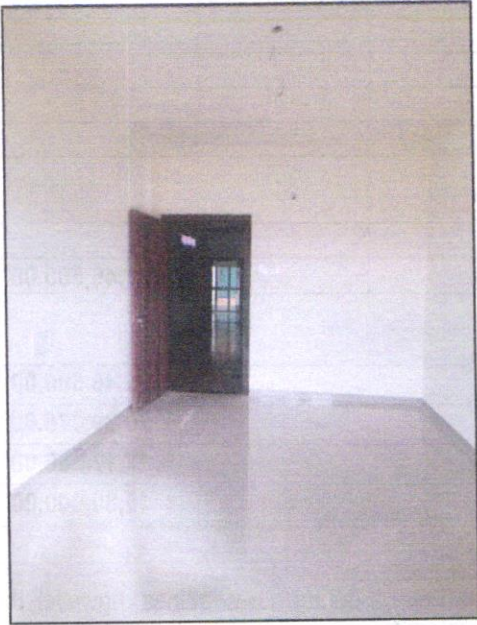
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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 vicinity is in the range of ₹ 2,500.00 to ₹ 3,000.00 per Sq. Ft. on Built Up 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 ₹ 2,700.00 per Sq. Ft. on Built Up Area for valuation.

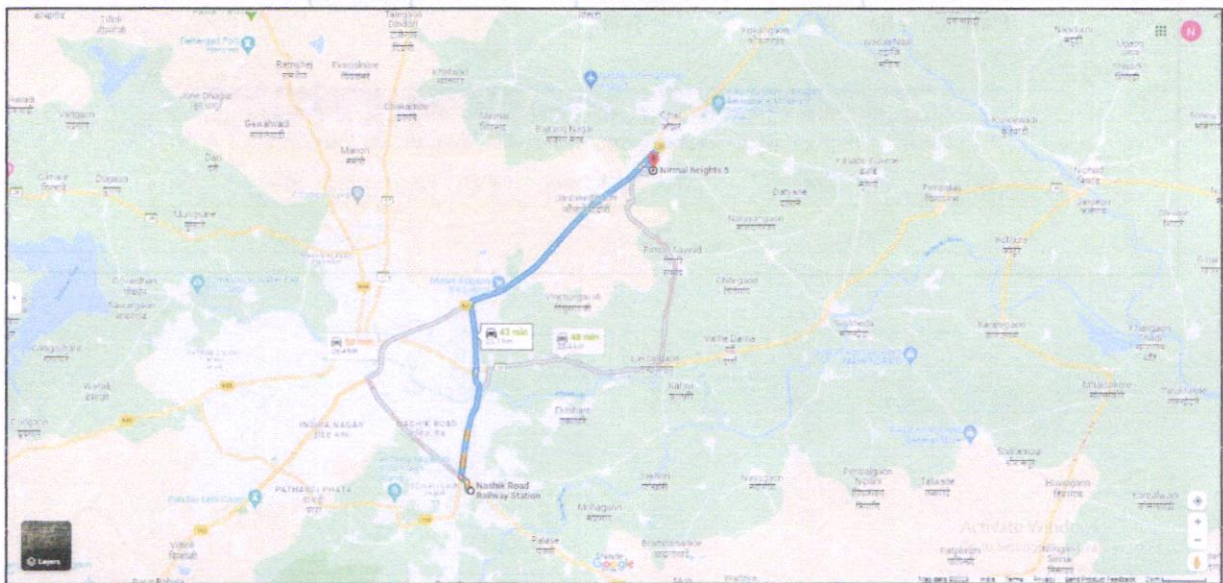
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹4,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property

Site u/r




Think Innovate Create

Latitude Longitude: 20°04'47.3"N 73°55'14.4"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 22.1 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Year

2023/2024

Annual Statement of Rates

Language

English

Selected District: नाशिक

Select Taluka: निफाड

Select Village: मीजे : ओसर

Search By: Survey No Location

Enter Survey No: 2411

विभाग नं.	विभाग	उपविभाग	दर	एकक (Sq./)	Attribute
11/11.1	डिन्शेती संभाळना झमलेच्या जमिनी	डिन्शेती संभाळना झमलेच्या जमिनी (अंतर्गत भागातील)	3090	चौ. मीटर	राट नंबर
9/9.2	डिन्शेती झालेल्या जमिनी	डिन्शेती झालेल्या जमिनी प.चौ.मी.(हजर मुठ्ठय रस्ने)	6600	चौ. मीटर	राट नंबर

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Price Indicators




Home / Nashik / Ojhar / Apartment for Sale in Ojhar / 2 BHK Flat Last updated: Aug 5, 2023

2 BHK Flat

Kalpataru Baug, Ojhar, Nashik

₹23.9 L EMI starts at ₹12.66 K
₹2.99 K/sq.ft.

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800 sq.ft Build Up Area ₹2.99 K/sq.ft Avg. Price 2 BHK Configuration 30th Dec, 2024 Possession status Higher of 7 floors East facing Facing Semi Furnished Furnishing



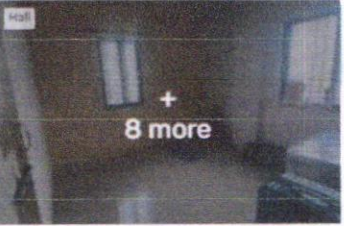
Home / Nashik / Ojhar / Apartment for Sale in Ojhar / 2 BHK Flat Last updated: Aug 4, 2023

2 BHK Flat

Shri Apartment, Ojhar, Nashik

₹25.5 L EMI starts at ₹13.50 K
₹3.49 K/sq.ft.

[Contact Owner](#)

730 sq.ft Build Up Area ₹3.49 K/sq.ft Avg. Price 8 Year Old Age of property Ready to move Possession status Higher of 4 floors Unfurnished Furnishing

Price Indicators

Posted on Aug 25, 2023 | Ready to move


₹23.51 Lac @ 3,078 per sq.ft. 2BHK 1Bath

Estimated EMI ₹ 13,778
Flat/Apartment for Sale
Shree Hari Vihar, Ozar, Nasik, Maharashtra

RERA STATUS: NOT AVAILABLE | Website: <https://maharashtra.gov.in/>

Overview | Owner Details | Recommendations

Property (10)



Photos (1/10)

Area
Super Built up area 812 sq.ft.
(11.44 Num)

Price
₹ 23.51 Lac+ Govt Charges & Tax
@ 3,078 per sq.ft. (All Inclusive, Negotiable)

Floor Number
3rd of 3 Floors

Overlooking
Main Road

Configuration
2 Bedrooms, 1 Bathroom, 2 Balconies

Address
shree hari vihar
Ozar, Nasik

Facing
East

Property Age
5 to 10 Year Old

Why should you consider this property?

East Facing
Top Floor
Close to School
Close to Hospital
Close to Market
Corner Property
Close to Airport
Overlooking Main Road
Feng Shui/Vaastu Compliant
Parking Available


magicbricks Buy Rent Sell Home Loans

Home > Property in Nasik > Ozar > Builder Floor in Ozar > 812 Sq.ft

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2 BHK Builder Floor For Sale in



+12 Photos

2 Beds **1 Bath** **2 Balconies** **Semi-Furnished**

Super Built-Up Area: 812 sqft - ₹2956/sqft

Floor: 3 (Out of 3 Floors)

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Semi-Furnished

Contact Owner
Get Phone No.

Last contact made 14 days ago

Approved Plan

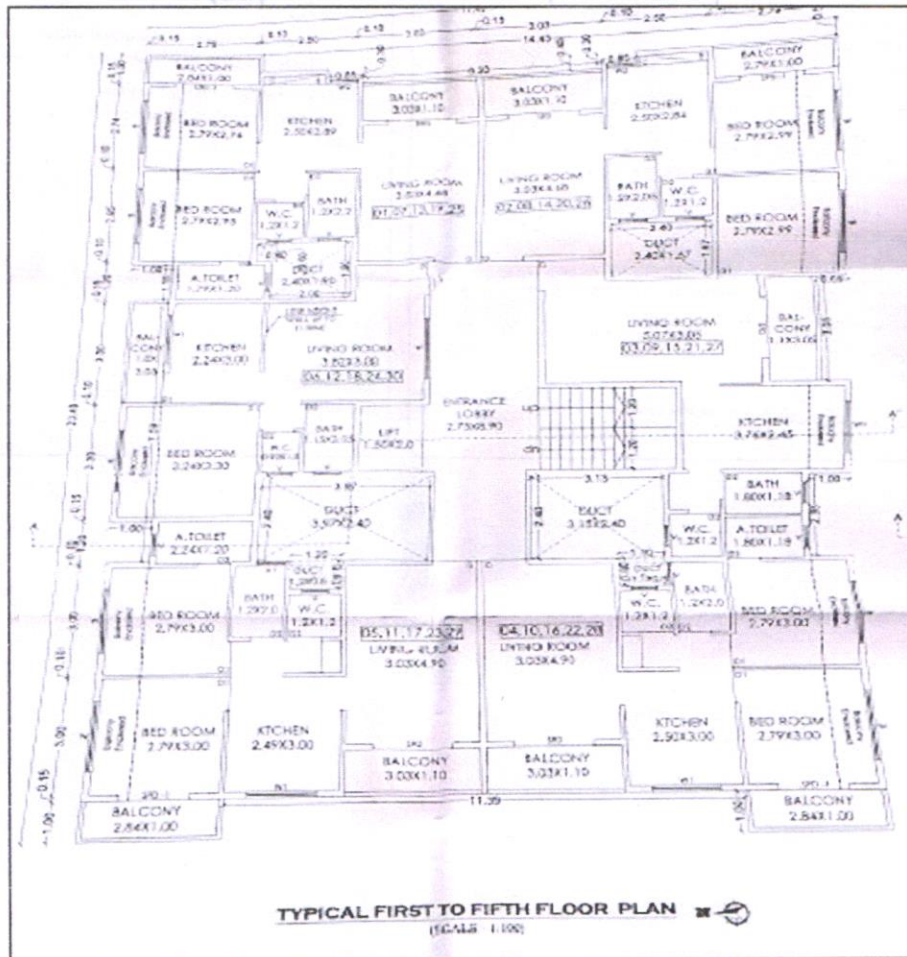
PERFORMA – I: AREA STATEMENT

PROPOSED AMALGAMATIONS AND RESIDENTIAL BUILDING PLAN ON PLOT NO - 26 BEARING GAT. NO. 2411/4/2, OZAR MIG, TAL - NIPHAD, DIST - NASHIK R, ME. NIRMAL CONSTRUCTIONS OZAR THROUGH MR. GANGAPRASAD VPRASAD SHARMA AND OTHER - 01


STAMPS OF APPROVAL OF PLANS :-

Approved as amended in
 subject to conditions mentioned in Annexure 'A',
 of letter No. 111/10/11. S. V. 594. 4. 21. 21/512
11. 10. 11. 5. 2899 21219. 24 + 281. 0. 17
 Dated 20/8/2022

(Signature)
DEPUTY METROPOLITAN PLANNER
 Nashik Metropolitan Region Development Authority, Nashik



Commencement Certificate & RERA Certificate



महाराष्ट्र महानगर प्रदेश विकास प्राधिकरण, नाशिक
NASHIK METROPOLITAN REGION DEVELOPMENT AUTHORITY
 भवन संस्था परिसर, सर्वोदय, नाशिक - ४२२०११

विकास परवानगी व प्रारंभ प्रमाणपत्र
DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE

अ.क्र. नागप्रविजा/भू एकता व बांध/मि.ओझर/ता.विजा/मि.न. २४९१/४/२/मु.क.२५/२५/२३०/४/२०२२

प्रीति.

मि. निमील कान्हुबशन ओझर मिंग लफे
 श्री. गंगाराम शिवप्रसाद शर्मा व इतर
 रा. ओझर, ता.विजा, जि.नाशिक
 ब्यारा - आर्थिक उपमंडल खंड

विषय : मीने ओझर, तालुका विजा, जिल्हा नाशिक येथील म. नं. २४९१/४/२ मधील भूखंड क्र. २५ ये होप २२५.०० चौ.मी. + भू.क्र. २५ ये होप ३९५.०० चौ.मी. असे एकूण ६२०.०० चौ.मी. मधील शंकात स्वाभाविक भूखंड एकीकरण व त्यामध्ये रहिवास प्रयोजनाचे बांधकाम मंजुरीबाबत.

संदर्भ : आपला दि. १२.१०.२०२२ तेंचोवा प्रांत आज व प्रस्ताव

मीने ओझर, तालुका विजा, जिल्हा नाशिक येथील म. नं. २४९१/४/२ मधील भूखंड क्र. २५ ये होप २२५.०० चौ.मी. + भू.क्र. २५ ये होप ३९५.०० चौ.मी. असे एकूण ६२०.०० चौ.मी. मधील शंकात स्वाभाविक भूखंड एकीकरण व त्यामध्ये रहिवास प्रयोजनाचे बांधकाम मंजुरीबाबत प्राधिकरणाकडे प्रस्ताव प्राप्त झाला आहे.

अर्जदाराचे सार प्रकरणी खालील प्रमाणे रकमा जमा केलेल्या आहेत.


अ.क्र.	खर्चाचा प्रकार	दलन क्र. व दि.	रक्कम	भरण्याचा दिनांक
१	दानगी शुल्क	८४/१२.१०.२०२१	११,६००/-	११/१०/२०२१
२	प्रिमिअम आकरणी	११/१३.०९.२०२२	४,५०,५००/-	२६/०९/२०२२
३	सर्व्हास शुल्क	२०/१२.०१.२०२१	१,५४,२००/-	२९/०१/२०२१
४	क्राभात कल्याण ठुमकर	१४/१२.०९.२०२२	४,२६,०००/-	२९/०९/२०२२

आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अर्ज सादर तसेच खालिल अटी व शर्तींना मान्य मानू ठरव बांधकाम प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

शर्ती व शर्ती:-

- संगत नकाशा प्रमाणेच जागेचे विकास व बांधकाम करणे बंधनकारक राहिल.
- सार प्रकरणास परवानगी व प्रारंभ प्रमाणपत्र दिल्यानंतर एक वर्षाचा कालावधी पर्यंत बांधकाम सुरू करणे बंधनकारक राहिल बांधकाम सुरू केल्याबरोबर प्राधिकरणाला त्याबाबतचे फोटोग्राफ याद, तदनंतर त्यासुद्धे आवश्यकतेनुसार विहित नुदतीमध्ये सार परवानगी व प्रमाणपत्राचे नुतीकरण करणे न मान्य ठरव सार परवानगी व प्रमाणपत्र संपुष्टात येईल.
- प्रस्तुतच्या जाग्येवर अधिक संख्याची मीने अवस्थेस त्यास अर्जात/जमिन मालक /विकासकर्त्याकडूनची जबाबदार राहिल.

2/6



Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
 [See Rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P5162004743**
 Project: **Nimal Heights 05** , Plot Bearing /CTS / Survey / Final Plot No: **Plot No 25 and 26 of S. No. 2411/4/2of Ozar (CT), Niphad, Nashik, 422206**

- Mr./Ms. **Gangaprasad Shivprasad Sharma** son/daughter of Mr./Ms. **Shivprasad Ramnath Sharma**, Tenat: **Niphad, District: Nashik, Pin: 422206** studied in State of Maharashtra.
 - The registration is granted subject to the following conditions, namely:
 - The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5, CR
 - That entire of the amounts to be realized hereafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **31/10/2022** and ending with **31/07/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
 Digitally Signed by
 Dr. Vignesh Premanand Prabhu
 (Secretary, MahaRERA)
 Date 31-10-2022 10:48:32

Dated: **31/10/2022**
 Place: **Mumbai**

Signature and seal of the Authorized Officer
 Maharashtra Real Estate Regulatory Authority

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Notarized Agreement

<p>१. श्री. शैलेश रमेश राठोड वय : ४० वर्ष, व्यवसाय : व्यापार आधार नं. 776372999749 पॅन नं. EZYPR9793A</p> <p style="text-align: right;">लिहून देणार</p>	<div style="text-align: center;">  </div> <p>इमारतीमधील दुसऱ्या मजल्यावरील सदनिका (फ्लॅट) क्र. १० (बहा) याची फ्लॅटअप क्षेत्रफळ ७३.८८ चौ.मी. म्हाजतेव ७९९.०० चौ.फुट, कार्पेट क्षेत्र ५४.७२ चौ.मी. म्हाजतेव ५८९.०० चौ.फुट याची येणेप्रमाणे मिळकत यांची सतुःसीमा येणेप्रमाणे -</p> <p>पुर्वत : ९ मीटर रोड व साईड मार्गिन पश्चिमत : फ्लॅट क्र. ०९ दक्षिणत : खुले आकाश व साईड मार्गिन उत्तरेत : फ्लॅट क्र. ११</p> <p>येणेप्रमाणे सतुःसिमासुरीत १ होल, २ बेडरूम, किचन व रोकडा-बाथरूमसह दोन गॅलरी व रस्ताईक जिवा, इमारतीचे बाह्यत रस्ताईक वालन पार्किंग व्यवस्था, सर्व सगळेक सुखसुविधा, तलेच जल, तट, वाट-वाक्या, निधी-निधे, यानविद्यतीचे, हस उकतेड घेण्याचे व जंग्या-घेण्याकड सगळेक यानाच्या हक्कांखाली मिळकत दरीबरत</p> <p>२) लिहून देणार यांचे बांधकाम विधी करण्याचा ठरवसाय आहे. मिथुन देणार यांनी सदरची मिळकत त्याप्रमाणे फ्लॅट मिळकत ही लिहून देणार यांचे मादची मालक सदरी ७/१२ उतायेर नोंद झालेली असून लिहून देणार यांचे मादची हक्काची व कळोबिद्यतीची मिळकत असून मालक या नुसत्याने नोंद आहे. त्याप्रमाणे लिहून देणार याना सदरच्या मिळकतीच्या उपभोग घेण्याचे व फिल्लेवाट सगळ्याचा सर्व अधिकार आहे. लिहून देणार यांना फिल्लेवाट हक्क अधिकारप्रमाणे लिहून देणार यांचा बांधकाम व्यवसाय असल्याने त्यांना सदर मिळकतीच्या फ्लॅटवर स्वतःचिने बांधकाम करायचे व विधी करण्याचे हक्क व अधिकार प्राप्त झालेले असल्याने सदरचे फ्लॅटचे हातेकत लिहून व नोंदून देत आहे.</p> <p>३) लिहून देणार यांना खालील सगळ्याची सदनिकेची काढायकता होनी. लिहून देणार कधीत असलेल्या बांधकामाची लिहून देणार यांना माहिती झाली</p>
<p>...यासी ...</p> <p>निर्मल कन्स्ट्रक्शन तर्फे श्री. रंगाप्रसाद शिवप्रसाद शर्मा वय : ४२ वर्ष, व्यवसाय : बांधकाम व्यवसाय पॅन नं. DCHPS6344K आधार नं. 575825342417</p> <p style="text-align: right;">लिहून देणार</p> <p>रा. : रत्नावारी भवन, फ्लॅट नं. ५२, सुकेना रोड मु.पो. ओझर (मि), ता.निफाड, जि.नाशिक</p> <p>कारणे सदनिका साठेखत करारनामा लिहून देणार हे लिहून देणार यांचे लाभात लिहून देतात ते येणेप्रमाणे -</p> <p>१) मिळकतीचे वर्णन :- तुकडी जिल्हा परिषद नाशिक पोस्ट तुकडी तालुका निफाड घेमी मीचे ओझर मिग या गांधी नगरपरिषद हद्दीतील निवासी विन्धोती गट नं. २४९९/४/२ मधील फ्लॅट नं. २५ व २६ यांची एकूण क्षेत्रफळ ६३०.०० चौ.मी. यामध्ये आर सी सी. मध्ये बांधकाम केलेल्या "निर्मल हाईटस ५" या</p>	<div style="text-align: right;">  </div>

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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **21,46,500.00 (Rupees Twenty-One Lakh Forty-Six Thousand Five Hundred Only)**. The **Realizable Value** of the above property ₹ **20,39,175.00 (Rupees Twenty Lakh Thirty-Nine Thousand One Hundred Seventy-Five Only)** and the **Distress Value** ₹ **17,17,200.00 (Rupees Seventeen Lakh Seventeen Thousand Two Hundred Only)**.

Place: Nashik

Date: 22.09.2023

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

Encl: Valuation report.

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: 2023.09.22 18:15:40 +05'30'

Auth. Sign.

Enclosures		
	Declaration from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

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

Signature
 (Name Branch Official with seal)



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(Annexure – I)

DECLARATION FROM VALUERS

I, Manoj Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 22.09.2023 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. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 21.09.2023. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri.Shailesh Ramesh Rathod & Sau.Hema Shailesh Rathod from M/s.Nirmal Constructions Vide Notarized Agreement
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Ozar Branch. to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Binu Surendran – Technical Manager Chintamani Chaudhari – 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 – 21.09.2023 Valuation Date - 22.09.2023 Date of Report - 22.09.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 21.09.2023
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 Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **22nd September 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **795.00 Sq. Ft. Built Up Area** owned by **M/s. Nirmal Constructions**. Name of Proposed Purchaser: **Shri. Shailesh Ramesh Rathod & Sau.Hema Shailesh Rathod** 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 being owned by **M/s. Nirmal Constructions**. Name of Proposed Purchaser: **Shri.Shailesh Ramesh Rathod & Sau.Hema Shailesh Rathod**. 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 **795.00 Sq. Ft. Built Up 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.

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 **795.00 Sq. Ft. Built Up 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.
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.

27.



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Remuneration and Costs.

28. 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.
29. 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.

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik
Date: 22.09.2023

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.22 18:15:47 +05'30'


Auth. Sign.

Director

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

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