

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sankalp Vikrant Mehta**

Commercial Unit No. 35 & 42, 3rd Floor, A Wing, "Shree Vallabh Shopping Complex Premises Co-op. Soc. Ltd.", S. V. Road, Borivali (West), Mumbai – 400092, State - Maharashtra, Country – India.

Latitude Longitude - 19°13'26.0"N 72°51'14.0"E

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Valuation Prepared for:

Cosmos Bank

Pune Head Office Branch

Cosmos Tower, Plot No. 6, ICS Colony, University Road, Ganeshkhind Road, Shivajinagar,
Pune - 411007, State – Maharashtra, Country – India.



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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

The property bearing Commercial Unit No. 35 & 42, 3rd Floor, A Wing, "Shree Vallabh Shopping Complex Premises Co-op. Soc. Ltd.", S. V. Road, Borivali (West), Mumbai – 400092, State - Maharashtra, Country – India belongs to **Mr. Sankalp Vikrant Mehta**.

Boundaries of the property.

North	:	Umeda Ashram Road
South	:	Shimpoli Municipal School
East	:	S. V. Road.
West	:	Residential Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 80,52,162.00 (Rupees Eighty Lakh Fifty Two Thousand One Hundred Sixty Two 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.**

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report



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Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
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Valuation Report of Commercial Unit No. 35 & 42, 3rd Floor, A Wing, "Shree Vallabh Shopping Complex Premises Co-op. Soc. Ltd.", S. V. Road, Borivali (West), Mumbai – 400092, 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 11.03.2024 for Bank Loan Purpose
2	Date of inspection	08.03.2024 (R)
3	Name of the owner/ owners	Mr. Sankalp Vikrant Mehta
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Commercial Unit No. 35 & 42, 3 rd Floor, A Wing, "Shree Vallabh Shopping Complex Premises Co-op. Soc. Ltd.", S. V. Road, Borivali (West), Mumbai – 400092, State - Maharashtra, Country – India. Contact Person: Mr. Rajesh Mehra (Employee of Tenant)
6	Location, street, ward no	S. V. Road
7	Survey/ Plot no. of land	Plot No. 36, TPS III, Final Plot No. 45, C.T.S. No. 737/B, 737/1 to 9 of Village – Borivali
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial Area
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 208.00 Mezzanine Area in Sq. Ft. = 147.00 Total Carpet Area in Sq. Ft. = 355.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 222.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	S. V. Road, Borivali (West), Mumbai – 400092.

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.
	IMPROVEMENTS	
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?	Tenant Occupied – M/s. Fairgrowth Management Consultant Pvt. Ltd.
	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 Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	M/s. Fairgrowth Management Consultant Pvt. Ltd.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 30,000.00 Present rental income per month
	(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.
		SALES	
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 Commercial 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.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 2003 (Approx.)

	year of completion	
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.
	<p>Remark:</p> <ol style="list-style-type: none"> As per Site Inspection, Actual Carpet Area 355.00 Sq. Ft (Including Mezzanine Area is 147.00 Sq. Ft.) is more than Built Up Area 222.00 Sq. Ft. mentioned in the documents. We have considered area mentioned in the documents. We have not considered the mezzanine floor area & balcony area for valuation purpose as same has not been mentioned in the agreement. 	

PART II- VALUATION

GENERAL:

Under the instruction of Commercial Unit No. 35 & 42, 3rd Floor, A Wing, "Shree Vallabh Shopping Complex Premises Co-op. Soc. Ltd.", S. V. Road, Borivali (West), Mumbai – 400092, State - Maharashtra, Country – India belongs to **Mr. Sankalp Vikrant Mehta**.

We are in receipt of the following documents:

1.	Copy of Deed of Transfer dated 08.04.2013 between Mr. Ajay Jaswantal Doshi (the Transferor) AND Mr. Sankalp Vikrant Mehta (the Transferee).
2.	Copy of Amended Commencement Certificate No. CHE / A-0924 / BP(WS) / AR dated 07.08.2004 issued by Municipal Corporation of Greater Mumbai.
3.	Copy of Share Certificate No. 33 transferred dated 14.11.2013 in the name of Mr. Sankalp Vikrant Mehta issued by Shree Vallabh Shopping Complex Premises Co-op. Soc. Ltd.

LOCATION:

The said building is located at Plot No. 36, TPS III, Final Plot No. 45, C.T.S. No. 737/B, 737/1 TO 9 of Village – Borivali, Taluka – Borivali, District – Mumbai Suburban. The property falls in Commercial Zone. It is at a walkable distance of 500 M. from Borivali Railway Station.

BUILDING:

The building under reference is having Basement + Ground + 5th 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 commercial purpose. 3rd Floor is having 45 Commercial Units.

Commercial Unit:

The Commercial Unit under reference is situated on the 3rd Floor. The Commercial Unit is finished with Vitrified tiles flooring, Wooden door frame with flush doors & Glass doors, Concealed plumbing & electrification etc.

Valuation as on 11th March 2024

The Built-up Area of the Commercial Unit	:	222.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2006 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	18 years
Cost of Construction	:	222.00 Sq. Ft. X ₹ 2,700.00 = ₹ 5,99,400.00
Depreciation $\{(100-10) \times 18 / 60\}$:	27.00%
Amount of depreciation	:	₹ 1,61,838.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,94,100.00 per Sq. M. i.e. ₹ 18,032.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	₹ 1,72,934.00 per Sq. M. i.e. ₹ 16,066.00 per Sq. Ft.
Prevailing market rate	:	₹ 37,000.00 per Sq. Ft.
Value of property as on 11.03.2024	:	222.00 Sq. Ft. X ₹ 37,000.00 = ₹ 82,14,000.00

(Area of property x market rate of developed land & Commercial premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 11.03.2024	:	₹ 82,14,000.00 - ₹ 1,61,838.00 = ₹ 80,52,162.00
Total Value of the property	:	₹ 80,52,162.00
The realizable value of the property	:	₹ 72,46,946.00
Distress value of the property	:	₹ 64,41,729.60
Insurable value of the property	:	₹ 5,99,400.00
Guideline value of the property	:	₹ 35,66,652.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Unit No. 35 & 42, 3rd Floor, A Wing, "Shree Vallabh Shopping Complex Premises Co-op. Soc. Ltd.", S. V. Road, Borivali (West), Mumbai – 400092, State - Maharashtra, Country – India for this particular purpose at ₹ 80,52,162.00 (Rupees Eighty Lakh Fifty Two Thousand One Hundred Sixty Two Only) as on 11th March 2024.

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 **11th March 2024 is ₹ 80,52,162.00 (Rupees Eighty Lakh Fifty Two Thousand One Hundred Sixty Two 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:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Basement + Ground + 5 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Unit situated on 3 rd Floor
3	Year of construction	2006 (Approx.)
4	Estimated future life	42 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

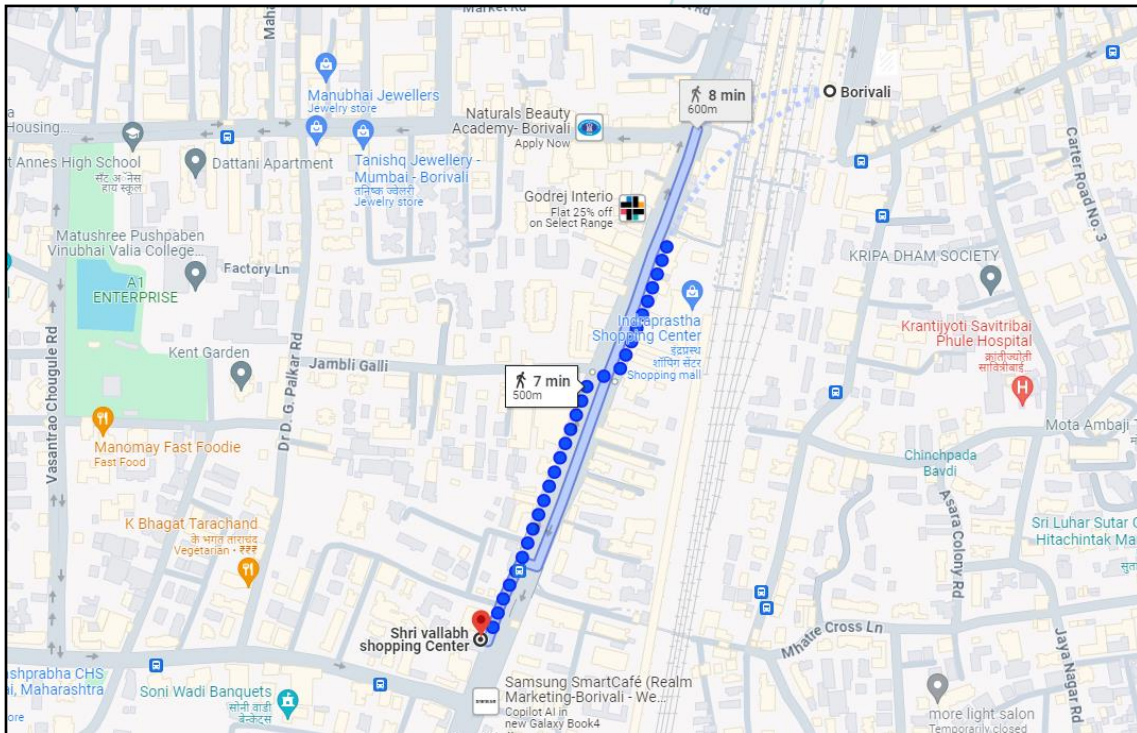
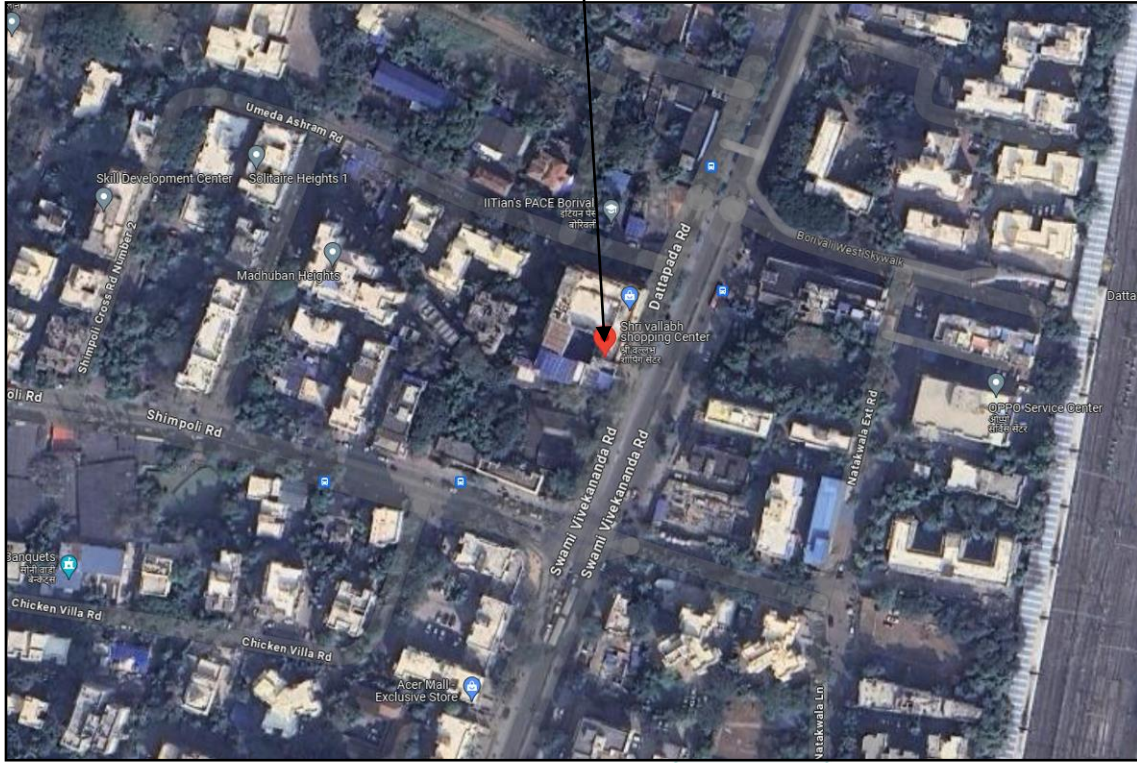
9	Doors and Windows		Wooden door frame with flush doors with glass doors, Glass facade
10	Flooring		Vitrified tiles flooring
11	Finishing		Cement plastering with POP false ceiling
12	Roofing and terracing		R.C.C. Slab
13	Special architectural or decorative features, if any		No
14	(i)	Internal wiring – surface or conduit	Concealed electrification & plumbing
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations		As per Requirement
	(i)	No. of water closets	
	(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 Height and length Type of construction		6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		2 Lifts
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		Paver Blocks in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property



Site u/r



Latitude Longitude - 19°13'26.0"N 72°51'14.0"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 500 M.)

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)

[Home](#)
Valuation Guidelines | User Manual

Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
83/367-रस्ता: स्वामी विवेकानंद रोड.	76510	144190	194100	250100	144190	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Office	1,94,100.00			
Increase by 0% on Office located on 3 rd floors	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,94,100.00	Sq. Mtr.	18,032.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	76,510.00			
The difference between land rate and building rate (A – B = C)	1,17,590.00			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building – 18 Years)	82%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,72,934.00	Sq. Mtr.	16,066.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Table – D: Depreciation Percentage Table

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

Price Indicators

NOBROKER Pay Rent Post Your Property Sign up

Office Space In Borivali West, Mumbai For Sale
 Umeda Ashram Rd , Pantaloons

₹ 99 Lacs
36,667 / Sq.Ft

₹ 74,342/Month
Estimated EMI

270 Sq.Ft
Built Up Area

225 Sq.Ft
Carpet Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Borivali / Office space for Sale in Borivali / Property Details

Photos Location Shortlist

Office Space Property Type
 Freehold Ownership Type
 Unfurnished Furnishing
 Mar 5, 2024 Posted On

Public Parking
 Ground Floor Of Total 10 Floors
 5 To 10 Year Age of Property
 Immediately Available From

Get Owner Details

Report what was not correct in this property
 Listed by Broker Sold Out Wrong Info

Nearby: Carnival Cinemas Annex Mall McDonald's Biryani Centre DMart Thakur Complex

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Estimate Interiors Cost
- Book Legal Services
- Book Renovations

Activity On This Property
 3 Unique Views 0 Shortlists

99acres Commercial Buy Enter Locality / Project / Society / Landmark

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Borivali > Ready to move Office Space for sale in Borivali West > 10 to 20 Cr
 Posted on Feb 01, 2024 Ready to move

Verified
₹ 60 Lac @ 44,444 per sq.ft.
 Estimated EMI ₹ 47,922

Ready to move Office Space for sale in Borivali West, Western Mumbai, Mumbai

BERA STATUS NOT AVAILABLE Website: https://maharera.mahaonline.gov.in/

Overview Dealer Details Recommendations Articles

Property (2)

- Number of seats: 8 - 10 seats
- Carpet Area: 135 sq.ft. (12.54 sq.m.)
- Area spread over: 1 floor (Ground / 21 floors building)
- Car parking: 1 public parking spots
- Meeting rooms & cabins: 1 meeting room and 1 cabin available
- Washrooms: 1 shared washroom available

★ 2 people shortlisted this property since last week

Places nearby
 18, Kent Garden, Bmc Market, Tps Road, Borivali West, Western Mumbai, Mumbai

Price Indicators

99acres
Commercial Buy ▾ Enter Locality / Project / Society / Landmark

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Borivali > Ready to move Office Space for sale in Borivali West > 10 to 20 Cr
Posted on Jan 31, 2024 | Ready to move

₹1.39 Cr

@ 44,983 per sq.ft. | Ready to move Office Space for sale in Borivali West, Western Mumbai, Mumbai

Estimated EMI ₹1,11,020

RERA STATUS NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Dealer Details
Recommendations
Articles

Property (0)

Photos not shared by advertiser

Request Photos

Number of seats

1 - 20 seats

Carpet Area

309 sq.ft. ▾

(28.71 sq.m.)

Meeting rooms & cabins

1 meeting room available

Washrooms

1 private washroom available

Places nearby

Near Goragandhi Hotel, Railway Station, Borivali West, Western Mumbai, Mumbai

View All (50)

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Login ▾
Post Property FREE

Posted on: Jan 14, 24 | Property ID: 60694029

Get priority access & benefits with 👑 MB Prime
Unlock exclusively Reserved Owner Properties
Join Prime @ 50% OFF

₹1.60 Cr

₹35556/sqft | EMI - ₹72k | [Can I afford it?](#)

Office Space For Sale in Borivali West, Mumbai

2 Photos

Unfurnished

Super Area	Carpet Area	Floor
450 sqft ▾	375 sqft ▾	2 (Out of 3 Floors)
₹35,556/sqft	₹42,667/sqft	
Washroom	Facing	
2	North	

Contact Owner
Get Phone No.

Last contact made 37 days ago

More Details

Price	₹1.6 Cr
Booking Amount	₹10.0 Lac
Address	Borivali West, Mumbai, Borivali West, Mumbai - Western Mumbai, Maharashtra

Contact Owner

Dipak -91-80XXXXXXX

Get Phone No.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11th March 2024**.

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 **₹ 80,52,162.00 (Rupees Eighty Lakh Fifty Two Thousand One Hundred Sixty Two Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.

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