



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

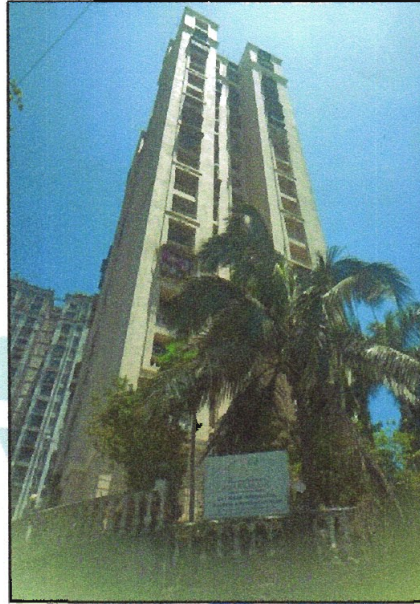
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Client: **Mr. Victor Rodrigues**

Residential Flat No. 1103, 11<sup>th</sup> Floor, Building - E, "Emerald Isle - I - Co-Op. Hsg. Soc. Ltd.", Royal Palms,  
Royal Palm Road, Aarey Milk Colony, Goregaon (East), Mumbai, Pin - 400 065,  
State - Maharashtra, Country - India

Latitude Longitude: 19°09'22.9"N 72°53'12.8"E



### Our Pan India Presence at :

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

### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

📞 +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Intended User: Private Valuation/ Victor Rodrigues (8555/2306320)

Page 2 of 20

Vastu/Mumbai/05/2024/8555/2306320

15/10-180-VSM

Date: 15.05.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1103, 11th Floor, Building - E, "Emerald Isle - I - Co-Op. Hsg. Soc. Ltd.", Royal Palms, Royal Palm Road, Aarey Milk Colony, Goregaon (East), Mumbai, Pin - 400 065, State - Maharashtra, Country - India belongs to **Noella D'souza**.

Boundaries of the property.

North : Royal Palms Road & Slum Area  
South : Arth Clinic Building & Road  
East : Emerald Isle Building No. 2  
West : Road & Golden Isle Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for **Market Value in the year 2015 at ₹ 42,27,720.00 (Rupees Forty Two Lakh Twenty Seven Thousand Seven Hundred Twenty Only)**.

The valuation of the property is based on the prevailing market rates in respective years. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.05.15 16:37:37 +05'30'

Auth. Sign.



**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report



#### Our Pan India Presence at :

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

#### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎️ +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

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

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (E), Mumbai - 400 072

**VALUATION REPORT (IN RESPECT OF FLAT)**

1	<b>General</b>	
1.	Purpose for which the valuation is made	: To assess Fair Market Value of the property in the year 2015 (Purchase year)
2.	a) Date of inspection	: 06.05.2024
	b) Date on which the valuation is made	: 14.05.2024
3.	<b>List of documents produced for perusal:</b>	
	1. Copy of Agreement for sale dated 24.04.2015 b/w. Mr. Pratap Rangwani (Transferor) AND Noella D'souza (Transferee)	
	2. Copy of Agreement for sale dated 16.05.2006 b/w. Royal Palms (India) Pvt. Ltd. (Owners) AND Mr. Pratap Rangwani (Purchaser)	
	3. Copy of Occupancy Certificate No. SRA / ENG / CHE / 200 / PS / PL / AP dated 03.09.2001 issued by Slum Rehabilitation Authority	
	4. Copy of Commencement Certificate No. SRA / CHE / 200 / PS / PL / AP dated 19.04.2000 issued by Slum Rehabilitation Authority	
	5. Copy of Maintenance Bill No. 11 dated 01.04.2024 in the name of Noella D'souza issued by Emerald Isle – I - Co-Op. Hsg. Soc. Ltd.	
	6. Copy of Electricity Bill Consumer No. 000060310548 dated 22.04.2024 in the name of Noella D'souza	
	<b>List of Registered Index-II Documents referred for calculating Fair Market Value</b>	
	1. Copy of Index II vide No. 8737/2014 dated 25.09.2014 between Mr. Abhijeet Jagdish Jhanwar & Mr. Shiv Ram Verma & Harendri Verma	
	2. Copy of Index II vide No. 4644/2015 dated 18.06.2015 between Saurabh Shekhran & Soma Shekhran and Vikramkant Krishna Bansal	
	3. Copy of Index II vide No. 3584/2016 dated 12.04.2016 between M/s. Naresh Deep C Shipping & Manning Services Pvt. Ltd. And Shiv Malhotra and Anita Malhotra POA Shiv Malhotra	
	4. Copy of Index II vide No. 4107/2015 dated 27.04.2015 between Roselin Mutthu Kumar and Mutthu Kumar Nadar and Juliet Sharmila Martis and Willfried Santosh Martis.	
	5. Copy of Index II vide No. 2947/2015 dated 18.04.2015 between Chandrodaya S/O Uday Kumar Ghosh and Ravi Shankar S/O Harendra Kumar Bansbahadur Singh.	
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)	: <b>Noella D'souza</b>  <b>Address:</b> Residential Flat No. 1103, 11 <sup>th</sup> Floor, Building-E, "Emerald Isle – I - Co-Op. Hsg. Soc. Ltd", Royal Paims, Royal Palm Road, Aarey Milk Colony, Goregaon (East), Mumbai, Pin – 400 065, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Victor Rodrigues (Owner' relative) Mobile No.: 98202 57085  Sole ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The Flat under valuation is situated on the 11 <sup>th</sup> Floor. The composition of property is Living Room + 1 Bedroom + + Kitchen + 2 Toilets + Passage + Flowerbed (i.e. 2 BHK). It is at 3.6 Km. travel distance from Goregaon suburban Railway Station on Western Railway line.



6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. 1103
	c) C.T.S. No. / Village	:	CTS No. 1627 (pt), Village Maroshi
	d) Ward / Taluka	:	Ward – P/S, Taluka – Borivali
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan.	:	As Occupancy Certificate is available it is assumed that the construction is as per Sanctioned Plan.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	
7.	Postal address of the property	:	Residential Flat No. 1103, 11 <sup>th</sup> Floor, Building - E, "Emerald Isle – I - Co-Op. Hsg. Soc. Ltd", Royal Palms, Royal Palm Road, Aarey Milk Colony, Goregaon (East), Mumbai, Pin – 400 065, State – Maharashtra, Country – India
8.	City / Town	:	Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Medium Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Maroshi Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	<b>Boundaries of the property</b>		<b>As per Site</b> <b>As per documents</b>
	North	:	Royal Palms Road & Slum Area                      Details not available
	South	:	Arth Clinic Building & Road                      Details not available
	East	:	Emerald Isle Building No. 2                      Details not available
	West	:	Road & Golden Isle Building                      Details not available
13.	Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.
14.	Extent of the site	:	Carpet Area = 490.00 Sq. Ft. (Area as per Agreement for sale)  <b>Built up area = 588.00 Sq. Ft.</b> <b>(Carpet area + 20%)</b>
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°09'22.9"N 72°53'12.8"E

15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up area = 588.00 Sq. Ft. (Carpet area + 20%)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant occupied – Chandani Vinod Bhanshala
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	CTS No. 1627 (pt), Village Maroshi
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Maroshi Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1103, 11 <sup>th</sup> Floor, Building - E, "Emerald Isle – I - Co-Op. Hsg. Soc. Ltd", Royal Palms, Royal Palm Road, Aarey Milk Colony, Goregaon (East), Mumbai, Pin – 400 065, State – Maharashtra, Country – India
	Description of the locality Residential / Commercial / Mixed	:	Residential
	Year of Construction	:	2001 (As per Occupancy Certificate)
	Number of Floor	:	Ground + 20 upper floors
	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the building	:	4 Flats on 11 <sup>th</sup> Floor
	Quality of Construction	:	Normal
	Appearance of the Building	:	Normal
	Maintenance of the Building	:	Normal
3.	Facilities Available	:	
	Lift	:	3 lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	11 <sup>th</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 1103
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Granite tiles flooring
	Doors	:	Teakwood door frame with safety door
	Windows	:	Aluminum sliding window with powder coating & MS grills
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering

4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Consumer No. 000060310548
	Meter Card is in the name of:	:	Noella D'souza
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Noella D'souza</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	<b>Built up area = 588.00 Sq. Ft. (Carpet Area + 20%)</b>
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	Carpet Area = 490.00 Sq. Ft. (Area as per Agreement for sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Tenant occupied – Chandani Vinod Bhanshala
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Poor
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	As below
<p><b>As per resident's inputs in Royal palms:</b>  Firstly it doesn't get BMC piped water. You have to rely on tankers for water supply and there's no piped gas either.</p> <p>Secondly it's location is quite out of the way for any normal traffic, there aren't any other good housing societies in the vicinity. Getting an auto, uber/ola is not easy in the evenings and early mornings, and even during the day might be tricky. Swiggy/ zomato also don't service the area after 6 pm. Unless you have your own car or two wheeler this is going to be very very inconvenient.</p> <p>Since it's isolated it is also not safe like other good residential neighborhoods in Mumbai. The flats, and even buildings themselves aren't maintained properly.</p> <p>Accordingly real estate prices in Royal Palms are lowest in any location in Mumbai and equal or less than far remote locations like Vasai – Virar.</p> <p>Actually the royal palms looks like old construction every where. The connecting roads are also not maintained. In rainy season there are frequent water logging issues.</p>			
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specification in the adjoining locality? – (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per registered sale instances in year 2014 – 2015 - 2016 as attached below:



Sr.	Flat No. / Floor /	Name of building	Index II - No.	Date	Built up area (20%)	Agreement value (₹)	Transaction Rate / Sq.Ft. (₹)	Ready Reckoner / guideline Value (₹)	RR rate / Sq.Ft. (₹)
1	1904, 19 <sup>th</sup> Floor	Emerald Isle 1	8737/2014	25.09.2014	700.00	47,50,000.00	6,786.00	56,08,500.00	8,012.00
2	1304, 13 <sup>th</sup> Floor	Emerald Isle 2	4644/2015	18.06.2015	1,050.00	76,00,000.00	7,238.00	85,11,000.00	8,106.00
3	503, 5 <sup>th</sup> Floor	Palms Island 4	4107/2015	27.04.2015	732.00	54,00,000.00	7,373.00	70,80,000.00	9,667.00
4	422, 4 <sup>th</sup> Floor	Palms Apartment 2	2947/2015	18.04.2015	764.00	53,00,000.00	6,935.00	66,85,000.00	8,747.00
5	301, 3 <sup>rd</sup> Floor	Emerald Isle 2	3584/2016	12.04.2016	1,050.00	80,00,000.00	7,617.00	92,66,500.00	8,822.00

All the transactions are below Government Ready Reckoner Rates

2	Guideline rate obtained from the Registrar's Office	₹ 1,09,010.00 per Sq. M. i.e. ₹ 10,127.00 per Sq. Ft.																				
		<table border="1"> <thead> <tr> <th colspan="2">Ready Reckoner Rate - 2015</th> </tr> <tr> <th></th> <th>₹.</th> </tr> </thead> <tbody> <tr> <td>Residential Flat</td> <td>99,100.00</td> </tr> <tr> <td>Increased 10% for Higher floor (11th -20th Floor)</td> <td>9,910.00</td> </tr> <tr> <td><b>Guideline Rate – A</b></td> <td><b>1,09,010.00</b></td> </tr> <tr> <td>(-) Land Cost – B</td> <td>53,500.00</td> </tr> <tr> <td>A - B = C</td> <td>55,510.00</td> </tr> <tr> <td>70% of ₹ 55,510.00</td> <td>38,857.00</td> </tr> <tr> <td>After adding land cost</td> <td>92,357.00</td> </tr> <tr> <td><b>Depreciated Rate in Sq. Ft.</b></td> <td><b>8,580.00</b></td> </tr> </tbody> </table>	Ready Reckoner Rate - 2015			₹.	Residential Flat	99,100.00	Increased 10% for Higher floor (11th -20th Floor)	9,910.00	<b>Guideline Rate – A</b>	<b>1,09,010.00</b>	(-) Land Cost – B	53,500.00	A - B = C	55,510.00	70% of ₹ 55,510.00	38,857.00	After adding land cost	92,357.00	<b>Depreciated Rate in Sq. Ft.</b>	<b>8,580.00</b>
Ready Reckoner Rate - 2015																						
	₹.																					
Residential Flat	99,100.00																					
Increased 10% for Higher floor (11th -20th Floor)	9,910.00																					
<b>Guideline Rate – A</b>	<b>1,09,010.00</b>																					
(-) Land Cost – B	53,500.00																					
A - B = C	55,510.00																					
70% of ₹ 55,510.00	38,857.00																					
After adding land cost	92,357.00																					
<b>Depreciated Rate in Sq. Ft.</b>	<b>8,580.00</b>																					
	Guideline rate after depreciation	₹ 92,357.00 per Sq. M. i.e. ₹ 8,580.00 per Sq. Ft.																				
3	Age of building	: 24 years																				
4	Life of the building estimated	: 36 years subject to proper, preventive periodic maintenance and structural repairs.																				

Value as on 2015: Based on Registered Sale transactions in same building / locality as per table attached above

Sr. No.	Description	Built up area (Sq. Ft.)	Average Rate / Sq. Ft.	Fair Market Value (₹)
1	Value of the flat	588.00	7,190.00	42,27,720.00

The sales comparison approach uses the market data of sale prices to estimate the value of 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 cops, 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 comparables available to analyze. As the property is residential flat, we have adopted the Sales Comparison Approach Method for the purpose of valuation. The price for similar type of property in the nearby vicinity is in the range of ₹ 6,700.00 to ₹ 7,700.00 per sq. ft. on Built up area considering the rate with attached report, current market conditions, demand and supply position, flat size, upswing in real estate prices, sustained demand for residential flat, all round development of commercial and residential application in the locality etc. We estimate a rate of ₹ 7,190.00 per sq. ft. for the property under valuation.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.05.15 16:38:11 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company





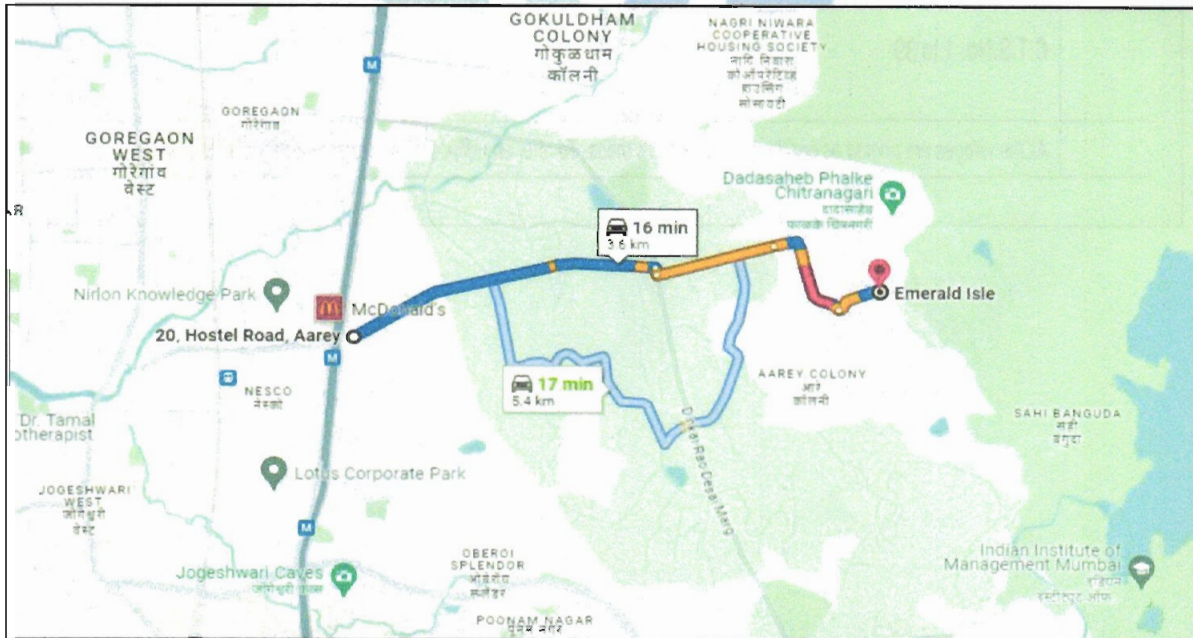
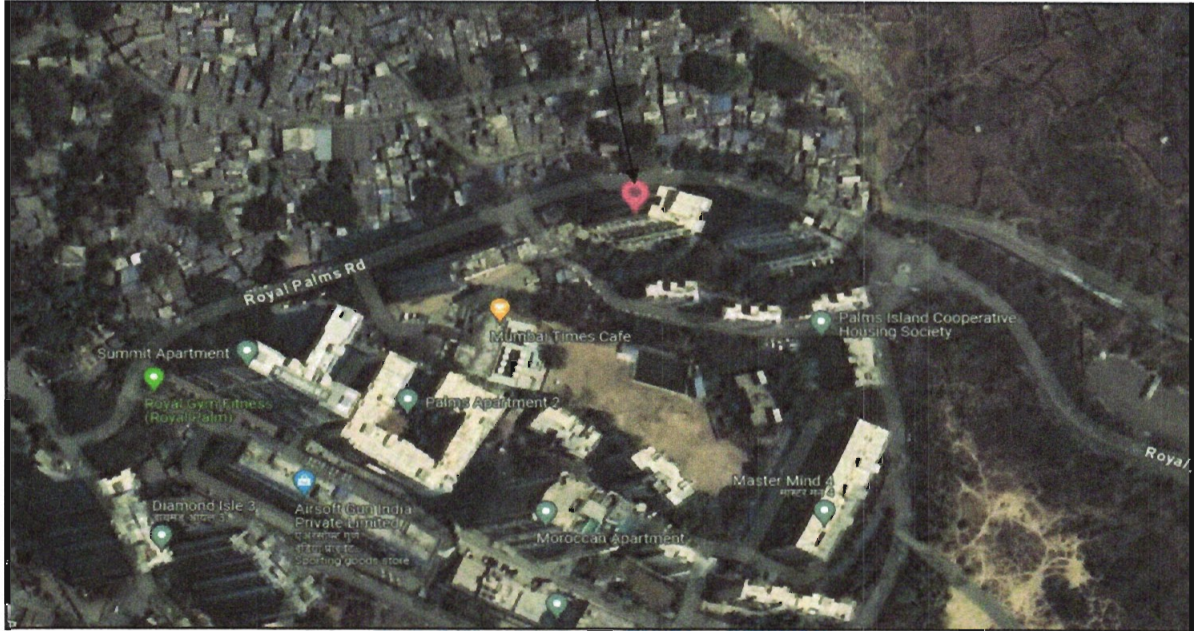
## Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude: 19°09'22.9"N 72°53'12.8"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Aarey – 3.6 KM.)

## Ready Reckoner Rate – 2015

Village No. / Zone No.	MAROSHI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
<b>54</b>	<b>MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE MAROSHI</b>	Map on page 134				
54/254	Land: All the properties of Maroshi village, except Royal Palm Property bearing C.T.S. No. 1627.	28800	63900	76800	92200	63900
54/254A	Land: All the portion of Royal Palm. C.T.S.No. 1627	53500	99100	102800	149700	99100
<b>55</b>	<b>MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE AAREY</b>	Map on page 136				
55/255	Land: All the properties of Aarey village. C.T.S.No. 1 to 39	19900	50500	63000	87200	50500
<i>All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.</i>						



**Sale Instance - 1**

8737324	<b>सूची क्र.2</b>	दुय्यम निबंधक: सह दु.नि. बोरीवली ।
10-04-2024		दस्त क्रमांक : 8737/2014
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : 1) मरोशी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4750000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5608500	
(4) भू-मापन, पोटहिससा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 204, माळा नं: 2, इमारतीचे नाव: एमराल्ड आईल 1 को.ऑप.हौ.सो.लि., ब्लॉक नं: रॉयल पाल्मस, आरे मिल्क कॉलनी, रोड नं: गोरेगाव पूर्व मुंबई 400 065, इतर माहिती: एकूण क्षेत्र- 700 चौ.फूट. बिल्टअप(( C.T.S. Number : 1627 ; ) )	
(5) क्षेत्रफळ	1) 65.06 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शिव राम - वर्मा वय:-50; पत्ता:-प्लॉट नं: 204, माळा नं: 2, इमारतीचे नाव: एमराल्ड आईल 1 सीएचएस लीमीटेड, ब्लॉक नं: रॉयल पाल्मस आरे मिल्क कॉलनी, रोड नं: गोरेगाव पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400065 पॅन नं:-ABZPV4251E 2): नाव:-हरेद्री - वर्मा वय:-42; पत्ता:-प्लॉट नं: 204, माळा नं: 2, इमारतीचे नाव: एमराल्ड आईल 1 सीएचएस लीमीटेड, ब्लॉक नं: रॉयल पाल्मस आरे मिल्क कॉलनी, रोड नं: गोरेगाव पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400065 पॅन नं:-AHQPV0646N	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अभिजीत जगदीश झनवर वय:-25; पत्ता:-ए-102, , 1, धीरज किरण सोसायटी, अहिरा मार्ग, चिंचोळी बंदरच्या जवळ, मालाड पश्चिम मुंबई, लिबर्टी गार्डन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400064 पॅन नं:-AAOPZ3287A	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/09/2014	
(10) दस्त नोंदणी केल्याचा दिनांक	25/09/2014	
(11) अनुक्रमांक, खंड व पृष्ठ	8737/2014	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	281000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) खेरा		
मुल्यांकनाराठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

<https://beta-rv.vastu.kala.co.in:8889/qr/Search/661664f7df1f0834eeea7a>

1/1

**Sale Instance – 2**

5/9/24, 1:06 PM	9_4644	
4644389	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 6
09-04-2024		दस्त क्रमांक : 4644/2015
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी:
		Regn:83m
<b>गावाचे नाव : 1) मरोशी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8511000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1304, माळा नं: 13 व मजला, इमारतीचे नाव: एमेराल्ड इस्टे 2 सीएचएस लीमिटेड एफ बिल्डिंग, ब्लॉक नं: रॉयल पाल्म ईस्टेट युनिट नं 26 आरे कॉलनी, रोड नं: गोरेगाव पूर्व मुंबई 400065, इतर माहिती: मिळकतीचे एकूण क्षेत्र 1050 चौ फूट बिल्ट अप म्हणजेच 97.58 चौ मीटर बिल्ट अप..... भरलेले मु. शु. रु. 4,25,600/-.....( ( C.T.S. Number : 1627 ; ) )	
(5) क्षेत्रफळ	1) 97.58 चौ मीटर	
(6) आकारणी किंवा जुडी देण्यात अरोल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विक्रम कांत कृष्ण बंसल वय:-41; पत्ता:-प्लॉट नं. 1304, माळा नं. 13, इमारतीचे नाव: एमेराल्ड इस्टे 2 सीएचएस लीमिटेड एफ बिल्डिंग, ब्लॉक नं: रॉयल पाल्म ईस्टेट युनिट नं 26 आरे कॉलनी, रोड नं: गोरेगाव पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400065 पॅन नं:-AHQP87640C	
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौरभ शेखरन वय:-29; पत्ता:-104, -, रोज शॉलीमार टॉऊनशीप, ए बी रोड, इंदोरे एम पी, इंदौर इंडू नगर, MADHYA PRADESH, INDORE, Non-Government. पिन कोड:-452010 पॅन नं:-BISPS5271G 2): नाव:- सोमशेखरन वय:-60; पत्ता:-प्लॉट नं 104, माळा नं:-, इमारतीचे नाव: रोज शॉलीमार टॉऊनशीप, ब्लॉक नं: ए बी रोड, रोड नं: इंदोरे एम पी, आंध्र प्रदेश, इंदोर. पिन कोड:-452010 पॅन नं:-AJJPS1775N	
(9) दस्तावेज करून दिल्याचा दिनांक	18/06/2015	
(10) दस्त नोंदणी केल्याचा दिनांक	18/06/2015	
(11) अनुक्रमांक, खंड व पृष्ठ	4644/2015	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	425600	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
https://beta-n.vastukala.co.in:8889/qr?search=6615301e34981807f5925671		

**Sale Instance – 3**

गवाचे नाव : 1) मरोशी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5400000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7080000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : रादनिका नं: 503, माळा नं: 5वा मजला, इमारतीचे नाव: पाम्सा आइलन्ड 4 टु 7 सीएचएस लीमीटेड, ब्लॉक नं: टी बिलडींग पाम्सा आइलन्ड 5 रॉयल पाम्सा ईस्टेट, रोड नं: आरे कॉलनी गोरगाव पूर्व मुंबई 65( ( C.T S. Number : 1627(pt) : 1 )
(5) क्षेत्रफळ	1) 68.04 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अरोल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-जुतिष्ट शर्मिला मार्टिस वय:-41; पत्ता:-बी-205 , -, गिरनार टावर, साई बाबा नगर, मीरा रोड पूर्व, मीरा रोड, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401107 पॅन नं:-BEXPM0031F 2): नाव:-विलफ्रेड संतोष मार्टिस वय:-38; पत्ता:-बी-205 , -, गिरनार टावर, साई बाबा नगर, मीरा रोड पूर्व, मीरा रोड, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401107 पॅन नं:-AMFPM9344Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रोज लीन मुत्तु कुमार वय:-31; पत्ता:-प्लॉट नं: 11, माळा नं: -, इमारतीचे नाव: अरुणाचलम चाल नं 1, ब्लॉक नं: दत्ता मंदिर रोड, रोड नं: मालाड पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AVVPM3763A 2): नाव:-मुत्तु -कुमार नाडार वय:-37; पत्ता:-प्लॉट नं: 11, माळा नं: -, इमारतीचे नाव: अरुणाचलम चाल नं 1, ब्लॉक नं: दत्ता मंदिर रोड, रोड नं: मालाड पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AGNPN7375C
(9) दस्तऐवज करून दिल्याचा दिनांक	27/04/2015
(10) दस्त नोंदणी केल्याचा दिनांक	27/04/2015
(11) अनुक्रमांक, खंड व पृष्ठ	4107/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	354000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शीर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

https://beta-v.vastukala.co.in:8889/igr/Seach/6615313487968082e985fe1

1/2



## Sale Instance – 4

2947389	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 6
09-04-2024		दस्त क्रमांक : 2947/2015
Note:- Generated Through eSearch Module, For original report please contact concern SRO office.		नोंदणी : Regn: 63m
<b>गावाचे नाव : 1) मरोशी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	5300000	
(3) बाजारभाव (भांडेयदऱ्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करारवे)	6685000	
(4) भू-मापन, पोटहिल्ला व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma. n. pa. इतर वर्णन :सदनिका नं: 422, माळा नं: चौथा मजला सी विंग पाल्सा अपार्टमेंट्स 2, इमारीचे नाव: पाल्सा 2 को. ऑफ. हौ. सी. ली, ब्लॉक नं: रॉयल पाल्सा ईस्टेट मयूर नगर आरे मिल्क कॉलनी, रोड नं: नियर युनिट नं. 26, गारेगाव पूर्व मुंबई -400065, इतर माहिती: मिळकतीचे क्षेत्रफळ 71 चौरस मीटर बांधीव( ( C.T.S. Number : 1627A ; ) )	
(5) क्षेत्रफळ	1) 71 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- रवि शंकर राम ऑफ हरेन्द्र कुमार बन्सबहादूर सिंह वय:-26; पत्ता:- फ्लॉट नं: फ्लॉट नं. 422 माळा नं: चौथा मजला सी विंग पाल्सा अपार्टमेंट्स 2, इमारीचे नाव: पाल्सा 2 को. ऑफ. हौ. सी. ली, ब्लॉक नं: रॉयल पाल्सा ईस्टेट मयूर नगर विलेज मरोशी , रोड नं: आरे मिल्क कॉलनी नियर युनिट नं. 26 गारेगाव पूर्व मुंबई, . पिन कोड:-400065 फोन नं:- 85151363K	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- चंद्रोदय सन ऑफ उदय कुमार घोष वय:-31; पत्ता:- 43, -, प्रांतिक सारणी, पोस्ट ऑफिस आर नगर, दम दम कॉटोन्मेंट कोलकता, 700065, आज मुंबईत, आरी मिल्क कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400065 फोन नं:- AW1PC4762H	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2015	
(10) दस्त नोंदणी केल्याचा दिनांक	18/04/2015	
(11) अनुक्रमांक, खंड व पृष्ठ	2947/2015	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	334500	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचरत घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

<https://beta-nv.vastukala.com/in/8889/igrSearch/6615300134981807756255171>

4/8

**Sale Instance - 5**

3584389 09-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. बोरीवली 6 दस्त क्रमांक : 3584/2016 नोंदणी: Ragn:63m
<b>गावाचे नाव : 1) मरोशी</b>		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	8000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9266500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:-Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्रमांक 301, माळा नं: 3 रा मजला, इमारतीचे नाव: इमराल्ड आइल 2 को आप हो सो लि. ब्लॉक नं: युनिट नं. 26 जवळ आरे मिल्क कॉलनी, रोड : गोरेगाव पूर्व मुंबई - 400065( ( Survey Number : - ; C.T.S. Number : 1627 (Pt) ; ) )	
(5) क्षेत्रफळ	1) 97.58 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शिव मल्होत्रा - - वय:-53; पत्ता:-प्लॉट नं: ६, माळा नं: -, इमारतीचे नाव: दौलत बाग, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: रोड ३६ वा, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAEPM0009K 2): नाव:-अनिता मल्होत्रा तर्फे मुखत्यार शिव मल्होत्रा वय:-53; पत्ता:-प्लॉट नं: ६, माळा नं: -, इमारतीचे नाव: दौलत बाग, ब्लॉक नं: बांद्रा पश्चिम, रोड नं: रोड ३६ वा, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AANPM5941R	
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स नरेश दीप सी शिपिंग आणि मॅनिंग सर्वीसेस प्रा. लि. तर्फे संबलक नरेश वासवानी - - वय:-54; पत्ता:-प्लॉट नं: ४०१, माळा नं: -, इमारतीचे नाव: मोर्या लॅन्डमार्क २, ब्लॉक नं: इन्फिनिटी माल समोर अंधेरी पश्चिम, रोड नं: ऑफ न्यू लिंक रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AABCN7004M	
(9) दस्तावेज करून दिल्याचा दिनांक	12/04/2016	
(10) दस्त नोंदणी केल्याचा दिनांक	12/04/2016	
(11) अनुक्रमांक, खंड व पृष्ठ	3584/2016	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	463500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) श्वेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

<https://beta-v.vastukala.co.in/8889/igrSearch/661522bfcff1f0834e097b6>

1/1

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by Noella D'souza from Mr. Pratap Rangwani as per Sale Deed dated 24.04.2015
2.	Purpose of valuation and appointing authority	To assess Market value of the property in the year 2015.
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Vaishali Sarmalkar – Technical 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 – 05.05.2024 Valuation Date – 14.05.2024 Date of Report – 06.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 06.05.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market survey at the time of site visit.</li> <li>• Ready Reckoner Rates / Circle Rates</li> <li>• Online search for Registered Transactions</li> <li>• Enquires with Real estate consultants.</li> <li>• Existing data of valuation assignments carried out by us.</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sale comparison 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, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential 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



## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **24<sup>th</sup> April 2015** 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built up Area of 588 Sq. Ft.** in the name of **Noella D'souza**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title



Since 1989

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

An ISO 9001 : 2015 Certified Company



Based on our discussion with the Client, we understand that the subject property is owned by **Noella D'souza**. 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.

### **Area**

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Built up Area of 588 Sq. Ft.**

### **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 Current use / Existing use premise is considered for this assignment.

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 properties in an open and competitive market and is particularly useful in estimating the value of the Flat 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 Residential Flat, admeasuring **Built up Area of 588 Sq. Ft.**

### 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: c=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.05.15 16:38:25 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

