

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Sunita Dhanesh Goel & Rishabh Dhanesh Goel**

Residential Flat No. A / 704, 7<sup>th</sup> Floor, A - Wing, Building No. 5, "Bonaventure Co- Op. Hsg. Soc. Ltd.", Near Dsouza Mansion, Rangnath Kesrkar Marg, Dahisar (West), Mumbai, State - Maharashtra, India

Latitude Longitude - 19°14'43.5"N 72°51'27.6"E

### Valuation Done for:

**Cosmos Bank**


**Borivali Branch (West)**

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400 092, 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, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. A / 704, 7<sup>th</sup> Floor, A - Wing, Building No. 5, "Bonaventure Co- Op. Hsg. Soc. Ltd.", Near Dsouza Mansion, Rangnath Kesrkar Marg, Dahisar (West), Mumbai, State - Maharashtra, India belongs to **Mrs. Sunita Dhanesh Goel & Rishabh Dhanesh Goel**

Boundaries of the property.

|       |   |               |
|-------|---|---------------|
| North | : | Open to Sky   |
| South | : | Flat No. 703  |
| East  | : | Lobby         |
| West  | : | Flat Entrance |

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 valued for banking purpose for ₹ 1,51,99,320.00 (Rupees One Crore Fifty-One Lakh Ninety-Nine Thousand Three Hundred & Twenty 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.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Digitally signed by (MANOJ) BABURAO CHALIKWAR  
DN: cn=BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=adshant,  
2.5.4.20198222664fa2358d33d6f79a26855913490c132384113  
11527301741865552, postalCode=400069, st=Maharashtra,  
serialNumber=81456a56a8dc8908b2a55a8fce3deb3f311x62  
\*194c2802a29a3776625b0c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2022.12.15 16:51:14 +05'30'

Auth. Sign.



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Mumbai - 400 072, (M.S.), INDIA  
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mumbai@vastukala.org

Residential Flat No. A / 704, 7<sup>th</sup> Floor, A - Wing, Building No. 5, "**Bonaventure Co- Op. Hsg. Soc. Ltd.**", Near  
Dsouza Mansion, Rangnath Kesrkar Marg, Dahisar (West), Mumbai, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

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

**GENERAL:**

|    |  |  |
|----|--|--|
| 1  | Purpose for which the valuation is made  | To assess the Fair Market Value as on 15.12.2023 for Banking Purpose   |
| 2  | Date of inspection   | 13.12.2023   |
| 3  | Name of the owner/ owners  | <b>Mrs. Sunita Dhanesh Goel &amp;<br/>Rishabh Dhanesh Goel</b>   |
| 4  | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Joint Ownership<br>Details of ownership share is not available   |
| 5  | Brief description of the property  | <b>Address:</b> Residential Flat No. A / 704, 7 <sup>th</sup> Floor, A - Wing, Building No. 5, " <b>Bonaventure Co- Op. Hsg. Soc. Ltd.</b> ", Near Dsouza Mansion, Rangnath Kesrkar Marg, Dahisar (West), Mumbai, State - Maharashtra, India<br><br><b>Contact Person:</b><br>Mr. Dhanesh Goel<br>Contact No. Not Provided |
| 6  | Location, street, ward no  | Dahisar (West), Mumbai   |
|    | Survey/ Plot no. of land   | CTS No. 892 / a / 1 of Village – Dahisar   |
| 8  | Is the property situated in residential/ commercial/ mixed area/ Residential area?                           | Residential Area   |
| 9  | Classification of locality-high class/ middle class/poor class   | Upper Middle Class   |
| 10 | Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.                            | All the amenities are available in the vicinity  |
| 11 | Means and proximity to surface communication by which the locality is served                                 | Served by Buses, Taxies, Auto and Private cars   |
|    | <b>LAND</b>  |  |
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features                          | Carpet Area in Sq. Ft. = 733.00<br>(Area as per actual site measurement)<br><br>Carpet Area in Sq. Ft. = 691.00<br>(Area as per Agreement)<br><br><b>Built Up Area in Sq. Ft. = 829.00<br/>(As per Index II)</b>   |
| 13 | Roads, Streets or lanes on which the land is abutting  | Dahisar (West), Mumbai   |

|    |  |   |
|----|--|---|
| 14 | If freehold or leasehold land  | Free hold   |
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(iii) Unearned increased payable to the Lessor in the event of sale or transfer | N. A.   |
| 16 | Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.  | As per documents  |
| 17 | Are there any agreements of easements? If so, attach a copy of the covenant  | Information not available   |
| 18 | Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.   | Information not available   |
| 19 | Has any contribution been made towards development or is any demand for such contribution still outstanding?   | Information not available   |
| 20 | Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.  | No  |
| 21 | Attach a dimensioned site plan   | N.A.  |
|    | <b>IMPROVEMENTS</b>  |   |
| 22 | Attach plans and elevations of all structures standing on the land and a lay-out plan.   | Information not available   |
| 23 | Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)  | Attached  |
| 24 | Is the building owner occupied/ tenanted/ both?  | Self-Occupied   |
|    | If the property owner occupied, specify portion and extent of area under owner-occupation  | N.A.  |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?  | Floor Space Index permissible - As per MCGM norms<br>Percentage actually utilized – Details not available |
| 26 | <b>RENTS</b>   |   |
|    | (i) Names of tenants/ lessees/ licensees, etc  | N.A.  |
|    | (ii) Portions in their occupation  | Details not provided  |



|    |       |   |  |
|----|-------|---|--|
|    | (iii) | Monthly or annual rent /compensation/license fee, etc. paid by each   | Details not provided   |
|    | (iv)  | Gross amount received for the whole property  | Details not provided   |
| 27 |       | Are any of the occupants related to, or close to business associates of the owner?  | Information not available  |
| 28 |       | Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details    | N. A.  |
| 29 |       | Give details of the water and electricity charges, If any, to be borne by the owner   | N. A.  |
| 30 |       | Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars  | N. A.  |
| 31 |       | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?  | N. A.  |
| 32 |       | If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?  | N. A.  |
| 33 |       | Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?                                       | N. A.  |
| 34 |       | What is the amount of property tax? Who is to bear it? Give details with documentary proof  | Information not available  |
| 35 |       | Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium  | Information not available  |
| 36 |       | Is any dispute between landlord and tenant regarding rent pending in a court of rent?   | N. A.  |
| 37 |       | Has any standard rent been fixed for the premises under any law relating to the control of rent?  | N. A.  |
|    |       | <b>SALES</b>  |  |
| 38 |       | Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold. | As per sub registrar of assurance records  |
| 39 |       | Land rate adopted in this valuation   | N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate. |
| 40 |       | If sale instances are not available or not relied up on, the basis of arriving at the land rate   | N. A.  |
|    |       | <b>COST OF CONSTRUCTION</b>   |  |
| 41 |       | Year of commencement of construction and  | Year of Completion – 2013 (As per Informed to  |

|    |  |       |
|----|--|-------|
|    | year of completion   | us)   |
| 42 | What was the method of construction, by contract/By employing Labour directly/ both?   | N. A. |
| 43 | For items of work done on contract, produce copies of agreements   | N. A. |
| 44 | For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof. | N. A. |
|    | <b>Remark:</b>   |       |

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Borivali (West) Branch to assess fair market value as on 15.12.2023 for Residential Flat No. A / 704, 7<sup>th</sup> Floor, A - Wing, Building No. 5, "Bonaventure Co- Op. Hsg. Soc. Ltd.", Near Dsouza Mansion, Rangnath Kesrkar Marg, Dahisar (West), Mumbai, State - Maharashtra, India belongs **Mrs. Sunita Dhanesh Goel & Rishabh Dhanesh Goel**

### We are in receipt of the following documents:

|   |  |
|---|--|
| 1 | Copy of Agreement for Sale dated 17.12.2012  |
| 2 | Copy of Commencement Certificate No. CHE / A – 3573 / BP (WS) / AR / AP dated 08.06.2012 issued by Municipal Corporation of Greater Mumbai for Stilt + 1 <sup>st</sup> to 17 <sup>th</sup> +18 <sup>th</sup> (pt) upper floors of Wing-A |

### LOCATION:

The said building is located at CTS No. 892 / A / 1 of Village – Dahisar, Taluka – Borivali & District – Mumbai Suburban. The property falls in Residential Zone. It is at a travelling distance 650 Mtrs. from Dahisar railway station.

### BUILDING:

The building under reference is having Stilt + 18<sup>th</sup> Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 7<sup>th</sup> Floor is having 4 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The residential flat under reference is situated on the 7<sup>th</sup> Floor. It consists of 2 Bedroom + Living Room + Kitchen + 2 Toilets (i.e. 2 BHK & 2 Toilets) The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with solid flush door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing. The flat condition is good.

### Valuation as on 15<sup>th</sup> December 2023

|   |   |                |
|---|---|----------------|
| The Carpet Area of the Residential Flat | : | 691.00 Sq. Ft. |
|---|---|----------------|

**Deduct Depreciation:**

|   |   |  |
|---|---|--|
| Year of Construction of the building  | : | 2013 (As per site information)                           |
| Expected total life of building   | : | 60 Years   |
| Age of the building as on 2023  | : | 10 years   |
| Cost of Construction  | : | 829.00 Sq. Ft. X ₹ 2,800.00 = ₹ 23,21,200.00             |
| Depreciation $\{(100-10) \times 15 / 60\}$                                  | : | 15%  |
| Amount of depreciation  |   | ₹ 3,48,180.00  |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,28,550.00 per Sq. M.<br>i.e. ₹ 11,942.00 per Sq. Ft. |
| Guideline rate (after depreciate)   | : | ₹ 1,21,290.00 per Sq. M.<br>i.e. ₹ 11,268.00 per Sq. Ft. |
| Prevailing market rate  | : | ₹ 22,500.00 per Sq. Ft.                                  |
| <b>Value of property as on 15.12.2023</b>                                   | : | 691.00 Sq. Ft. X ₹ 22,500.00 = ₹1,55,47,500.00           |

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

|  |   |  |
|--|---|--|
| <b>Depreciated fair value of the property as on 15.12.2023</b> | : | ₹ 1,55,47,500.00 - ₹ 3,48,180.00 =<br>₹ 1,51,99,320.00 |
| <b>Total Value of the property</b>                             | : | ₹ 1,51,99,320.00                                       |
| <b>The realizable value of the property</b>                    | : | ₹ 1,36,79,388.00                                       |
| <b>Distress value of the property</b>                          | : | ₹ 1,21,59,456.00                                       |
| <b>Insurable value of the property</b>                         | : | ₹ 23,21,200.00   |

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. A / 704, 7th Floor, A - Wing, Building No. 5, "Bonaventure Co- Op. Hsg. Soc. Ltd.", Near Dsouza Mansion, Rangnath Kesrkar Marg, Dahisar (West), Mumbai, State - Maharashtra, India for this particular purpose ₹ 1,51,99,320.00 (Rupees One Crore Fifty-One Lakh Ninety-Nine Thousand Three Hundred & Twenty Only).

**NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **15<sup>th</sup> December 2023 is ₹ 1,51,99,320.00 (Rupees One Crore Fifty One Lakh Ninety Nine Thousand Three Hundred & Twenty Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

***PART III- DECLARATION***

I hereby declare that

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

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**ANNEXURE TO FORM 0-1**

| Technical details |   | Main Building   |
|-------------------|---|---|
| 1.                | No. of floors and height of each floor                          | Stilt + 1 <sup>st</sup> to 17 <sup>th</sup> + 18 <sup>th</sup> (pt) Upper Floors  |
| 2.                | Plinth area floor wise as per IS 3361-1966                      | N.A. as the said property is a Residential Flat situated on 7 <sup>th</sup> Floor |
| 3                 | Year of construction  | 2013 (As per site information)  |
| 4                 | Estimated future life   | 50 Years Subject to proper, preventive periodic maintenance & structural repairs  |
| 5                 | Type of construction- load bearing walls/RCC frame/ steel frame | R.C.C. Framed Structure   |
| 6                 | Type of foundations   | R.C.C. Foundation   |
| 7                 | Walls   | All external walls are 9" thick and partition walls are 6" thick.                 |
| 8                 | Partitions  | 6" thick brick wall   |
| 9                 | Doors and Windows   | Teak wood door frame with solid flush door  |
| 10                | Flooring  | Vitrified tiles flooring  |
| 11                | Finishing   | Cement plastering   |
| 12                | Roofing and terracing   | R.C.C. Slab   |
| 13                | Special architectural or decorative features, if any            | No  |
| 14                | (i) Internal wiring – surface or conduit                        | Concealed electrification   |
|                   | (ii) Class of fittings: Superior/ Ordinary/ Poor.               | Concealed plumbing  |
| 15                | Sanitary installations  |   |
|                   | (i) No. of water closets  | As per Requirement  |
|                   | (ii) No. of lavatory basins                                     |   |
|                   | (iii) No. of urinals  |   |
| (iv) No. of sink  |   |   |
| 16                | Class of fittings: Superior colored / superior white/ordinary.  | Ordinary  |
| 17                | Compound wall<br>Height and length<br>Type of construction      | 6'.0" High, R.C.C. column with B. B. masonry wall                                 |
| 18                | No. of lifts and capacity                                       | 02 Lifts  |
| 19                | Underground sump – capacity and type of construction            | R.C.C tank  |

|    |  |  |
|----|--|--|
| 20 | Over-head tank<br>Location, capacity<br>Type of construction   | R.C.C tank on terrace                  |
| 21 | Pumps- no. and their horse power   | May be provided as per requirement     |
| 22 | Roads and paving within the compound<br>approximate area and type of paving                            | Chequered tiles in open spaces, etc.   |
| 23 | Sewage disposal – whereas connected to<br>public sewers, if septic tanks provided,<br>no. and capacity | Connected to Municipal Sewerage System |

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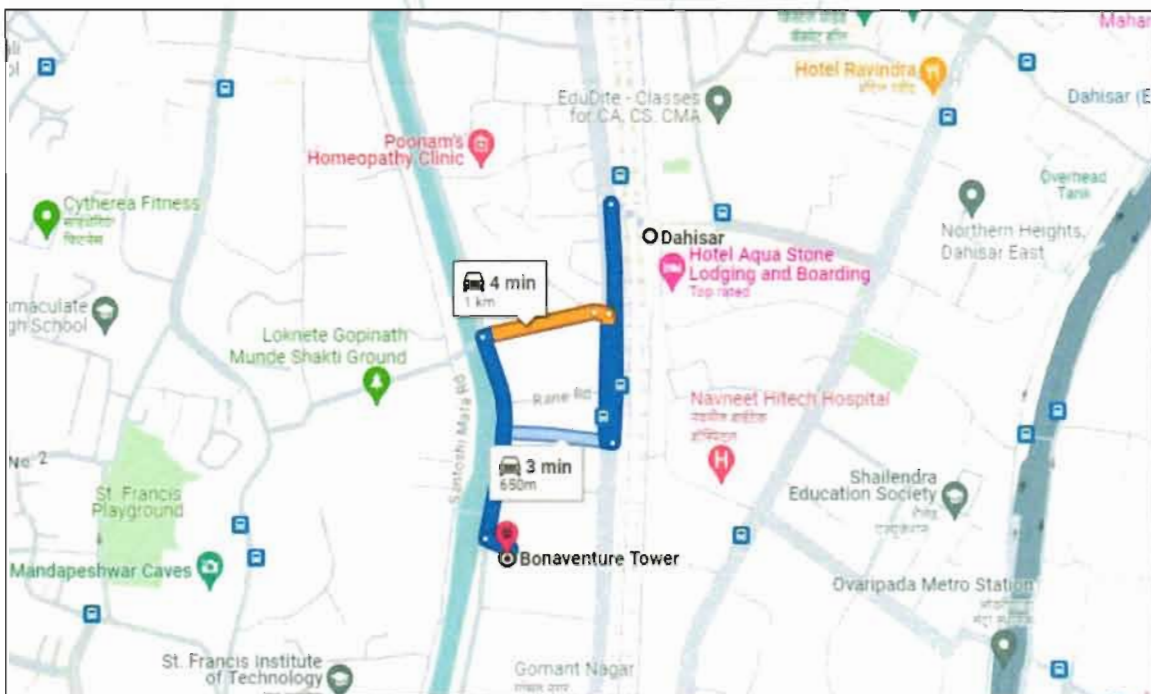
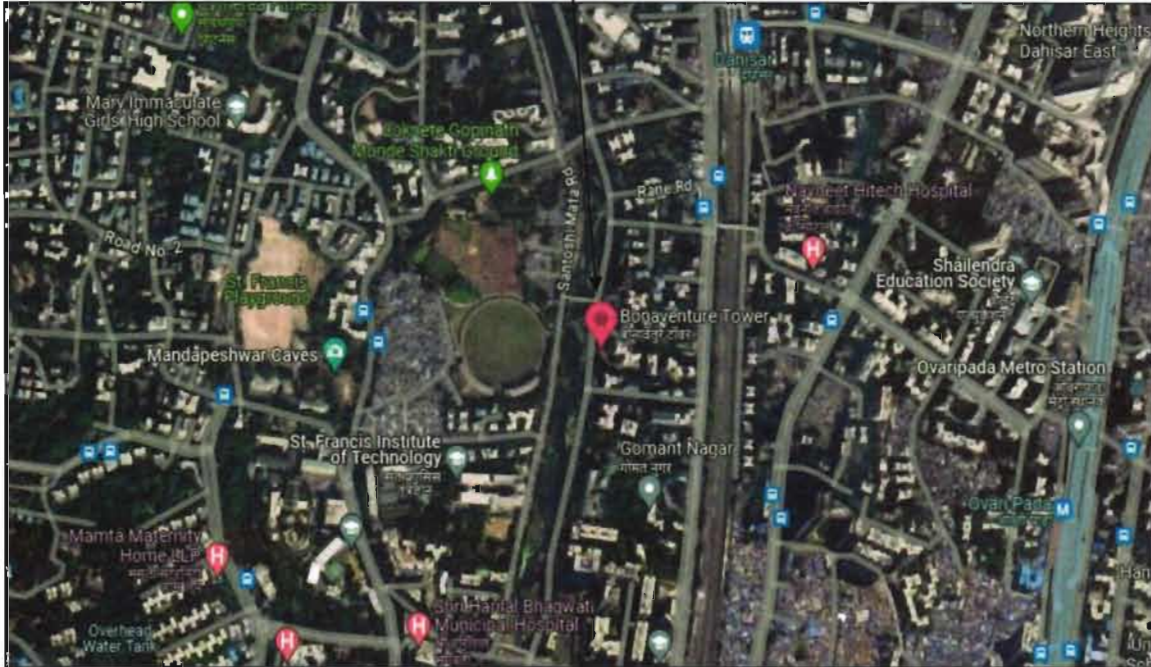


### Actual site photographs



## Route Map of the property

Site u/r




**Latitude Longitude - 19°14'43.5"N 72°51'27.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dahisar – 650 Mtrs.)



## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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Year: 2023-2024 | Language: English

Selected District: MumbaiSubUrban

Select Village: वहीसर ( बारीवली )

Search By:  Survey No.  Location

Enter Survey No: 892

| उपविभाग   | खुली जमीन | निवासी सदनिका | ग्रीसदुकाने | औद्योगिक | एकक (Rs.) | Attribute                     |
|---|-----------|---------------|-------------|----------|-----------|-------------------------------|
| 89:409-भुभाग: उत्तरेस लिंक रोड, पूर्वेस रेल्वे लाईन, दक्षिण व पश्चिम गावाची हद्द. | 55950     | 128550        | 47840       | 179500   | 122450    | चौ. मीटर<br>सि.टी.एस.<br>नंबर |

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## Price Indicator

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

Home Property for Sale in Mumbai Property for Sale in Dahisar West Property for Sale in Bonaventure Tower, Mumbai 2 Bedroom 1150 Sq Ft Apartment in Dahisar West Mumbai

6 Views Compare

**Bonaventure Tower**  
**2 Bedroom 1150 Sq.Ft. Apartment in Dahisar West Mumbai**  
 Listing ID: #6726431

**₹ 1.7 Cr.** Need Loan? Get Free Cost Score

- 2 Bedrooms
- Furnished
- 2 Bathroom
- 1150 Sq Ft. (Built-up Area)
- Garden View

Recent Registered Sale: ₹ 70.00 L, ₹ 70.00 L

Get Instant Home Loan | Request an Call

Overview Furnishing Amenities Agent Overview About Project Data Intelligence Commute Time Dahisar West Reviews

**Key Highlights** Contact our Real Estate Experts

**NOBROKER** ₹ 1.2 Crores Registered | ₹ 68,777/Month Estimated EM | 330 Sq Ft

1 BHK Flat in Bonaventure Tower For Sale in Dahisar West  
 Format: Ready to move

Price for Sale in Mumbai | Price for Sale in Bonaventure Tower | 2020 Price for Sale in Bonaventure Tower | Property Details

1 Bedroom | 1 Bathroom | NA | None | None

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Report what you just noticed in this property.

Activity On This Property

Similar Properties

**Overview**

|                     |                 |                   |  |
|---------------------|-----------------|-------------------|--|
| Age of Building     | 110 Years       | Ownership Type    | Self-owned   |
| Transaction Charges | ₹ 1.5 Per Sq Ft | Furnishing        | Identified Title   |
| Built-up Area       | 330 Sq Ft       | Furnishing Status | Seen <span style="border: 1px solid green; padding: 2px;">Available</span> |

## Price Indicator

The screenshot shows a listing for a 2 BHK flat in Dahisar West. The price is ₹ 3.8 Crores, with a monthly rent of ₹ 1.03 Lacs. The listing includes a gallery of photos showing the interior of the flat, such as the kitchen and living areas. Key details include 2 bedrooms, 2 bathrooms, and a carpet area of 1,130 sq ft. The listing is dated Jul 11, 2023, and is categorized as 'New Property'.

The screenshot shows a listing for a 1 BHK flat in Salbaba Nagar Borivall West, Mumbai. The price is ₹ 1.53 Cr, with an EMV of ₹ 69k. The listing includes a gallery of photos showing the exterior and interior of the flat. Key details include 1 bedroom, 1 bathroom, 1 covered parking, and a carpet area of 449 sqft. The listing is dated Dec 12, 23, and is categorized as 'New Property'. The agent is Ranchit Vora, a Certified Agent, with a contact number of 91-8800000000.

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **15th December 2023**

The term 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.

### **UNDER LYING ASSUMPTIONS**

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



**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 valued for banking purpose as on day for **₹1,51,99,320.00 (Rupees One Crore Fifty One Lakh Ninety Nine Thousand Three Hundred & Twenty Only)**.

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

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by MANOJ BABURAO CHALIKWAR  
(DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=adms, 2.5.4.20=9822b6c4ad35d03e0c39a26865913490cf3d33d41  
33115279017a18b5652, postalCode=400069,  
st=Maharashtra,  
serialNumber=41a55a566ab8cc89d0b2a55a8f0e1feb31f311  
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CHALIKWAR  
Date: 2023.12.15 16:51:16 +05:30'

Auth. Sign.

Think.Innovate.Create