

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner : **Mr. Paresh V. Pansuriya**

Residential Flat No. 803, 8th Floor, Wing - C, "**Valencia Tower C Wing Co-Op. Hsg. Soc. Ltd.**",  
Tukaram Javji Marg, Near Bhatia Hospital, Grant Road (West), Mumbai,  
PIN Code - 400 007, State - Maharashtra, Country - India

Latitude Longitude : 18°57'54.9"N 72°48'52.1"E

## Valuation Done for:

**Union Bank of India  
Opera House**

Tejura Chambers, Paper Mill Lane, Vitthalbhai Patel Rd, Shapur Baug, Grant Road, Mumbai,  
Maharashtra 400004

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**Vastukala Consultants (I) Pvt. Ltd.**

**Mumbai · Delhi NCR · Aurangabad · Nanded**



Vastu/Mumbai/02/2020/016946/32466

13/08-125-NIS

Date: 13.02.2020

**VALUATION OPINION REPORT**

The property bearing Residential Flat No. 803, 8th Floor, Wing - C, "**Valencia Tower C Wing Co-Op. Hsg. Soc. Ltd.**", Tukaram Javji Marg, Near Bhatia Hospital, Grant Road, Mumbai, PIN Code - 400 007, State - Maharashtra, Country - India belongs to **Mr. Paresh V. Pansuriya.**

Boundaries of the property :

North	Tukaram Javji Marg
South	Wing - A & Chothia Building
East	Raajdip Building
West	The Universal School

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at **₹ 2,03,20,500.00 (Rupees Two Crore Three Lakh Twenty 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar  
Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou,  
email=sharad@vastukala.org, c=IN  
Date: 2020.02.14 10:33:40 +05'30'

*Sharadkumar B. Chalikwar*  
Director

C.M.D.



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report

**Mumbai**

121, 1<sup>st</sup> Floor, 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  
delhinrcr@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

**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**

1	Date of inspection	08.02.2020
2	Purpose of valuation	As per request from Union Bank of India,Opera House to assess Fair Market Value of the property under reference for Banking purpose
3	Name and address of the Valuer	<b>Sharadkumar B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093
4	List Of Documents Handed Over To The Valuer By The Bank	1 Copy of Agreement For Sale dated 12.01.2020 2 Copy of Share Certificate dated 30.06.2012 Document Number. 12 3 Copy of Commencement Certificate dated 21.10.2004 Document Number. EEBPC / 9020 / D / A issued by Municipal Corporation of Greater Mumbai.
5	Details of enquiries made/ visited to government offices for arriving fair market value.	Market analysis and as per sub-registrar value.
6	Factors for determining its market value.	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	No
8	Present/Expected Income from the property	₹ 42,000.00 Present rental income per month.
	<b>Property Details</b>	
9	Name(s) of the Owner and Postal address of the property under consideration.	<b>Mr. Paresh V. Pansuriya</b> Residential Flat No. 803, 8th Floor, Wing - C, " <b>Valencia Tower C Wing Co-Op. Hsg. Soc. Ltd.</b> ", Tukaram Javji Marg, Near Bhatia Hospital, Grant Road, Mumbai, PIN Code - 400 007, State - Maharashtra, Country - India
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	Sole Ownership
11	Brief description of the property.	Residential Flat The property is a Residential Flat located on 8 <sup>th</sup> floor. The composition of Residential Flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets. The property is at 400 Mtr from nearest railway station Grant Road.
	<b>If under construction, extent of completion</b>	N.A.

12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	Ward 'D', C.T.S. No. 293 & 294 of Tardeo Division	
13	<b>Boundaries</b>	<b>As on site</b>	<b>As per documents</b>
	North	Tukaram Javji Marg	Details not provided
	South	Wing - A & Chothia Building	Details not provided
	East	Raajdip Building	Details not provided
	West	The Universal School	Details not provided
14	Matching of Boundaries		N.A.
15	Route map		Enclosed
16	Any specific identification marks		Near Bhatia Hospital
17	Whether covered under Corporation/ Panchayat/ Municipality.		Municipal Corporation of Greater Mumbai (MCGM)
18	Whether covered under any land ceiling of State/ Central Government.		No
19	Is the land freehold/ leasehold.		Free Hold
20	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.		As Per Agreement
21	Type of the property		Residential
22	Year of acquisition/ purchase.		12.01.2012
23	Purchase value as per document		₹ 1,08,00,000.00
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.		Tenant Occupied
25	Classification of the site		
	a. Population group		Urban
	b. High/ Middle/ Poor class		Higher Middle Class
	c. Residential/ Non-residential		Residential
	d. Development of surrounding area		Developed
	e. Possibility of any threat to the property (Floods, calamities etc.).		No
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).		All available near by
27	Level of the land (Plain, rock etc.)		Plain
28	Terrain of the Land.		Levelled
29	Shape of the land (Square/ rectangle etc.).		Irregular
30	Type of use to which it can be put (for construction of house, factory etc.).		Residential



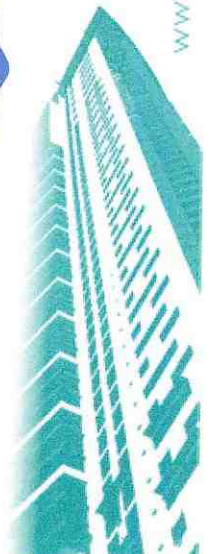
31	Whether the plot is under town planning approved layout?	Information not Available
32	Whether the building is intermittent or corner?	Intermittent
33	Whether any road facility is available?	Yes
34	Type of road available (B.T/Cement Road etc.).	B.T. Road
35	Front Width of the Road?	9.00
36	Source of water & water potentiality.	Municipal Water Supply
37	Type of Sewerage System.	Connected to Municipal Sewerage System
38	Availability of power supply.	Yes
39	Advantages of the site.	Located in developed area
40	Disadvantages of the site.	No
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	As per Sub-Registrar of Assurance records
<b>Valuation of the property :</b>		
42	Total area of the Residential Flat	<b>Carpet Area in Sq.Ft. = 457.00 (Area as per Agreement for Sale)</b>
		<b>Built up area in Sq. Ft. = 548.53 (Area as per Agreement for Sale)</b>
		Saleable area in Sq. Ft. = 713.00
43	Prevailing market rate.	₹ 28,500.00 per Sq. Ft.
44	Floor Rise Rate per Sq. Ft.	₹ 0.00
45	PLC Rate per Sq. Ft.	₹ 0.00
46	Total Rate per Sq. Ft.	₹ 28,500.00
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	₹ 3,16,785.00 per Sq. M. i.e. ₹ 29,430.00 per Sq. Ft.
	Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciation	₹ 3,10,757.00 per Sq. M. i.e. ₹ 28,870.00 per Sq. Ft.
48	Value of the property	₹ 2,03,20,500.00
49	The realizable value of the property	₹ 1,82,88,450.00
50	Distress value of the property	₹ 1,62,56,400.00
51	Insurable value of the property	₹ 15,35,884.00
<b>Technical details of the building :</b>		



52	Type of building (Residential/ Commercial/Industrial).	Residential
53	Year of construction.	2007 (Approx.)
54	Future life of the property.	47 years Subject to proper, preventive periodic maintenance and structural repairs..
55	No. of floors and height of each floor including basement.	1 Basement + Ground + 4 Podium + 20 upper floors. 8 <sup>th</sup> Floor is having 3 Residential Flats. The Building is having 2 Lifts.
<b>Type of construction</b>		
56	(Load bearing/ R.C.C./ Steel framed)	R.C.C. Framed Structure
<b>Condition of the building.</b>		
57	External (excellent/ good/ normal/ poor)	Good
58	Internal (excellent/ good/ normal/ poor).	Good
	Remark	-
<b>60 Specifications of Construction :</b>		
<b>sr.</b>	<b>Description</b>	<b>8<sup>th</sup> Floor</b>
a	Foundation	R.C.C. Foundation
b	Basement	1
c	Superstructure	R.C.C. frame work with 9 inch thick B. B. Masonry for external walls.6 inch thick B.B. Masonry for internal walls
d	Joinery/Doors/Windows	Teak Wood door frame, Flush doors shutters, Aluminium Sliding windows
e	RCC Work	R.C.C. Framed Structure
f	Plastering	Cement Plastering + POP finish
g	Flooring, Skirting	Vitrified Tile Flooring
h	Pantry Platform	Granite Kitchen Platform.
i	Whether any proof course is provided?	Yes
j	Drainage	Connected to Municipal Sewerage System
k	Compound Wall(Height, length and type of construction)	5.6" Height
l	Electric Installation (Type of wire, Class of construction)	Concealed
m	Plumbing Installation (No. of closets and wash basins etc.)	Concealed
n	Bore Well	Not Provided



o	Wardrobes, if any	No.
p	Development of open area	Basement & Podium Parking . Chequered tile in open spaces, etc.
q	doors	Teak Wood door frame, Flush doors shutters
r	windows	Aluminium Sliding windows
<b>Valuation of proposed construction/ additions/ renovation if any :</b>		
61	<b>SUMMARY OF VALUATION :</b>	
	Part I Land	₹ 0.00
	Part II Building	₹ 2,03,20,500.00
	Part III Other amenities/ Miscellaneous	₹ 0.00
	Part IV Proposed construction	₹ 0.00
	<b>TOTAL</b>	₹ 2,03,20,500.00
<b>Calculation:</b>		
<b>1</b>	<b>Construction</b>	
1.01	Built up Area of Residential Flat	548.53 Sq. Ft.
1.02	Rate per Sq. Ft.	₹ 2,800.00
1.03	Cost of Construction = (1.01x1.02)	₹ 15,35,884.00
<b>2</b>	<b>Value of property</b>	
2.01	Saleable Area of Residential Flat	713.00 Sq. Ft.
2.02	Rate per Sq. Ft.	₹ 28,500.00
2.03	Floor Rise Rate per Sq. Ft.	₹ 0.00
2.04	PLC Rate per Sq. Ft.	₹ 0.00
2.05	Total Rate per Sq. Ft.	₹ 28,500.00
2.06	Value of Residential Flat = (2.01x2.05)	₹ 2,03,20,500.00
<b>3</b>	<b>The value of the property.</b>	<b>₹ 2,03,20,500.00</b>



I certify that,

I/ my authorized representative, has inspected the subject property on 08.02.2020.M/s. Tina (Tenant - Mobile No. 9619532051) has shown the property.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.

The fair value of the property as on 13.02.2020 is ₹ 2,03,20,500.00 (Rupees Two Crore Three Lakh Twenty Thousand Five Hundred Only).

Date: 13.02.2020

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
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Date: 2020.02.14 10:34:03 +05'30'



C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

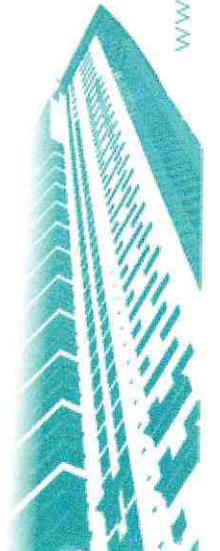
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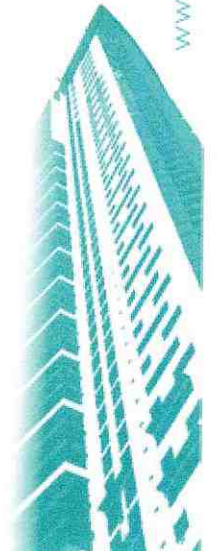
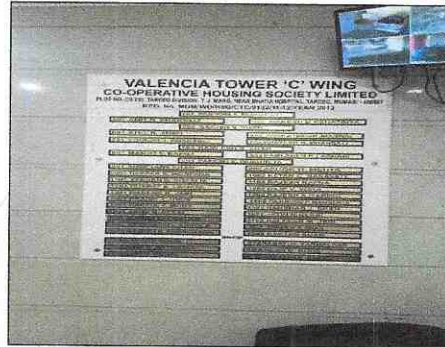
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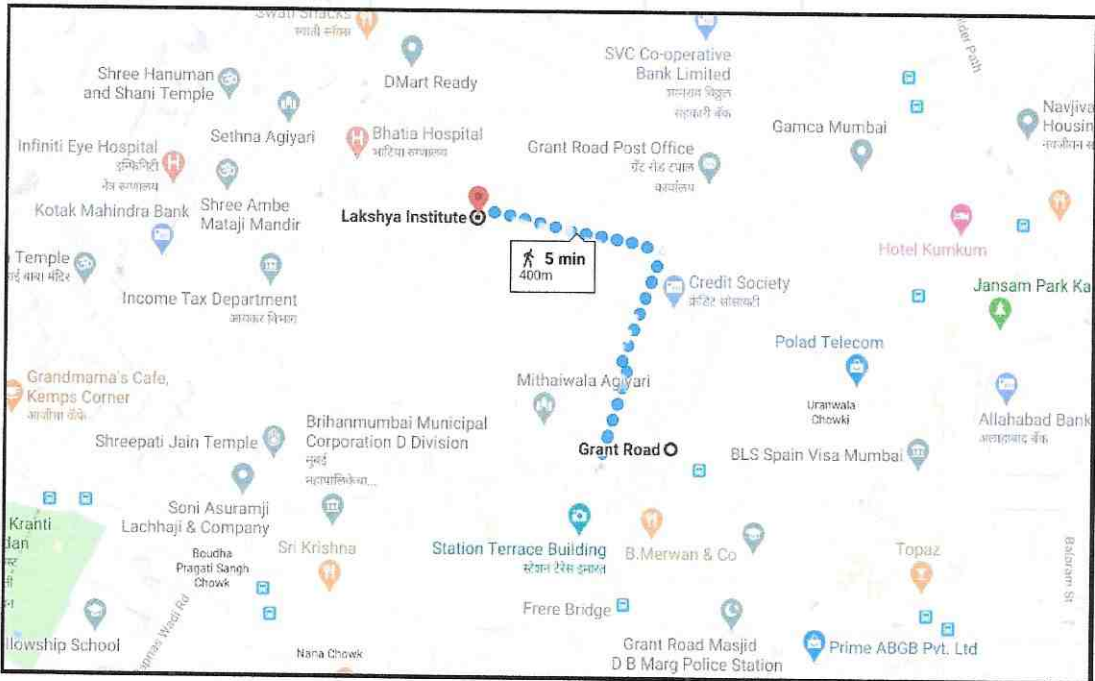
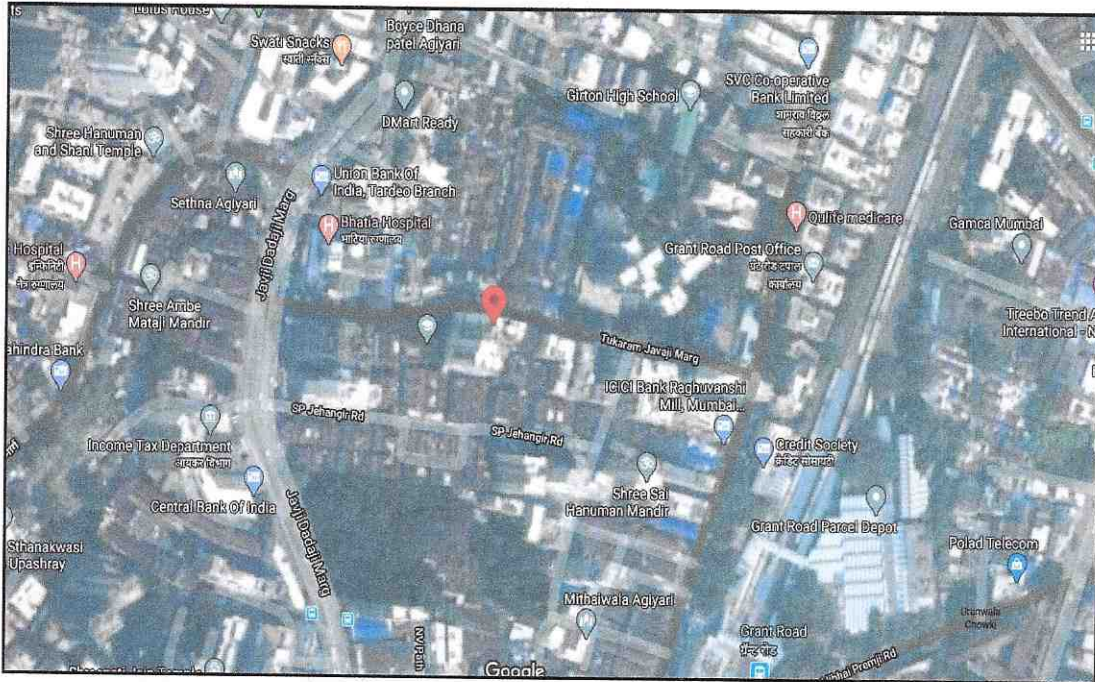


### Actual Site Photographs



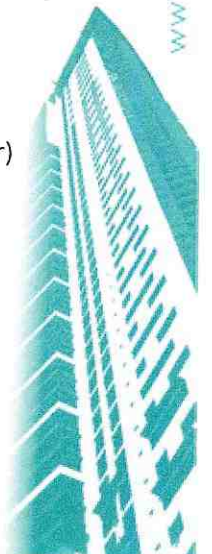
## Route Map of the property

(Note: 📍 shows location)



**Latitude Longitude - 18°57'54.9"N 72°48'52.1"E**

**Note::** The Blue line shows the route to site from nearest railway station (Grant Road 400 Mtr)



## Price Indicator

1696108 13/02/2020 Note - Generated Through eSearch Module. For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निर्देशक : सह दु. नि. मुंबई शहर 4 दस्ता क्रमांक : 1696/2019 नोंदणी : Regn:83m
<b>गावाचे नाव : वाडदेव</b>		
(1) विविधा प्रकार (2) मजदारी (3) बाजारभावा भाडेभाड्याच्या बाबतितयटयकार आकारणी देणे वी परदेवर ते मजदू करावे (4) भू. मापन, पेट्टीसोड व घटकमांक (असल्या) (5) क्षेत्रफल (6) आकारणी किंवा चुकी देण्यात असेल तेव्हा (7) दस्तावेज करून देण्या व विविध देण्याच्या पत्रकाराचे नाव किंवा विद्यापी. मयायासच्या हुकुमनामा किंवा अर्थात असल्या प्रतियोगिते नाव व पत्र (8) दस्तावेज करून देण्या व घटकमांक व विविध देण्याच्या पत्रकाराच्या हुकुमनामा किंवा अर्थात असल्या प्रतियोगिते नाव व पत्र (9) दस्तावेज करून देण्याच्या दिनांक (10) दस्त नोंदणी क्षेत्राचा दिनांक (11) अनुमानांक खंड व पत्र (12) बाजारभावाक्रमणे मुद्रांक शुल्क (13) बाजारभावाक्रमणे नोंदणी शुल्क (14) मीत	सेल डीड 9386000 7948133.65 25.09 चौ.मीटर 1) पारिकेचे नाव मुंबई मनापाइतर वर्णन : सवनिका नं. प्लॉट 601, माळा नं. सह्याय मजशा बी विंग, इमारतीचे नाव: घालेनसिया टॉवर, ब्लॉक नं. घालेनसिया टॉवर, रोड नं. तुकाराम जावजी रोड, इतर माहिती: 225 चौ. फूट कारपेट ( ( C.T.S. Number : 293 & 294 ; ) ) 2) नाव: अर्चना जयशंकर कदम 44; पत्र: प्लॉट नं. 912, इमारतीचे नाव: घालेनसिया टॉवर बी विंग, ब्लॉक नं. प्लॉट रोड, मुंबई, रोड नं. तुकाराम जावजी रोड, महाराष्ट्र, MUMBAI. पिन कोड-400007 3) नाव: अर्चना जयशंकर कदम 44; पत्र: प्लॉट नं. 912, इमारतीचे नाव: घालेनसिया टॉवर बी विंग, ब्लॉक नं. प्लॉट रोड, मुंबई, रोड नं. तुकाराम जावजी रोड, महाराष्ट्र, MUMBAI. पिन कोड-400007 4) नाव: अर्चना जयशंकर कदम 44; पत्र: प्लॉट नं. 912, इमारतीचे नाव: घालेनसिया टॉवर बी विंग, ब्लॉक नं. प्लॉट रोड, मुंबई, रोड नं. तुकाराम जावजी रोड, महाराष्ट्र, MUMBAI. पिन कोड-400007 5) नाव: अर्चना जयशंकर कदम 44; पत्र: प्लॉट नं. 912, इमारतीचे नाव: घालेनसिया टॉवर बी विंग, ब्लॉक नं. प्लॉट रोड, मुंबई, रोड नं. तुकाराम जावजी रोड, महाराष्ट्र, MUMBAI. पिन कोड-400007 6) नाव: अर्चना जयशंकर कदम 44; पत्र: प्लॉट नं. 912, इमारतीचे नाव: घालेनसिया टॉवर बी विंग, ब्लॉक नं. प्लॉट रोड, मुंबई, रोड नं. तुकाराम जावजी रोड, महाराष्ट्र, MUMBAI. पिन कोड-400007 7) नाव: अर्चना जयशंकर कदम 44; पत्र: प्लॉट नं. 912, इमारतीचे नाव: घालेनसिया टॉवर बी विंग, ब्लॉक नं. प्लॉट रोड, मुंबई, रोड नं. तुकाराम जावजी रोड, महाराष्ट्र, MUMBAI. पिन कोड-400007 8) नाव: अर्चना जयशंकर कदम 44; पत्र: प्लॉट नं. 912, इमारतीचे नाव: घालेनसिया टॉवर बी विंग, ब्लॉक नं. प्लॉट रोड, मुंबई, रोड नं. तुकाराम जावजी रोड, महाराष्ट्र, MUMBAI. पिन कोड-400007 9) नाव: अर्चना जयशंकर कदम 44; पत्र: प्लॉट नं. 912, इमारतीचे नाव: घालेनसिया टॉवर बी विंग, ब्लॉक नं. प्लॉट रोड, मुंबई, रोड नं. तुकाराम जावजी रोड, महाराष्ट्र, MUMBAI. पिन कोड-400007 10) नाव: अर्चना जयशंकर कदम 44; पत्र: प्लॉट नं. 912, इमारतीचे नाव: घालेनसिया टॉवर बी विंग, ब्लॉक नं. प्लॉट रोड, मुंबई, रोड नं. तुकाराम जावजी रोड, महाराष्ट्र, MUMBAI. पिन कोड-400007 11) नाव: अर्चना जयशंकर कदम 44; पत्र: प्लॉट नं. 912, इमारतीचे नाव: घालेनसिया टॉवर बी विंग, ब्लॉक नं. प्लॉट रोड, मुंबई, रोड नं. तुकाराम जावजी रोड, महाराष्ट्र, MUMBAI. पिन कोड-400007 12) नाव: अर्चना जयशंकर कदम 44; पत्र: प्लॉट नं. 912, इमारतीचे नाव: घालेनसिया टॉवर बी विंग, ब्लॉक नं. प्लॉट रोड, मुंबई, रोड नं. तुकाराम जावजी रोड, महाराष्ट्र, MUMBAI. पिन कोड-400007 13) नाव: अर्चना जयशंकर कदम 44; पत्र: प्लॉट नं. 912, इमारतीचे नाव: घालेनसिया टॉवर बी विंग, ब्लॉक नं. प्लॉट रोड, मुंबई, रोड नं. तुकाराम जावजी रोड, महाराष्ट्र, MUMBAI. पिन कोड-400007 14) मीत	

9414450 13/02/2020 Note - Generated Through eSearch Module. For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निर्देशक : सह दु. नि. मुंबई शहर 3 दस्ता क्रमांक : 9414/2019 नोंदणी : Regn:83m
<b>गावाचे नाव : वाडदेव</b>		
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for sale in Valencia Tower, Grant Road, Mumbai [What's Nearby](#)

Property ID: 4548305

PROPERTY DETAILS

3 photos

[See Location](#)

PROJECT DETAILS

Developer: **SR Group**

Project: **Valencia Tower**

Status: **Ready to Move**

Transaction type: **Resale**

LOCALITY DETAILS

<p>Bedroom: 1</p> <p>Super area: 265 sqft. - ₹ 41,500/sqft</p>	<p>Bedroom: 1</p> <p>Carpet area: 225 sqft. - ₹ 40,830/sqft</p>	<p>Balcony: 1</p> <p>Loading: 15%</p>
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Floor: 11 (Out of 16 Floors)

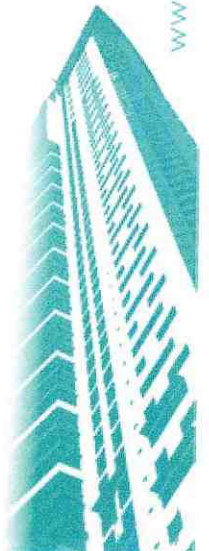
Car parking: None

Owner: **Anagha Mane**

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USP East Facing Property

[Contact Owner](#) [View Phone No.](#)



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

This exercise is to assess **Fair Market Value** of the property under reference for **Housing Loan** purpose as on dated **13<sup>th</sup> February 2020**.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently 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.

### **UNDERLYING ASSUMPTIONS**

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

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

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.02.14 10:34:21 +05'30'



**C.M.D.**

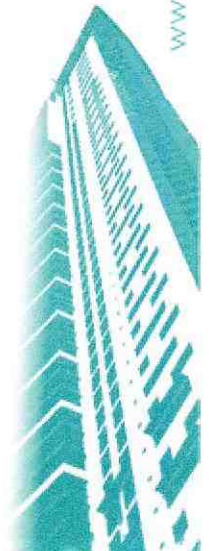
**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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



### **DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### **VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **₹ 2,03,20,500.00 (Rupees Two Crore Three Lakh Twenty Thousand Five Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.02.14 10:34:34 +05'30'



C.M.D.

Director

**Sharadkumar B. Chalikwar**

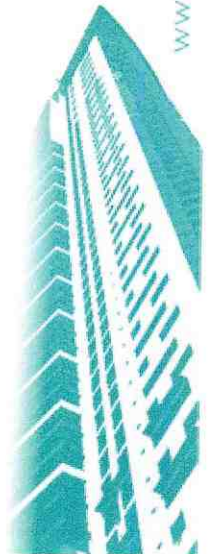
Govt. Reg. Valuer

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



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**REMARKS**

The undersigned have inspected the above property detailed in valuation report

Dated \_\_\_\_\_

of \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ We are satisfied that the Fair & reasonable Value of the property is Rs.

\_\_\_\_\_

\_\_\_\_\_ The said property was inspected by me on

Dated \_\_\_\_\_

Date:

SIGNATURE OF INSPECTING OFFICIAL