

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Nikhil Builders**

Residential Flat No. 203, 2nd Floor, Wing – A, "**Saloni Enclave**", Sajjanwadi, Mithagar Road, Mulund (East),
Mumbai – 400 081, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'02.7"N 72°57'19.1"E

Think.Innovate.Create

Intended User

Cosmos Bank




Mulund (East) Branch

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd.,
Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.



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),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 203, 2nd Floor, Wing – A, "Saloni Enclave", Sajjanwadi, Mithagar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India belongs to **M/s. Nikhil Builders**.

Boundaries of the property.

North : Wing – B & Open Plot
South : Shambhu Niwas CHSL
East : Open Plot
West : Internal Road & Vaidehi Society

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 1,84,08,000.00 (Rupees One Crore Eighty Four Lakh Eight Thousand 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.18 10:37:15 +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
Encl: Valuation report



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,
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Valuation Report of Residential Flat No. 203, 2nd Floor, Wing – A, "**Saloni Enclave**", Sajjanwadi, Mithagar Road,
Mulund (East), Mumbai – 400 081, 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 16.03.2024 for Bank Loan Purpose |
| 2 | Date of inspection | 15.03.2024 |
| 3 | Name of the owner/ owners | M/s. Nikhil Builders |
| 4 | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Company Ownership |
| 5 | Brief description of the property | Address: Residential Flat No. 203, 2 nd Floor, Wing – A, " Saloni Enclave ", Sajjanwadi, Mithagar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India. Contact Person: Mr. Rakesh (Owner's Manager) Contact No. 9702624588 |
| 6 | Location, street, ward no | Sajjanwadi, Mithagar Road, Mulund (East), Mumbai |
| | Survey/ Plot no. of land | Survey No. 133, Hissa No. 4, CTS No. 908 at Village – Mulund (East) |
| 8 | Is the property situated in residential/ commercial/ mixed area/ Residential area? | Residential 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. = 760.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 767.00 (Area as per Builder Letter) Built Up Area in Sq. Ft. = 844.00 (Carpet Area + 10%) |
| 13 | Roads, Streets or lanes on which the land is abutting | Sajjanwadi, Mithagar Road, Mulund (East), Mumbai – 400 081. |

| | | |
|---------------------|--|---|
| 14 | If freehold or leasehold land | Free hold |
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (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? | Vacant & in Builder Possession |
| | 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 | ₹ 46,000.00 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? | Information not available |
| 28 | Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details | N. A. |
| 29 | Give details of the water and electricity charges, If any, to be borne by the owner | N. A. |
| 30 | Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars | N. A. |
| 31 | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant? | N. A. |
| 32 | If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant? | N. A. |
| 33 | Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant? | N. A. |
| 34 | What is the amount of property tax? Who is to bear it? Give details with documentary proof | Information not available |
| 35 | Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium | Information not available |
| 36 | Is any dispute between landlord and tenant regarding rent pending in a court of rent? | N. A. |
| 37 | Has any standard rent been fixed for the premises under any law relating to the control of rent? | N. A. |
| | 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 Residential Flat in a building. The rate is considered as composite rate. |
| 40 | If sale instances are not available or not relied up on, the basis of arriving at the land rate | N. A. |
| | COST OF CONSTRUCTION | |
| 41 | Year of commencement of construction and year of completion | Year of Completion – 2019 (As per Occupancy Certificate) |
| 42 | What was the method of construction, by contract/By employing Labour directly/ both? | N. A. |

Valuation as on 16th March 2024

| | | |
|--|----------|-----------------------|
| The Carpet Area of the Residential Flat | : | 767.00 Sq. Ft. |
|--|----------|-----------------------|

Deduct Depreciation:

| | | |
|---|----------|---|
| Year of Construction of the building | : | 2019 (As per Occupancy Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | 05 Years |
| Cost of Construction | : | 844.00 X 3,000.00 = ₹ 25,32,000.00 |
| Depreciation $\{(100-10) \times 5 / 60\}$ | : | N.A., as the property age is below 5 years. |
| Amount of depreciation | : | |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,33,330.00 per Sq. M. i.e., ₹ 12,387.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | N.A., as the property age is below 5 years. |
| Prevailing market rate | : | ₹ 24,000.00 per Sq. Ft. |
| Value of property as on 16.03.2024 | : | 767.00 Sq. Ft. X ₹ 24,000.00 = ₹ 1,84,08,000.00 |

(Area of property x market rate of developed land & Residential 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 16.03.2024 | : | ₹ 1,84,08,000.00 |
| Total Value of the property | : | ₹ 1,84,08,000.00 |
| The realizable value of the property | : | ₹ 1,65,67,200.00 |
| Distress value of the property | : | ₹ 1,47,26,400.00 |
| Insurable value of the property (844 X 3,000.00) | : | ₹ 25,32,000.00 |
| Guideline value of the property (844 X 12,387.00) | : | ₹ 1,04,54,628.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2nd Floor, Wing – A, "Saloni Enclave", Sajjanwadi, Mithagar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India for this particular purpose at **₹ 1,84,08,000.00 (Rupees One Crore Eighty Four Lakh Eight Thousand Only)** as on 16th March 2024.

ANNEXURE TO FORM 0-1

| Technical details | | Main Building |
|-------------------|--|---|
| 1. | No. of floors and height of each floor | Stilt + 8 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on 1 st Floor |
| 3 | Year of construction | 2019 (As per Occupancy Certificate) |
| 4 | Estimated future life | 55 Years Subject to proper, preventive periodic maintenance & structural repairs |
| 5 | Type of construction- load bearing walls/RCC frame/ steel frame | R.C.C. Framed Structure |
| 6 | Type of foundations | R.C.C. Foundation |
| 7 | Walls | All external walls are 9" thick and partition walls are 6" thick. |
| 8 | Partitions | 6" thick brick wall |
| 9 | Doors and Windows | Teak wood door frame with flush shutters, Powder Coated Aluminium sliding windows |
| 10 | Flooring | Vitrified flooring |
| 11 | Finishing | Cement plastering with POP finished |
| 12 | Roofing and terracing | R.C.C. Slab |
| 13 | Special architectural or decorative features, if any | No |
| 14 | (i) Internal wiring – surface or conduit | Concealed electrification |
| | (ii) Class of fittings: Superior/ Ordinary/ Poor. | Concealed plumbing |
| 15 | Sanitary installations | |
| | (i) No. of water closets | As per Requirement |
| | (ii) No. of lavatory basins | |
| | (iii) No. of urinals | |
| (iv) No. of sink | | |
| 16 | Class of fittings: Superior colored / superior white/ordinary. | Ordinary |
| 17 | Compound wall Height and length Type of construction | 6'0" High, R.C.C. column with B. B. masonry wall |
| 18 | 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 | Cement concrete 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



Ready Reckoner Rate

| Open Land | Residence | Office | Shop | Industry | Unit |
|-----------|-----------|--------|--------|----------|--------------|
| 87570 | 133330 | 153220 | 224800 | 138250 | Square Meter |

| | | | | |
|---|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 1,33,330.00 | | | |
| No Increase by Flat Located on 2 nd Floor | - | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,33,330.00 | Sq. Mtr. | 12,387.00 | 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

99acres Buy

₹1.84 Cr
Demand: ₹16,54,622

2BHK 2Baths

Super Built up area: 1112 sq.ft.
Built up area: 997 sq.ft.
Carpet area: 747 sq.ft.

₹1.84 Cr
@ 16,546 per sq.ft.

6th of 9 Floors
Parking: Per/Garden

2 Bedrooms, 2 Bathrooms, No Balcony

Nikhil Saloni Enclave
Mulund East, Central Mumbai

Facing: East

Project Age: 0 to 1 Year Old

Places nearby
Mulund East, Central Mumbai, Mumbai

- Sonapur Market
- Sai baba Mandir
- Fire Brigade Ganapati Temple
- Raza Masjid
- Shiva Temple
- Jain Derasar

HOUSING.COM Buy in Mumbai

Mulund East

Overview/Home | Highlights | **More About Project** | About Project | Floor Plan | Tour This Project | Amenities

About Saloni Enclave

Nikhil Builders has launched Nikhil Saloni Enclave, a residential housing project located in Mumbai at Mulund East. The Apartment are very spacious and the size starts from 505.9 sq.ft. Nikhil Saloni Enclave is in close proximity to many reputed schools and hospitals, Mumbai Metropolitan Region.

Saloni Enclave Price & Floor Plan

| 2 BHK Apartment | 2 BHK Apartment | 2 BHK Apartment | 2 BHK Apartment | 2 BHK Apartment |
|-----------------|-----------------|-----------------|-----------------|---------------------|
| ₹16,00,00.00 | ₹16,00,00.00 | ₹16,00,00.00 | ₹16,00,00.00 | ₹16,00,00.00 |

Price: ₹1.84 Cr
Carpet Area: 747 sq.ft.

Floor Plan Unavailable
Request Floor Plan

Contact Seller
Nikhil Builders
+91 98200 11111
Please share your contact

Get Contact Details

Still deciding?
Compare this project with other projects in the area.

Price Indicators

HOUSING.com | Mumbai | Search | Login

2 BHK Flat | ₹1.84 Cr | 2 BHK Flats in ₹11.85 L

Saloni Enclave, Sagan Wadi, Mulund East, Mumbai

960 sq ft Built Up Area | ₹19.23 K/sq ft Avg. Price | 2 Year Old Age of property | Ready to move Possession Status | Higher of 8 Hours | North-facing Facing | Unfurnished Furnishing

OVERVIEW | POPULAR PROPERTIES NEARBY | PRICE ESTIMATE | AMENITIES | RATINGS AND REVIEWS | PRICE TRENDS | REGISTRY REC.

Why 2 BHK Flat in Saloni Enclave, Mulund East for sale - Mumbai | Housing.com?

- Well Designed Compound wall & Security Gates
- Front Door Security Camera for Each Flat
- Walls for Sticking Windows for Security Purpose
- Wage & Office for Society
- CCTV Security System

Saloni Enclave, Sagan Wadi, Mulund East, Mumbai

Agree to be contacted by Housing and other agents via () WhatsApp, SMS, phone, email etc. | I am interested in this Lease

Get Contact Details

HOUSING.com | Mumbai | Search | Login

Saloni Enclave | ₹1.48 Cr - 2.07 Cr | ₹2400 K/sq ft | 2 BHK Flats in ₹17.28 L

Saloni Enclave, Sagan Wadi, Mulund East, Mumbai

2-3 BHK Apartments Configuration | Ready to Move Possession Status | ₹24.00 K/sq ft Avg. Price | 415.00 sq ft - 864.00 sq ft Carpet Area

Why Saloni Enclave?

- 1 & wing 1st to 8th floor @ wing ground to 8th floor
- 1 Bunker Highway 5, 70 mins distance to Sea
- Mulund nearby offices within 5 mins of walking distance
- Bus stop near by
- 2C Ready to Move Apartments

Saloni Enclave - Overview

Sales Transaction

| | | |
|---|--|--|
| 20361391 15-03-2024 Note -Generated Through eSearch Module. For original report please contact concern SRO office. | सूची क्र.2 | दुयम निबंधक : सह दु. नि. कुर्ता 4 दस्त क्रमांक : 20363/2023 नोंदणी Regn.63m |
| गावाचे नाव : मुलुंड | | |
| (1) विलेखाचा प्रकार | करारनामा | |
| (2) मीटरदत्ता | 18000000 | |
| (3) बाजारभाव भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे. | 12147696.3 | |
| (4) भू.मालक पोटहिसा व परक्रमांक असल्यास | 1) पालिकेचे नाव: मुंबई मनपाद्वारे वर्णन : सदनिका नं: फ्लॅट नं. 102, माळा नं: 1 ला मजला, इमारतीचे नाव: ए.विंग.सलोनी एनक्लेव्ह, ब्लॉक नं: सज्वनवाडी, रोड: मुलुंड पूर्व, मुंबई 400081. इतर माहिती: एकूण क्षेत्रफळ 817 चौ फूट कारपेट, सी टी एस नं. 908, व्हिलेज - मुलुंड पूर्व (C.T.S. Number : 908 :) | |
| (5) क्षेत्रफळ | 817 चौ फूट | |
| (6) आकारणी किंवा जुटी देण्यास असेल तेव्हा | | |
| (7) दस्तऐवज करून देण-या पसिदून ठेवाण. या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिसादिते नाव व पत्ता. | 1) नाव: मेसर्स निविल बिल्डर्स लॉफ्ट-र निहार दितीप साजवी वय -30 पत्ता: पॉस्ट नं. ऑफिस माळा नं. एक मजला, इमारतीचे नाव: साजवी वाडी, ब्लॉक नं: मिठापर रोड, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400081 फोन नं:-AAZFN5611P | |
| (8) दस्तऐवज करून घेण-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिसादिते नाव व पत्ता | 1) नाव: वेलन विष्णु साजवी वय -60, पत्ता: पॉस्ट नं. , माळा नं. , इमारतीचे नाव: साजवी वाडी, ब्लॉक नं: मिठापर रोड, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400081 फोन नं:-AAPP51468K | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 10/10/2023 | |
| (10) दस्त नोंदणी केल्याचा दिनांक | 10/10/2023 | |
| (11) अनुक्रमांक खंड व पृष्ठ | 20363/2023 | |
| (12) बाजारभावप्रमाणी मुद्रांक शुल्क | 1080008 | |
| (13) बाजारभावप्रमाणी नोंदणी शुल्क | 30000 | |
| (14) बीरो | | |
| मुद्रांकनासाठी विचारात घेतलेला तपशील :- | | |
| मुद्रांक शुल्क आकारताचा निवडलेला अनुच्छेद :- | (ii) within the limits of any Municipal Corporation or any Cantonment area annexed to it. | |

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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 **16th 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 **₹ 1,84,08,000.00 (Rupees One Crore Eighty Four Lakh Eight Thousand 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: 2024.03.18 10:37:34 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

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