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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Vitthal Blossom"

"Vitthal Blossom" Proposed Residential Building Plan on Plot No. 1 + 2, Survey No. 46/1 +2 & Survey No. 46/1/2 at Village – Kamatwade, Vitthal Nagar, Near Little Star Play School, Taluka - Nashik, District - Nashik, PIN Code - 422 008, State - Maharashtra, Country - India

Latitude Longitude: 19°58'42.2"N 73°44'51.7"E

Valuation Done for:

State Bank of India

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47, D - Road, MIDC, Satpur, Nashik Pin Code – 422 007, State - Maharashtra, Country - India



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in Tel : +91 253 4068262/98903 80564

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Regd. Office

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Vastu/SBI/Nashik/04/2024/8350/2306058

23/15-197-V

Date: 23.04.2024

MASTER VALUATION REPORT OF "Vitthal Blossom"

"Vitthal Blossom" Proposed Residential Building Plan on Plot No. 1 + 2, Survey No. 46/1 +2 & Survey No. 46/1/2 at Village – Kamatwade, Vitthal Nagar, Near Little Star Play School, Taluka - Nashik, District - Nashik, PIN Code - 422 008, State - Maharashtra, Country - India

Latitude Longitude: 19°58'42.2"N 73°44'51.7"E

NAME OF DEVELOPER: Mr. Vilas Dattatray Matala

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **23rd April 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Vitthal Blossom"** Proposed Residential Building Plan on Plot No. 1 + 2, Survey No. 46/1 +2 & Survey No. 46/1/2 at Village – Kamatwade, Vitthal Nagar, Near Little Star Play School, Taluka - Nashik, District - Nashik, PIN Code - 422 008, State - Maharashtra, Country - India. It is about 14.8 Km. distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	Mr. Vilas Dattatray Matala	
Project Registration Number	Project	RERA Project Number
	Vitthal Blossom	P51600051891
Register office address	Mr. Vilas Dattatray Matala Address: Plot No. 1 + 2, "Matala House", Vitthal Nagar, Village – Kamatwade, Near Wavre Nagar, Taluka - Nashik, District - Nashik, PIN Code - 422 008, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Riddesh Pawar (Sales Person - Mobile No. 7507528999 / 02532371052)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Akash Classic Building
On or towards South	Samruddhi Apartment
On or towards East	Road & Little Star Play School
On or towards West	Sarvadhanananda Residency & Trivani Niwas



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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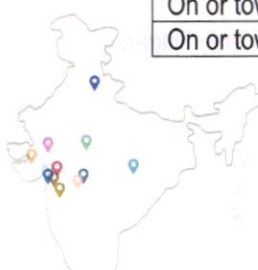
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,
State Bank of India**AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building,
Plot No. 45-47, D - Road, MIDC, Satpur, Nashik
Pin Code – 422 007, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 23.04.2024
	b)	Date on which the valuation is made	: 23.04.2024
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report issued by Adv. Mr. Manojkumar K. Vaishnav date 30.05.203 (As per RERA Certificate)		
	2. Copy of Engineer's Certificate date 10.01.2024 issued by Er. Ashok N. Jamdar (Vijaya Consultants) (As per RERA Certificate)		
	3. Copy of Declaration about Commencement Certificate date 30.05.2023 issued by Mr. Vilas Dattatray Matale (As per RERA Certificate)		
	4. Copy of MAHARERA Registration Certificate of Project No. P51600051891 issued by Maharashtra Real Estate Regulatory Authority date 07.07.2023. Last Modified date 21.01.2024		
	5. Copy of Sanction of Building Permission and Commencement Certificate No. LND / BP / B2/ 333 / 2023 date 23.03.2023 Executive Engineer Town Planning Nashik Municipal Corporation, Nashik		
	6. Copy of Approved Building Plan No. B2 / BP / 333 / 2023 date 23.03.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.		
	Approved upto:		
	Project Name	Wing	Number of Floors
	Vitthal Blossom	A	Ground (Parking) + 1st to 7th Upper Floors.
		B	
	Project Name (with address & phone nos.)	:	"Vitthal Blossom" Proposed Residential Building Plan on Plot No. 1 + 2, Survey No. 46/1 +2 & Survey No. 46/1/2 at Village – Kamatwade, Vitthal Nagar, Near Little Star Play School, Taluka - Nashik, District - Nashik, PIN Code - 422 008, State - Maharashtra, Country - India
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Vilas Dattatray Matale Address: Plot No. 1 + 2, "Matale House", Vitthal Nagar,



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		Village – Kamatwade, Near Wavre Nagar, Taluka - Nashik, District - Nashik, PIN Code - 422 008, State - Maharashtra, Country - India Contact Person: Mr. Riddesh Pawar (Sales Person - Mobile No. 7507528999 / 02532371052)																											
5.	Brief description of the property (Including Leasehold / freehold etc.)																												
<p>About "Vitthal Blossom" Project: Vilas Vitthal Blossom is a residential project in Murari Nagar, Nashik. It is set in an area of 0.18 Acres. Vilas Vitthal Blossom offers Apartment. Available configurations include 2 BHK, 3 BHK. Apartment, as per the area plan, are in the size range of 723.0 - 1095.0 sq.ft.. The property is Under Construction. There is 1 building for sale. The project was launched in July 2023 and possession date of Vilas Vitthal Blossom is May, 2028. Vilas Vitthal Blossom is located in Vitthal Nagar, Kamatwade. The project is developed by Vilas Dattatray Matala Builders And Developers. There are 21 units for sale. This project meets all mandates as required by the state authority. RERA ID of Vilas Vitthal Blossom is P51600051891.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Project Name</th> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Vitthal Blossom</td> <td>A</td> <td rowspan="2">Proposed Ground (Parking) + 1st to 7th Upper Floors.</td> </tr> <tr> <td>B</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Project Name</th> <th>Wing</th> <th>Present Stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Vitthal Blossom</td> <td>A</td> <td rowspan="2">RCC work upto 6th floor slab is completed. Brick work upto 2nd floor & Internal plaster work upto 1st floor is completed.</td> <td rowspan="2">47%</td> </tr> <tr> <td>B</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is May – 2028 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr><td>➤ Vitrified tiles flooring in all rooms</td></tr> <tr><td>➤ Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>➤ Powder coated aluminum sliding windows with Mosquito Net</td></tr> <tr><td>➤ Laminated wooden flush doors with Safety door</td></tr> <tr><td>➤ Concealed wiring</td></tr> <tr><td>➤ Concealed plumbing</td></tr> <tr><td>➤ Open Gymnasium</td></tr> <tr><td>➤ Solar Power Plant</td></tr> <tr><td>➤ Garden, Yoga Space</td></tr> <tr><td>➤ Green Gym, Jogging track</td></tr> <tr><td>➤ Basket Ball Ring, CCTV</td></tr> </tbody> </table>			Project Name	Wing	Number of Floors	Vitthal Blossom	A	Proposed Ground (Parking) + 1 st to 7 th Upper Floors.	B	Project Name	Wing	Present Stage of Construction	Percentage of work completion	Vitthal Blossom	A	RCC work upto 6 th floor slab is completed. Brick work upto 2 nd floor & Internal plaster work upto 1 st floor is completed.	47%	B	➤ Vitrified tiles flooring in all rooms	➤ Granite Kitchen platform with Stainless Steel Sink	➤ Powder coated aluminum sliding windows with Mosquito Net	➤ Laminated wooden flush doors with Safety door	➤ Concealed wiring	➤ Concealed plumbing	➤ Open Gymnasium	➤ Solar Power Plant	➤ Garden, Yoga Space	➤ Green Gym, Jogging track	➤ Basket Ball Ring, CCTV
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14.2	Latitude, Longitude & Co-ordinates of property	:	19°58'42.2"N 73°44'51.7"E				
14.	Extent of the site	:	Total Plot area – 741.00 Sq. M. (As per Approved Plan & As per RERA Certificate) Structure - As per table attached to the report				
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 741.00 Sq. M. (As per Approved Plan & As per RERA Certificate) Structure - As per table attached to the report				
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress				
II	CHARACTERSTICS OF THE SITE						
1.	Classification of locality	:	Middle class				
2.	Development of surrounding areas	:	Good				
3.	Possibility of frequent flooding/ sub-merging	:	No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by				
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Rectangular				
7.	Type of use to which it can be put	:	For Residential Cum Commercial purpose				
8.	Any usage restriction	:	Residential Cum Commercial				
9.	Is plot in town planning approved layout?	:	Copy of Approved Building Plan No. B2 / BP / 333 / 2023 date 23.03.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik Approved upto: <table border="1" data-bbox="895 1261 1414 1373"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Ground (Parking) + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	Ground (Parking) + 1 st to 7 th Upper Floors.
Wing	Number of Floors						
A & B	Ground (Parking) + 1 st to 7 th Upper Floors.						
10.	Corner plot or intermittent plot?	:	Corner				
11.	Road facilities	:	Yes				
12.	Type of road available at present	:	B. T. Road				
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	7.50 Mtr. Wide Road & 9.00 Mtr. Wide Road				
14.	Is it a Land – Locked land?	:	No				
15.	Water potentiality	:	Municipal Water supply				
16.	Underground sewerage system	:	Connected to Municipal sewer				
17.	Is Power supply is available in the site	:	Yes				
18.	Advantages of the site	:	Located in developed area				
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No				

Part – A (Valuation of land)											
1	Size of plot	: Total Plot area – 741.00 Sq. M. (As per Approved Plan & As per RERA Certificate)									
	North & South	: -									
	East & West	: -									
2	Total extent of the plot	: As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	: ₹ 32,000.00 per Sq. M. for Residential ₹ 9,000.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	: As per table attached to the report									
6	Estimated value of land	: <table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>714.00</td> <td>9000</td> <td>64,26,000.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	714.00	9000	64,26,000.00
As per Approved Plan & RERA											
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)									
714.00	9000	64,26,000.00									
Part – B (Valuation of Building)											
1	Technical details of the building	:									
	a) Type of Building (Residential / Commercial / Industrial)	: Residential Cum Commercial									
	b) Type of construction (Load bearing / RCC / Steel Framed)	: RCC Framed Structure									
	c) Year of construction	: N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:									
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A & B	Proposed Ground (Parking) + 1 st to 7 th Upper Floors.										
	e) Plinth area floor-wise	: As per table attached to the report									
	f) Condition of the building	:									
	i) Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress									
	g) Date of issue and validity of layout of approved map	: Copy of Approved Building Plan No. B2 / BP / 333 / 2023 date 23.03.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik									
	h) Approved map / plan issuing authority	: Approved upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Ground (Parking) + 1st to 7th Upper Floors</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	Ground (Parking) + 1 st to 7 th Upper Floors					
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A & B	Ground (Parking) + 1 st to 7 th Upper Floors										
	i) Whether genuineness or authenticity of approved map / plan is verified	: Yes									

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	N.A
3.	Superstructure	:	R.C.C. Framed Structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed Aluminum sliding window with Mosquito Net.
5.	RCC Works	:	R.C.C. Framed Structure
6.	Plastering	:	Proposed Cement Plastering
7.	Flooring, Skirting, dado	:	Proposed Vitrified tile Flooring, Dado Tile
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Proposed Marble
9.	Roofing including weather proof course	:	R.C.C.
10.	Drainage	:	Connected to Municipal Sewerage System
2.	Compound Wall	:	
	Height	:	Proposed 5' BBM Masonry
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	Proposed Concealed Electrical wiring
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	Proposed ordinary
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:**1) A-Wing:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area (+ 10%))	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. Ft. (A)	Balcony Area in Sq. Ft. (B)							
1	101	1	3 BHK	1095	182	1277	1405	6000	76,62,000	72,78,900	61,29,600	16000
2	201	2	3 BHK	1095	182	1277	1405	6000	76,62,000	72,78,900	61,29,600	16000
3	301	3	3 BHK	1095	182	1277	1405	6000	76,62,000	72,78,900	61,29,600	16000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area + 10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. Ft. (A)	Balcony Area in Sq. Ft. (B)							
4	401	4	3 BHK	1095	182	1277	1405	6000	76,62,000	72,78,900	61,29,600	16000
5	501	5	3 BHK	1095	182	1277	1405	6000	76,62,000	72,78,900	61,29,600	16000
6	601	6	3 BHK	1095	182	1277	1405	6000	76,62,000	72,78,900	61,29,600	16000
7	701	7	3 BHK	1095	182	1277	1405	6000	76,62,000	72,78,900	61,29,600	16000
Total				7665	1274	8939	9833		5,36,34,000	5,09,52,300	4,29,07,200	

2) B-Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area + 10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. Ft. (A)	Balcony Area in Sq. Ft. (B)							
1	101	1	3 BHK	845	216	1061	1167	6000	63,66,000	60,47,700	50,92,800	13500
2	102	1	2 BHK	723	79	802	882	6000	48,12,000	45,71,400	38,49,600	10000
3	201	2	3 BHK	845	216	1061	1167	6000	63,66,000	60,47,700	50,92,800	13500
4	202	2	2 BHK	723	79	802	882	6000	48,12,000	45,71,400	38,49,600	10000
5	301	3	3 BHK	845	216	1061	1167	6000	63,66,000	60,47,700	50,92,800	13500
6	302	3	2 BHK	723	79	802	882	6000	48,12,000	45,71,400	38,49,600	10000
7	401	4	3 BHK	845	216	1061	1167	6000	63,66,000	60,47,700	50,92,800	13500
8	402	4	2 BHK	723	79	802	882	6000	48,12,000	45,71,400	38,49,600	10000
9	501	5	3 BHK	845	216	1061	1167	6000	63,66,000	60,47,700	50,92,800	13500
10	502	5	2 BHK	723	79	802	882	6000	48,12,000	45,71,400	38,49,600	10000
11	601	6	3 BHK	845	216	1061	1167	6000	63,66,000	60,47,700	50,92,800	13500
12	602	6	2 BHK	723	79	802	882	6000	48,12,000	45,71,400	38,49,600	10000
13	701	7	3 BHK	845	216	1061	1167	6000	63,66,000	60,47,700	50,92,800	13500
14	702	7	2 BHK	723	79	802	882	6000	48,12,000	45,71,400	38,49,600	10000
Total				10976	2065	13041	14345		7,82,46,000	7,43,33,700	6,25,96,800	

Summary of the Project:

Wing	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A	3 BHK - 07	8939	9833	5,36,34,000.00	5,09,52,300.00	4,29,07,200.00
B	2 BHK - 07 3 BHK - 07 TOTAL-14	13041	14345	7,82,46,000.00	7,43,33,700.00	6,25,96,800.00
Total	21	21980	24178	13,18,80,000.00	12,52,86,000.00	10,55,04,000.00

Particulars	Market Value (₹)
Fair Market Value as on date	13,18,80,000.00
Realizable Value as on date	12,52,86,000.00
Distress Sale Value as on date	10,55,04,000.00
Cost of Construction (Total Built up area x Rate) 24178 Sq. Ft. x ₹ 2300.00	5,56,09,400.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction in (₹)	Cost of construction as of today in (₹)
A & B	47%	24178	5,56,09,400.00	2,61,36,418.00

Part - C (Extra Items)	Amount in ₹
1. Portico	Provided as per requirement
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part - D (Amenities)	Amount in ₹
1. Wardrobes	Provided as per requirement
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part - E (Miscellaneous)	Amount in ₹
1. Separate toilet room	Provided as per requirement

2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

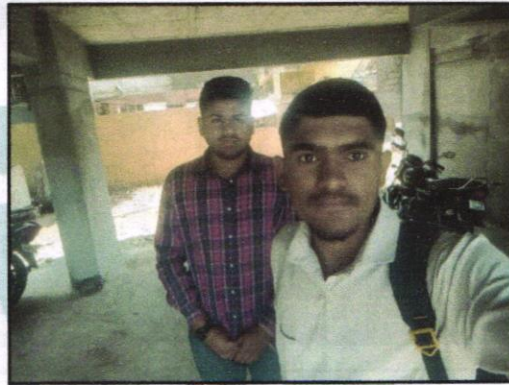
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Provided as per requirement
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development		
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Fair Market Value as on date in ₹		:	₹ 13,18,80,000.00
Realizable Value as on date in ₹		:	₹ 12,52,86,000.00
Distress Sale Value as on date in ₹		:	₹ 10,55,04,000.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparable available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,500.00 to ₹ 6,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development commercial and residential application in the locality etc. We estimate ₹ 6,000.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs




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Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

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 महाराष्ट्र शासन


नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year
20242025
Annual Statement of Rates
Language
English

Selected District: नाशिक
 Select Taluka: नाशिक
 Select Village: मौजे कामटवाडा
 Search By: Survey No Location
 Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
13.6-अंतर्गत रहिवास व तत्सम विभागातील मिळकती	9000	32000	36800	40000	0	चौ. मीटर	सर्व्हे नंबर


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
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 Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	13.6-अंतर्गत रहिवास व तत्सम विभागातील मिळकती	9000	32000	36800	40000	0	चौ. मीटर
SurveyNo	13.7. - कामटवाडे गावठाणातील अंतर्गत रहिवास व तत्सम विभागातील मिळकती	7100	30000	34500	37500	0	चौ. मीटर

12
 12, 18, 20, 25, 28, 33, 55, 27, 24, 46, 50, 54, 13, 19, 32, 7, 51

Survey Number:

Price Indicators Projects nearby Locality

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

Home / Property in Nashik / Flats in Nashik / Flats in Kamatwade / 1 BHK Flats in Kamatwade

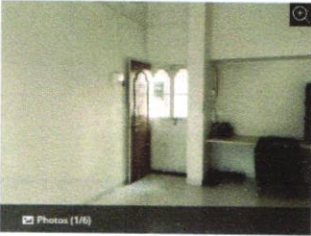
₹29 Lac @ 4,754 per sq.ft. **1BHK 1Bath**
 Estimated EMI ₹23,162 **Flat/Apartment for Sale**
in Nikhil Park, Kamatwade, Nashik, Maharashtra

REERA STATUS: NOT AVAILABLE Website: <https://maharerait.mahaonline.gov.in/>

Overview Owner Details Explore Locality Recommendations Articles

Posted on Apr 08, 2024 | Ready to move

Property (8)



Photos (1/8)

Area
Carpet area: 610 sq.ft. (58.67 sq.m.)

Price
₹29 Lac @ 4,754 per sq.ft. (Negotiable)

Floor Number
Ground of 2 Floors

Property Age
10+ Year Old

Configuration
1 Bedroom , 1 Bathroom, 1 Balcony with Others

Address
Nikhil Park
Kamatwade, Nashik

Overlooking
Park/Garden,Main Road

Why should you consider this property?

HOUSING.COM Buy in Nashik
Kamatwade, Gd. ▾ + Add
Download App

Home / Nashik / Kamatwade Geon / Rajashree Cherish

Rajashree Cherish REERA

By **RAJASHREE PROPERTIES**

Gpp GST Bhavan, Kamatwade, Trimurti Chowk, Nashik


[Become the first to Rate](#)

Last updated: Jun 13, 2023


₹55.0 L - 57.5 L
EMI starts at ₹29.13 K
All Inclusive Prices

[Contact Developer](#)

Cover Image



SHARE SAVE



4 more

3 BHK Apartment Configuration


Dec. 2023 Possession Starts

Price on request Avg. Price

1270.00 sq.ft. - 1310.00 sq.ft. (Builtup Area) Sizes

Price Indicators Projects nearby Locality

HOMES247 Nashik Enter a location, builder, project



Shree Suvaastu ₹ 59.06 L - 70.87 L
By: Shree Yashashree Constructions No Rating
Kamatwade, Nashik
Status: Ready to Move

2, 3 BHK 1250- 1500 sq.ft Total Units - 35

OVERVIEW GALLERY MASTER PLAN PRICE & FLOOR PLANS AMENITIES BUILDER

Shree Suvaastu Overview




Apartments	Area (Super Build Up)
2, 3 BHK	1250-1500 sq.ft
Total Area	Possession Date
0.86 Acres	May-2021

HOUSING.COM Buy in Nashik Kamatwade Ga. Add Download

Home / Nashik / Kamatwade Gaon / Ganadhish Park Last updated: Aug 22, 2023

Ganadhish Park ₹29.7 L - 33.55 L | ₹3.54 K - 3.72 K/sq.ft
EMI starts at ₹15.73 K
By RAVINDRA DEVELOPERS
S.no.219, DOP Nagar No 2, Near Maula Lawns, AMBAD, Nashik
Price excludes maintenance, floor rise c... See More

Become the first to Rate Contact Developer

2 BHK Apartment Configuration Dec. 2023 Possession Starts ₹3.54 K - 3.72 K/sq.ft Avg. Price 840.00 sq.ft. - 902.00 sq.ft. (Builtup Area) Sizes



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Price Indicators Projects nearby Locality

HOMES247
Nashik
Enter a location, builder, project →





Rajashree Deepkund ₹ 37.1 L - 37.32 L


By: Rajashree Properties No Rating

📍 Kamatwade, Nashik

Status: Under Construction


 2 BHK


 1003- 1009 sq.ft



 Total Units - 20

OVERVIEW
GALLERY
MASTER PLAN
PRICE & FLOOR PLANS
AMENITIES
BUILDER

Rajashree Deepkund Overview

Apartments	Area (Super Build Up)
2 BHK	1003-1009 sq.ft
Total Area	Possession Date
0.13 Acres	October-2022

HOMES247
Nashik
Enter a location, builder, project →





Ovee Sankul ₹ 36 L - 37.54 L


By: Reputed Builder No Rating

📍 Kamatwade, Nashik

Status: Under Construction


 2 BHK


 1000- 1043 sq.ft


 Total Units - 10

OVERVIEW
GALLERY
MASTER PLAN
PRICE & FLOOR PLANS
AMENITIES
BUILDER

Ovee Sankul Overview

Apartments	Area (Super build Up)
2 BHK	1000-1043 sq.ft
Total Area	Possession Date
0.09 Acres	September-2024

PROJECT RERA ID
P51600031350

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Nashik

Home / Nashik / Kamatwade Gaon / Apartment for Sale in Kamatwade Gaon / 3 BHK Flat

3 BHK Flat

By **RAJASHREE PROPERTIES**
Rajashree Glory, Saptashrungi Nagar, Kamatwade Gaon, Nashik.

₹60.0 L EMI starts at ₹31.77 K
₹4.62 K/sq.ft

Contact Owner

Project Images: SHARE SAVE

Project Images OR PLAN: + 8 more

1300 sq.ft Built Up Area ₹4.62 K/sq.ft Avg. Price Ready to move Possession status Higher of 7 floors Unfurnished Furnishing

HOMES247 Nashik Enter a location, builder, project

Bodke Krishna Darshan

By: Bodke Builders Builders

₹ 21.67 L - 44 L No Rating

📍 Kamatwade, Nashik

Status: Ready to Move

🚗 1, 2, 3 BHK 📏 430- 807 sq.ft 🏢 Total Units - 100

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Nashik

Date: 23.04.2024

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

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.24 10:39:19 +05'30'

Auth. Sign.



The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure - II)	Attached



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 23.04.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 23.04.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Vilas Dattatray Matale
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sachin Raundal – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 23.04.2024 Valuation Date - 23.04.2024 Date of Report - 23.04.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 23.04.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **23rd April 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **Mr. Vilas Dattatray Matale**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Vilas Dattatray Matale**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



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properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.



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(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



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14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

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