

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Miss Harsha Lalji Soni**

Commercial Shop No. 6, Ground Floor, Building No. 1, "**Shetrunjay**", "Panchtirth Co-op. Hsg. Soc. Ltd."
Y. R. Tawde Marg, Dahisar (West), Mumbai – 400 068, State - Maharashtra, Country - India.

Latitude Longitude - 19°14'56.6"N 72°51'26.4"E

Valuation Prepared for:

Cosmos Bank

Dahisar (East) Glorias Branch

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East), Mumbai - 400 068
State - Maharashtra, Country – India.



Our Pan India Presence at :

- | | | | |
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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 Shop No. 6, Ground Floor, Building No. 1, "Shetrunjay", "Panchtirth Co-op. Hsg. Soc. Ltd.", Y. R. Tawde Marg, Dahisar (West), Mumbai – 400 068, State - Maharashtra, Country - India belongs to **Miss Harsha Lalji Soni**.

Boundaries of the property.

North : Vaishali Diamond Industrial Building No. 1
South : Y. R. Tawde Road
East : Rishabh CHSL
West : Yashwantrao Tawde Road

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 **₹ 66,73,576.00 (Rupees Sixty-Six Lakh Seventy-Three Thousand Five Hundred Seventy-Six 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
Chalikwar**
Director

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.09 15:58:22 +05'30

Auth. Sign.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
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Commercial Shop No. 6, Ground Floor, Building No. 1, "Shetrunjay", "Panchtirth Co-op. Hsg. Soc. Ltd.", Y. R. Tawde Marg, Dahisar (West), Mumbai – 400 068, 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 09.03.2024 for Bank Loan Purpose
2	Date of inspection	08.03.2024
3	Name of the owner/ owners	Miss Harsha Lalji Soni
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Commercial Shop No. 6, Ground Floor, Building No. 1, "Shetrunjay", "Panchtirth Co-op. Hsg. Soc. Ltd.", Y. R. Tawde Marg, Dahisar (West), Mumbai – 400 068, State – Maharashtra, Country – India Contact Person: Miss Harsha Lalji Soni (Owner) Contact No. 9022260002
6	Location, street, ward no	Y. R. Tawde Marg, Dahisar (West), Mumbai
	Survey/ Plot no. of land	Survey No. 270/1-A, Sub Plot No. (B), CTS No. 829/A of Village Dahisar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum 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. = 126.00 Otla in Sq. Ft. = 35.00 Open Space in Sq. Ft. = 100.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 130.000 (Area as per Gift Deed) Built-up Area in Sq. Ft. = 156.00 (Area as per Index II)



13	Roads, Streets or lanes on which the land is abutting	Y. R. Tawde Marg
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?	Owner 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 Percentage actually utilized – Details not available
26	RENTS	
	(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	₹ 22,000.00 Expected 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	Details not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Details 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 Shop 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 Construction – 1987 (As per Occupancy

	year of completion	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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dahisar (East) Glorias Branch to assess fair market value as on 09.03.2024 for Commercial Shop No. 6, Ground Floor, Building No. 1, "Shetrunjay", "Panchtirth Co-op. Hsg. Soc. Ltd.", Y. R. Tawde Marg, Dahisar (West), Mumbai – 400 068, State – Maharashtra, Country – India belongs to **Miss Harsha Lalji Soni**.

We are in receipt of the following documents:

1	Copy of Gift Deed dated 24.03.2017 between Mrs. Parvatiben Lalji Soni & Mr. Lalji Velji Soni (the Donors) AND Miss Harsha Lalji Soni (the Donee)
2	Copy of Index II dated 24.03.2017
3	Copy of Occupancy Certificate No. CE / 6335 / BSII / AR dated 23.09.1987 issued by Municipal Corporation of Greater Mumbai.
4	Copy of Search & Title Report, Ref No. 178/SGM / 2024 dated 01.03.2024 for property owned by a Miss. Harsha Lalji Soni issued by S. G. M. & Associates, Advocate High Court.

LOCATION:

The said building is located at Survey No. 270/1-A, Sub Plot No. (B), CTS No. 829/A of Village Dahisar, Taluka – Borivali, District – Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai (MCGM). The property falls in Residential cum Commercial Zone. It is at 700m. walkable distance from Dahisar railway station.

BUILDING:

The building under reference is having Ground + 4th upper floor. 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 external condition of building is normal. The building is used for Residential cum Commercial purpose. Ground Floor is having 6 Commercial Shops.

Commercial Shop:

The commercial shop under reference is situated on the ground floor. The composition of commercial shop has working area, Opla and open space (Shope used as office). The commercial shop is finished with Mosaic tiles flooring, MS collapsible grill to main entrance, Casing capping electrification etc.

Valuation as on 9th March 2024

The Carpet Area of the Commercial Shop	:	130.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1987 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	37 Years
Cost of Construction	:	156.00 X 2,800.00 = ₹ 4,36,800.00
Depreciation $\{(100-10) \times 37 / 60\}$:	55.50%
Amount of depreciation	:	₹ 2,42,424.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,73,500.00 per Sq. M. i.e. ₹ 16,118.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,30,007.00 per Sq. M. i.e. ₹ 12,078.00 per Sq. Ft.
Prevailing market rate	:	₹ 53,200.00 per Sq. Ft.
Value of property as on 09.03.2024	:	130.00 Sq. Ft. X ₹ 53,200.00 = ₹ 69,16,000.00

(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)

Fair value of the property as on 09.03.2024	:	₹ 69,16,000.00 - ₹ 2,42,424.00 = ₹ 66,73,576.00
Total Value of the property	:	₹ 66,73,576.00
The realizable value of the property	:	₹ 60,06,218.00
Distress value of the property	:	₹ 53,38,861.00
Insurable value of the property (156.00 X 2,800.00)	:	₹ 4,36,800.00
Guideline value of the property (156.00 X 12,078.00)	:	₹ 18,84,168.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 6, Ground Floor, Building No. 1, "Shetrunjay", "Panchtirth Co-op. Hsg. Soc. Ltd.", Y. R. Tawde Marg, Dahisar (West), Mumbai – 400 068, State – Maharashtra, Country – India for this particular purpose at **₹ 66,73,576.00 (Rupees Sixty Six Lakh Seventy Three Thousand Five Hundred Seventy Six Only)** as on **09.03.2024**.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **9th March 2024** is **₹ 66,73,576.00 (Rupees Sixty Six Lakh Seventy Three Thousand Five Hundred Seventy Six 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 + 4th upper floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3	Year of construction	1987 (As per Occupancy Certificate)
4	Estimated future life	23 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	MS collapsible grill to main entrance
10	Flooring	Mosaic 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.	
15	Sanitary installations	N.A.
	(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	Provided
18	No. of lifts and capacity	No 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	As per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles 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

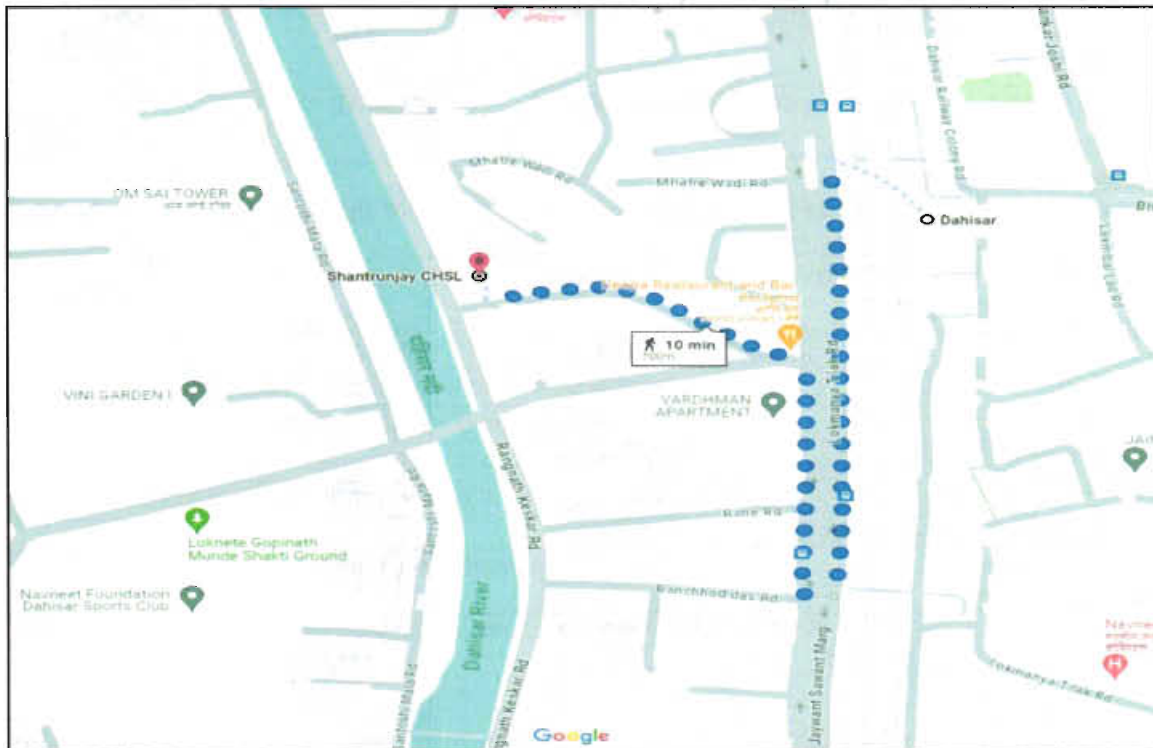


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°14'56.6"N 72°51'26.4"E

Note: The Blue line shows the route to site from nearest railway station (Dahisar – 700m.)

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	Class	Feedback			
Annual Statement of Rates							
Year 2023/2024	Language English						
Selected District मुंबई (उपनगर)	Select Village दहीसर (बोरीवली)						
Search By <input type="radio"/> Survey No <input checked="" type="radio"/> Location							
Select	व्यवस्थापन	पुणे मती	निवासी व्यवस्थापन	मीटर	दुकाने	बीजोपिक	पक्का (Rate)
SurveyNo	89/409-मुभाण: उपरिष्ठ जिक रोड, पुर्वेस रेलवे स्टेशन, पश्चिम व पश्चिम बाबाजी हद्द	55950	128550	147840	173500	122450	मीटर मीटर
SurveyNo	89/410A-मुभाण: नहर विकास योजना 2034 मुभाण व Natural Area वी बाणर विभागात समाविष्ट मिळकती.	17810	0	0	0	0	मीटर मीटर
SurveyNo	89/410-B-मुभाण: CRZ-1 क्षेत्रातील समाविष्ट मिळकती.	17810	0	0	0	0	मीटर मीटर
SurveyNo	89/410 -मुभाण: पश्चिम व उपरिष्ठ जिक रोड, पुर्वेस रेलवे स्टेशन, पश्चिम प्रशांत हद्द व जिक रोड	60250	138100	156510	172900	138100	मीटर मीटर
SurveyNo	89/411-मुभाण: उपरिष्ठ जिक रोड, पुर्वेस रेलवे स्टेशन, पश्चिम व पश्चिम वी व पश्चिम वी वी हद्द.	49200	113080	135100	176700	113080	मीटर मीटर
1 2 3 4							

Stamp Duty Ready Reckoner Market Value Rate for Shop	1,73,500.00			
No increase for shop located on ground floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,73,500.00	Sq. Mtr.	16,118.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	55,950.00			
The difference between land rate and building rate (A – B = C)	1,17,550.00			
Depreciation Percentage as per table (D) [100% - 37%] (Age of the Building – 37 Years)	63%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,30,007.00	Sq. Mtr.	12,078.00	Sq. Ft.

Multi-Storied building with Lift

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

	Location of Flat / 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

HOUSING.COM Commercial in Mumbai

181 sq.ft Shop, Dahisar West, Mumbai ₹94.11 L

Dahisar West, Mumbai

181 Sq Ft Carpet Area 5% P.S. Expected Ret. Freehold Ownership Residential Project, Location Hub. 0F/ 22 Floors, Floory

ABOUT OVERVIEW ADDITIONAL DETAILS AMENITIES

About the property

This modern Shop designed with luxury facilities in the heart of Mumbai at Dahisar west is an ideal investment option. It has a carpet area of 181.0 square feet. Built as per high-quality construction standards, the property provides facilities such as Power Backup and Water Storage. It offers safety.

Contact Seller
VASTU NRIKSH VISION
 9811111987
 Please share your contact

NOBROKER

Shop in Dahisar West, Mumbai For Sale ₹ 50 Lacs

₹ 11,346/Month 120 Sq Ft

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dahisar West / Shops for Sale in Dahisar West / Property Details

Shop Freehold Unfurnished Feb 24, 2024

Call Contact Details

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

NoBroker Services

- Loan Agreement
- Check Loan Eligibility
- Estimate Interest Cost
- Bank Legal Services
- Bank Recommendation

Activity On This Property
 116 views 0 likes

Similar Properties

Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a commercial shop for sale in New Heritage CHS, Dahisar West, Mumbai. The price is ₹50.0 Lac. The listing includes details such as Carpet Area (90 sqft), Floor (Ground), and Property Age (10 to 15 years). There are buttons for 'Contact Owner' and 'Get Phone No.'.

magicbricks Buy Rent Sell Home Loans Login Post Property

Save Time & Money with **MEI Prime** Find the right Property by calling Upto 35 Owners directly **Join Prime @ 50% OFF**

Posted on Feb 24, 2024 Property

Contact Owner
Don Fernandes (91) 7300000000
Get Phone No.

₹50.0 Lac EMI - ₹ 216 | Can I afford ₹

Commercial Shop For Sale in New Heritage CHS, Dahisar West, Mumbai

Ground Floor Overlooking Main Road Unfurnished

Commercial Complex: **New Heritage CHS** Carpet Area: **90 sqft** * ₹5556/sqft Floor: **Ground (Out of 8 Floors)**

Property Age: **10 to 15 years**

Main Road Facing

Contact Owner **Get Phone No.**

More Details

Price	₹50 Lac
Booking Amount	₹1.0 Lac
Address	Dahisar West, Mumbai - Western Mumbai, Maharashtra
Pantry	No Personal Pantry
Transaction Type	Resale

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **9th 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 **₹ 66,73,576.00 (Rupees Sixty Six Lakh Seventy Three Thousand Five Hundred Seventy Six Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**
Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.09 15:58:46 +05'30'

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

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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