

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Nilam Ganesh Kale & Sangita Maruti Kale**

Industrial Unit No. 405, 4th Floor, G - Wing, Building No. 2, "**Kailash Industrial Complex of the Wooden Boxes Manufactures Co. Op. Industrial Estate Ltd.,**" Veer Savarkar Mark, Park Site, Vikhroli (West), Mumbai - 400 079, State - Maharashtra, Country - India

Latitude Longitude - 19°06'41.8"N 72°55'06.4"E

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## Valuation Done for:

**Cosmos Bank  
Dadar (West) Branch**

32/34, Neelkanth Niwas, D.L. Vaidya Road, Dadar (West), Mumbai - 400 028,  
State - Maharashtra, Country - India

**Vastukala Consultants (I) Pvt. Ltd.  
Mumbai • Delhi NCR • Aurangabad • Nanded**

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**VALUATION OPINION REPORT**

The property bearing Industrial Unit No. 405, 4th Floor, G - Wing, Building No. 2, "Kailash Industrial Complex of the **Wooden Boxes Manufactures Co. Op. Industrial Estate Ltd.,**" Veer Savarkar Mark, Park Site, Vikhroli (West), Mumbai - 400 079, State - Maharashtra, Country - India belongs to **Nilam Ganesh Kale & Sangita Maruti Kale.**

Boundaries of the property.

North : Open Plot  
 South : Road  
 East : Veer Savarkar Marg & Kailash Business Park  
 West : F - Wing

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 ₹ **41,66,720.00 (Rupees Forty One Lakh Sixty Six Thousand Seven Hundred Twenty Only).**

Hence certified

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

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cm@vastukala.org,  
c=IN  
Date: 2021.03.18 12:35:58 +05'30'

C.M.D.

Director



**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report in Form – 01

**Mumbai**

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

Tel. : +91 22 28371325  
 Fax : +91 22 28371324  
 mumbai@vastukala.org

**Delhi NCR**

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

Mobile : +91 9216912225  
 +91 9819670183  
 delhincr@vastukala.org

**Nanded**

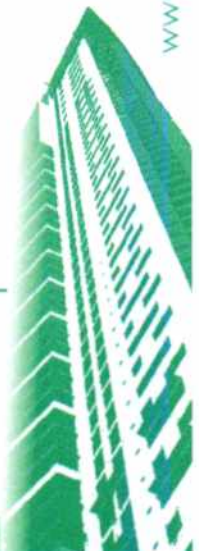
28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288  
 +91 2462 239909  
 nanded@vastukala.org

**Aurangabad**

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

Tel. : +91 240 2485151  
 Mobile : +91 9167204062  
 +91 9860863601  
 aurangabad@vastukala.org



**Industrial Unit No. 405, 4th Floor, G - Wing, Building No. 2, "Kailash Industrial Complex of the Wooden Boxes Manufactures Co. Op. Industrial Estate Ltd.," Veer Savarkar Mark, Park Site, Vikhroli (West), Mumbai - 400 079, State - Maharashtra, Country - India**

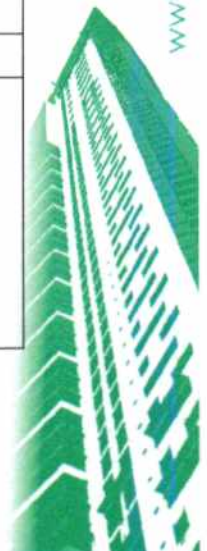
*Form 0-1*

(See Rule 8 D)

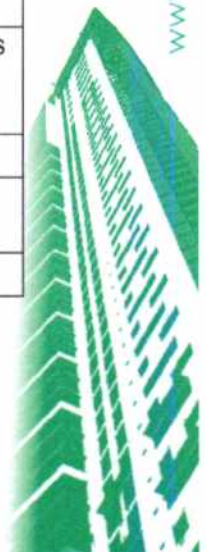
REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

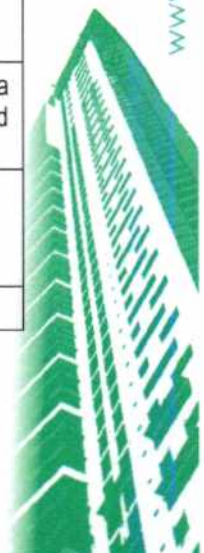
1	Purpose for which the valuation is made	To assess the Fair Market Value as on 18.03.2021 for Banking Purpose
2	Date of inspection	16.03.2021
3	Name of the owner/ owners	<b>Nilam Ganesh Kale &amp; Sangita Maruti Kale</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership
5	Brief description of the property	Valuation Report of Industrial Unit No. 405, 4th Floor, G - Wing, Building No. 2, " <b>Kailash Industrial Complex of the Wooden Boxes Manufactures Co. Op. Industrial Estate Ltd.</b> ," Veer Savarkar Mark, Park Site, Vikhroli (West), Mumbai - 400 079, State - Maharashtra, Country - India
6	Location, street, ward no	Veer Savarkar Mark, Park Site, Vikhroli (West)
7	Survey/ Plot no. of land	Survey No. 139 (part), C.T.S. No. 1/7 to 1/11, Industrial Zone, Village - Ghatkopar, Taluka - Kurla
8	Is the property situated in residential / Industrial / mixed area/ Residential area?	Industrial
9	Classification of locality-high class/ middle class/poor class	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 = 918.00 Sq. Ft. (Area as per Actual site measurement for Unit No. 401 to 405)  Carpet Area = 193.00 Sq. Ft. (Area as per Sale Deed)  Built up Area = 21.52 Sq. M. i.e. 232.00 Sq. Ft.



		(Area as per Index No. II)
13	Roads, Streets or lanes on which the land is abutting	Veer Savarkar Mark, Park Site,
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned 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)	N. A.
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N. A.
	(ii) Portions in their occupation	N. A.



	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	N. A.
	(iv)	Gross amount received for the whole property	N. A.
27		Are any of the occupants related to, or close to business associates of the owner?	N. A.
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 Industrial Unit 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	Year of Construction- 2001 (As per Part Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
45	<p><b>Remarks :</b></p> <p>1. <b><u>As per site inspection, Unit Nos. 401 to 405 are internally amalgamated with two separate entrance. For the purpose of valuation we have taken area of Unit No. 405 only. The area is taken as per Sale Deed.</u></b></p> <p>2. <b><u>At the time of inspection, we found that Industrial Unit was used as office.</u></b></p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of COSMOS Bank, Dadar (West) Branch to assess fair market value as on 18.03.2021 for Industrial Unit No. 405, 4th Floor, G - Wing, Building No. 2, "Kailash Industrial Complex of the Wooden Boxes Manufactures Co. Op. Industrial Estate Ltd.," Veer Savarkar Mark, Park Site, Vikhroli (West), Mumbai - 400 079, State - Maharashtra, Country - India has been belongs to **Nilam Ganesh Kale & Sangita Maruti Kale**.

We are in receipt of the following documents:

1	Copy of Sale Deed date 22.12.2015 between Kirloskar Pneumatic Co. Ltd. (the Vendor) AND Nilam Ganesh Kale & Sangita Maruti Kale (the Purchasers)
2	Copy of Maintenance Receipt Nos. 3067 to 3071 date 30.12.2016 for Unit Nos. 401 to 405
3	Copy of Society NOC Letter date 01.02.2016
4	Copy of Approved Plan No. CE / 4595 / BPES / AN date 27.06.1996 issued by Municipal Corporation of Greater Mumbai.
5	Copy of Part Occupancy Certificate No. CE / 4595 / BPES / AN date 02.02.2001 for Building No. 2, G- Wing, Ground + 4th upper floors issued by Municipal Corporation of Greater Mumbai.
6	Copy of Part Occupancy Certificate No. CE / 4595 / BPES / AN date 29.09.2004 for Building No. 2, G- Wing for 5th upper floor issued by Municipal Corporation of Greater Mumbai.

### LOCATION:

The said building is standing on Survey No. 139 (part), C.T.S. No. 1/7 to 1/11, Industrial Zone, Village - Ghatkopar, Taluka - Kurla, Municipal Corporation of Greater Mumbai. 2.8 Km. travel distance from Vikhroli Railway station. The surrounding locality is Industrial cum Residential.

### Building / Property:

The building under reference is having Ground + 5 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal POP finished brick walls. The walls are having sand faced plaster from outside. The staircase



is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The whole building is used for Industrial purpose. 4th Floor is having 16 Industrial Units. The building is having 1 Lift.

### Industrial Unit :

The Industrial Unit under reference is situated on the 4th Floor. As per site inspection five industrial units are internally amalgamated with two separate entrance. The composition of units Reception area + 2 Cabin + Conference room + Working area + Toilets. The Industrial unit is finished with Vitrified tiles flooring, Glass door with teak wood door frame with flush doors, paint type, Acrylic OBD painting, Powder coated alluminum sliding windows with M.S. Grill, Concealed plumbing, concealed electrification is provided.

### Valuation as on 18<sup>th</sup> March 2021

<b>The Built up area of the Industrial Unit</b>	:	<b>232.00 Sq. Ft.</b>
Deduct Depreciation:		
Year of Construction of the building	:	Year of Construction- 2001 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2021	:	20 Years
Cost of Construction	:	232.00 X 2,800.00 = ₹ 6,49,600.00
Depreciation $\{(100-10) \times 20 / 60\}$	:	30.00%
Amount of depreciation		₹ 1,94,880.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,26,370.00 per Sq. M. i.e. ₹ 11,740.00 per Sq. Ft.
Guideline rate after depreciate	:	₹ 1,20,342.00 per Sq. M. i.e. ₹ 11,180.00 per Sq. Ft.
<b>Prevailing market rate</b>	:	<b>₹ 18,800.00 per Sq. Ft.</b>
<b>Value of property as on 18.03.2021</b>	:	<b>₹ 232.00 Sq. Ft. X ₹ 18,800.00 = ₹ 43,61,600.00</b>

Area of property x market rate of developed land & Residential premises as on 2020 - 21 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 18.03.2021</b>	:	<b>₹ 43,61,600.00 - ₹ 1,94,880.00 = ₹ 41,66,720.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 37,50,048.00</b>
<b>Distress value of the property</b>	:	<b>₹ 33,33,376.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 10,500.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 405, 4th Floor, G - Wing, Building No. 2, "Kailash Industrial Complex of the Wooden Boxes Manufactures Co. Op. Industrial Estate Ltd.," Veer Savarkar Mark, Park Site, Vikhroli (West), Mumbai - 400 079, State - Maharashtra.

Country - India for this particular purpose at ₹ 41,66,720.00 (Rupees Forty One Lakh Sixty Six Thousand Seven Hundred Twenty Only) as on 18<sup>th</sup> March 2021

### NOTES

1. I, Sharad 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 18<sup>th</sup> March 2021 is ₹ 41,66,720.00 (Rupees Forty One Lakh Sixty Six Thousand Seven 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	Ground + 5 upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Industrial Unit on Ground and Basement Floor
3	Year of construction	Year of Construction- 2001 (As per Part Occupancy Certificate)
4	Estimated future life	40 years subject to 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	Glass door with Teak wood door frame with Flush doors, Powder coated aluminum sliding windows with M. S. Grills
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering + POP finish
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	1
	(ii) No. of lavatory basins	1
	(iii) No. of urinals	1
(iv) No. of sink	1	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
8	No. of lifts and capacity	1 Lift



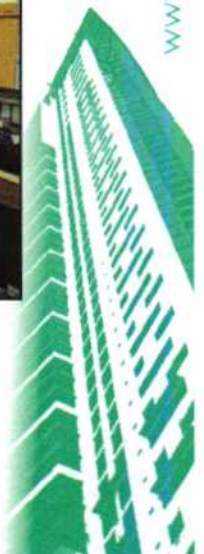
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered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



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### Actual site photographs



### Actual site photographs



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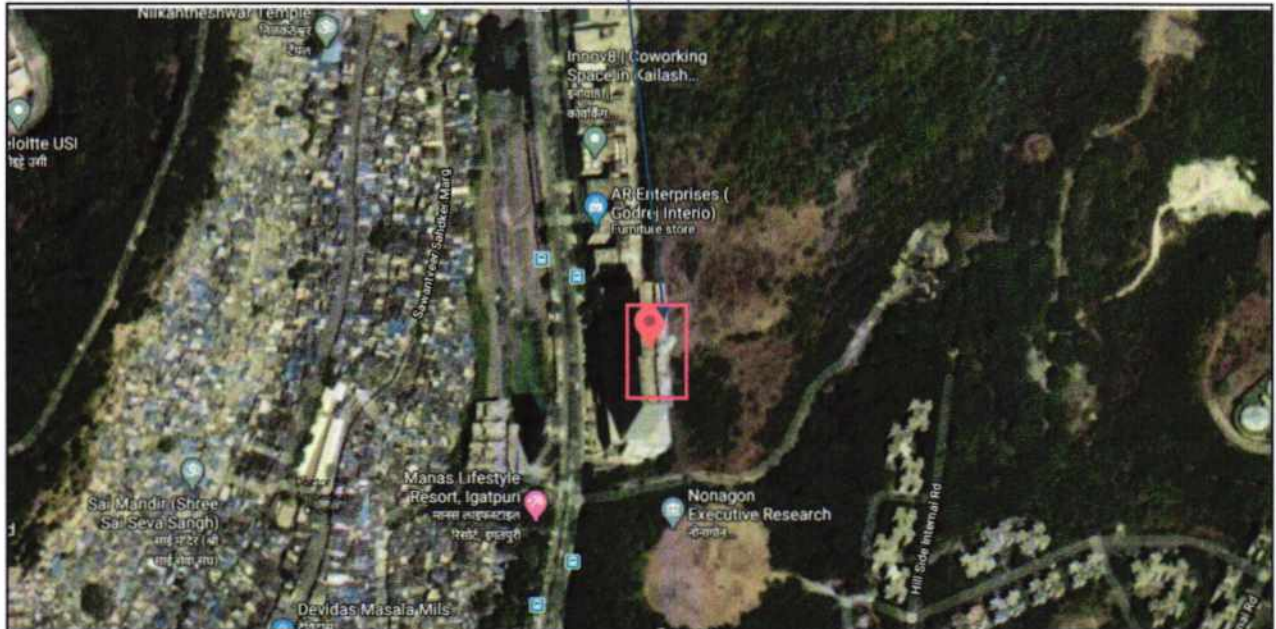
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### Route Map of the property

Site.u/r




**Latitude Longitude - 19°06'41.8"N 72°55'06.4"E**

**Note:** The Blue line shows the route to site from nearest railway station (Vikhroli – 2.8 Km.)



## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 20202021 Language: English

Annual Statement of Rates

Selected District: मुंबई(उपनगर)

Select Village: घाटकोपर - कुर्ली

Search By:  Survey No  Location

Select	उपविभाग	सुरती चकीन	निवासी चदनिक	बांटीस	दुखने	जोबोकि	एकक (रु.१)
SurveyNo	102/480A-रस्ता : जाल बहादूर शाळी मार्गाच्या पश्चिमेकडील दक्षिणेच्या मिळकती.	83910	147500	176500	211400	147500	चौरस मीटर
SurveyNo	102/480-भूभाग: एस बॉई हद्दीने 27.45 मी. रेंद रस्ता व रायफल रेंदच्या पश्चिमेकडील 18.30 मी व 36.60 मी रस्त्यापर्यंत, पश्चिमेस गाव हद्द, दक्षिणेस एस.बी.एस. मार्ग व गाव सीमा.	65490	126790	140780	174800	126790	चौरस मीटर
SurveyNo	102/481A-भूभाग: नाविकास विभागातील मिळकती	16830	0	0	0	0	चौरस मीटर
SurveyNo	102/481-भूभाग: पश्चिमेस व उत्तरेस गाव हद्द, पूर्वेस अंगण: गाव हद्द व नंतर बॉई हद्दीने दक्षिणेस 27.45 मी रेंद रस्त्यापर्यंत व नंतर 18.30 मी रस्त्याने 36.60 मी रेंद रस्त्यापर्यंत व दक्षिणेस गाव सीमा.	60810	126370	144580	173600	126370	चौरस मीटर
SurveyNo	102/482 -भूभाग: उत्तरेस जाल बहादूर शाळी मार्ग, पूर्वेस गाव हद्द, दक्षिणेस जाल बहादूर शाळी मार्ग ते हुलमती चौकपारा रस्ता (बसठराडा पाटील मार्ग) व पश्चिमेस गाव हद्द.	48730	94320	104660	122000	94320	चौरस मीटर

1 2 3



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### Price Indicators

**99acres** Buy ▾ All Commert... Type Location of Project/Society or Keyword SEARCH


Home > Commercial Property in Mumbai > Vilepar West > Ready to move Office Space > 50 to 60 Lac > 400 to 600 sq.ft. Posted on Jan 30, 2021 | Ready to move

**60 Lac** @ 18,181 per sq.ft. Ready to move office space for sale  
 Estimated EMR ₹ 47,922

REMR STATUS: NOT AVAILABLE Website: <https://maharera2.mahareraonline.gov.in>

Overview Dealer Details Recommendations

**PROPERTY (2)**



Number of seats: 10 - 12 seats  
 Carpet Area: 330 sq.ft. (30.66 sq.m.)  
 Super Builtup Area: 480 sq.ft. (44.59 sq.m.)  
 Area spread over: 1 floor (2nd / 2 floors building)  
 Car parking: No parking available  
 Meeting rooms & cabins: 1 cabin available  
 Washrooms: 1 private washroom available  
 Pantry: No pantry available

Photos (1/7)

**99acres** Buy ▾ All Commert... Type Location of Project/Society or Keyword SEARCH


Home > Commercial Property in Mumbai > Vilepar West > Ready to move Office Space > 1.4 to 1.40 Cr > 1100 to 1200 sq.ft. Posted on Jan 22, 2021 | Ready to move

**1.45 Cr** @ 19,578 per sq.ft. Ready to move office space for sale  
 Estimated EMR ₹ 1,15,812

REMR STATUS: NOT AVAILABLE Website: <https://maharera2.mahareraonline.gov.in>

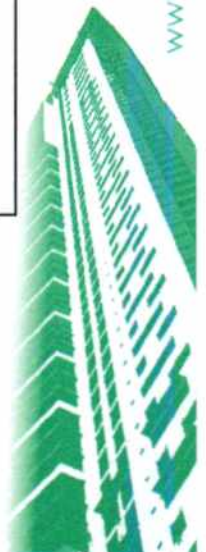
Overview Dealer Details Recommendations

**PROPERTY (2)** Explore Locality Photos/Videos



Number of seats: 1 - 2 seats  
 Carpet Area: 760 sq.ft. (70.61 sq.m.)  
 Super Builtup Area: 1120 sq.ft. (104.05 sq.m.)  
 Area spread over: 1 floor (Ground / 5 floors building)  
 Car parking: No parking available  
 Meeting rooms & cabins: No meeting rooms and cabins available  
 Washrooms: 1 private washroom available  
 Pantry: No pantry available

Request Photos



### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18<sup>th</sup> March 2021**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### 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 **₹ 41,66,720.00 (Rupees Forty One Lakh Sixty Six Thousand Seven Hundred Twenty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

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C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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



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