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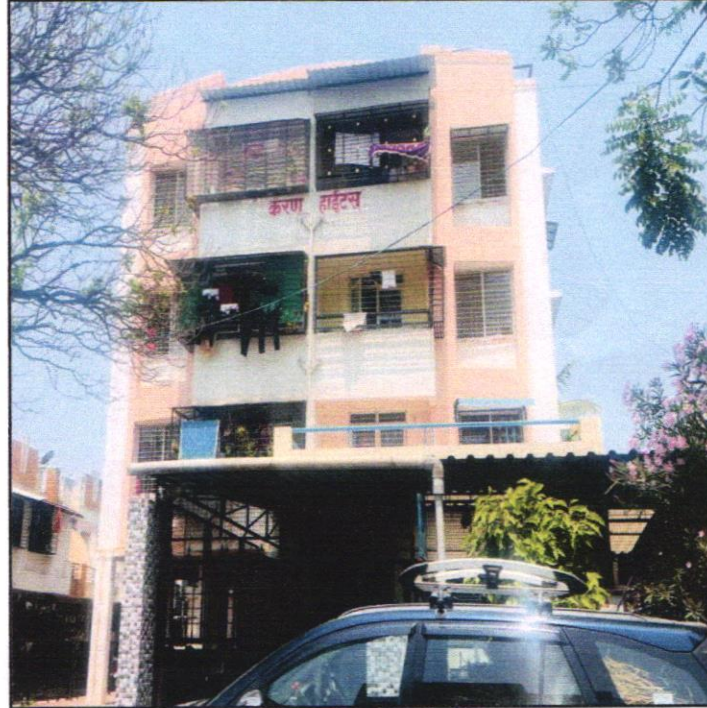
MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Mahesh Pundlik Ahire.**

Residential Flat No. 13, Third Floor, "**Karan Heights Co - Op. Hsg. Ltd**", Survey No. 46/ 2, Plot No. 28,  
Opp. to Chandrabhaga HP Pertol Pump, Laxman Nagar, Lokhande Mala, Takali Marg Road, Village -  
Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.

Latitude Longitude: 19°58'37.8"N 73°49'52.2"E

### Valuation Prepared for:

**Bank of Baroda**

**Eklahare Branch**

N.T.P.S. Colony, Eklahare, Nashik, PIN – 422 105,  
State - Maharashtra, Country - India.



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### Regd. Office

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

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

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 13, Third Floor, "Karan Heights Co - Op. Hsg. Ltd", Survey No. 46/ 2, Plot No. 28, Opp. to Chandrabhaga HP Pertol Pump, Laxman Nagar, Lokhande Mala, Takali Marg Road, Village - Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Mahesh Pundlik Ahire.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 27/ C.K.P Nagar	Flat No.12
South	Plot No. 29/ Pathway	Side Margin & Pathway
East	12.00 M. D.P. Road	Side Margin & Road
West	S. No.45	Passage & Marginal Space

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 this particular purpose at ₹ 27,25,800.00 (Rupees Twenty-Seven Lakh Twenty-Five Thousand Eight Hundred Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Reg. No. IBBI/RV/07/2018/10366  
BOB Empanelment No.: ZO:MZ:ADV:46:941  
Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.22 17:11:36 +05'30'

Auth. Sign.



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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)

**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

**The Chief Manager,****Bank of Baroda****Eklahare Branch**

N.T.P.S. Colony, Eklahare, Nashik, PIN – 422 105,

State - Maharashtra, Country - India.

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

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 21.05.2024
	b) Date on which the valuation is made	: 22.05.2024
3.	List of documents produced for perusal: i. Copy of Agreement for Sale Vide No. 3065/ 2015 Dated.20.04.2015. ii. Copy of Occupancy Certificate Javak No. NNRV/ 04544 dated.21.01.2010 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Commencement Certificate No. LND/ BP/ 05/ 2009 dated.08.04.2009 issued by Nashik Municipal Corporation, Nashik. iv. Copy of Pervious Valuation Report issued by Shinde & Gaikwad Associates Dated.11.08.2020.	
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)	: Name of Owner: <b>Shri. Mahesh Pundlik Ahire.</b>  <b>Address:</b> Residential Flat No. 13, Third Floor, " <b>Karan Heights Co - Op. Hsg. Ltd</b> ", Survey No. 46/ 2, Plot No. 28, Opp. to Chandrabhaga HP Pertol Pump, Laxman Nagar, Lokhande Mala, Takali Marg Road, Village - Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Mahesh Pundlik Ahire (Owner) Contact No. +91 9309161088 Sole Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 13 is located on Third Floor. As per Site inspection, the composition of flat is Living + Kitchen + 2 Bedroom + Bath + WC + Passage (i.e. <b>2BHK</b> ). The property is at 4.4 Km. distance from nearest railway station Nashik Road. <b>Landmark:</b> Opposite to Chandrabhaga HP Petrol Pump.
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.



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6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 46/ 2, Plot No. 28
	b) Door No.	:	Residential Flat No. 13
	c) T.S. No. / Village	:	Village – Dasak
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Approved Building Plan Were Not Provided and Not Verified.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	Yes - Sanctioned Plan Not Provided. Xerox Copy Occupancy Certificate Bearing Completion Javak No. NNRV/ 04544 dated.21.01.2010. Scrutiny carried out as per property shown on site at the time of site visit.
7.	Postal address of the property	:	Residential Flat No. 13, Third Floor, “ <b>Karan Heights Co - Op. Hsg. Ltd</b> ”, Survey No. 46/ 2, Plot No. 28, Opp. to Chandrabhaga HP Pertol Pump, Laxman Nagar, Lokhande Mala, Takali Marg Road, Village - Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Dasak Nashik Municipal Corporation, Nashik
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
13.	Dimensions / Boundaries of the Property / Building		<b>As per Actual Site</b> <b>As per the Deed</b>
	North	:	Plot No. 27/ C.K.P Nagar      Plot No. 27/ C.K.P Nagar
	South	:	Plot No. 29/ Pathway      Plot No. 29/ Pathway
	East	:	12.00 M. D.P. Road      12.00 M. D.P. Road
	West	:	S. No.45      S. No.45
13.1	Flat		<b>As per Actual Site</b> <b>As per the Deed</b>
	North		Flat No.12      Flat No.12
	South		Side Margin & Pathway      Pathway
	East		Side Margin & Road      D.P. Road



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	West	Passage & Marginal Space	Passage & Marginal Space
13.2	Whether Boundaries Matching with Actual	Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	: 19°58'37.8"N 73°49'52.2"E	
14.	Extent of the site	: Carpet Area in Sq. Ft. = 625.00 Open Space Area in Sq. Ft. = 78.00 (Area as per site Measurement)  <b>Total Built up in Sq. Ft. = 885.00 (Area as per Agreement for Sale)</b>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Total Built up in Sq. Ft. = 885.00 (Area as per Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Survey No. 46/ 2, Plot No. 28	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Dasak Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	: Residential Flat No. 13, Third Floor, “Karan Heights Co - Op. Hsg. Ltd”, Survey No. 46/ 2, Plot No. 28, Opp. to Chandrabhaga HP Pertol Pump, Laxman Nagar, Lokhande Mala, Takali Marg Road, Village - Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: 2010 (As per Occupancy Certificate)	
5.	Number of Floors	: Ground + 3 Upper Floors	
6.	Type of Structure	: R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	: -	
8.	Quality of Construction	: Good	
9.	Appearance of the Building	: Good	
10.	Maintenance of the Building	: Good	
11.	Facilities Available	:	
	Lift	: N.A	
s	Protected Water Supply	: Municipal Water supply	
	UnderThird Sewerage	: Connected to Municipal Sewerage System	
	Car parking - Open / Covered	: Covered Car Parking	
	Is Compound wall existing?	: Yes	
	Is pavement laid around the building	: Yes	
<b>III</b>	<b>FLAT</b>		



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1	The floor in which the Flat is situated	:	Third Floor
2	Door No. of the Flat	:	Residential Flat No. 13
3	Specifications of the Flat	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: <b>Shri. Mahesh Pundlik Ahire.</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>Total Built up in Sq. Ft. = 885.00 (Area as per Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 625.00 Open Space Area in Sq. Ft. = 78.00 (Area as per site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 6,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
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?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 3,500.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.

	ii) Land + others	:	₹ 1,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 31,500.00 per Sq. M. ₹ 2,926.00per Sq. Ft
	Guideline rate obtained (after Depreciation)	:	₹ 28,112.00 per Sq. M. ₹ 2,612.00per Sq. Ft
5	Registered Value (if available)	:	Purchaser Value - 17,92,000/- Register No. 3065/2015 Dated.20.04.2015
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	₹ 1,580.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	14 Years
	Life of the building estimated	:	46 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	21.00%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,580.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 3,080.00 per Sq. Ft.</b>

#### Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	885.00 Sq. Ft.	3,080.00	27,25,800.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	<b>Total</b>			<b>27,25,800.00</b>

#### Value of Flat

<b>Fair Market Value</b>	<b>27,25,800.00</b>
<b>Realizable value</b>	<b>25,89,510.00</b>
<b>Distress Value</b>	<b>21,80,640.00</b>
<b>Insurable value of the property (885.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>17,70,000.00</b>
<b>Guideline value of the property (885.00 Sq. Ft. X ₹ 2,612.00)</b>	<b>23,11,620.00</b>



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**Remark - Sanctioned Plan Not Provided. Xerox Copy Occupancy Certificate Bearing Completion Javak No. NNRV/ 04544 dated.21.01.2010. Scrutiny Carried Out As Per Property Shown On Site At The Time Of Site Visit.**

### Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### Method of Valuation / Approach

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 comparables, 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 comparables 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 ₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Built Up 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 of commercial and residential application in the locality etc. We estimate ₹ 3,080.00 per Sq. Ft. (after depreciation) on Built Up Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 6,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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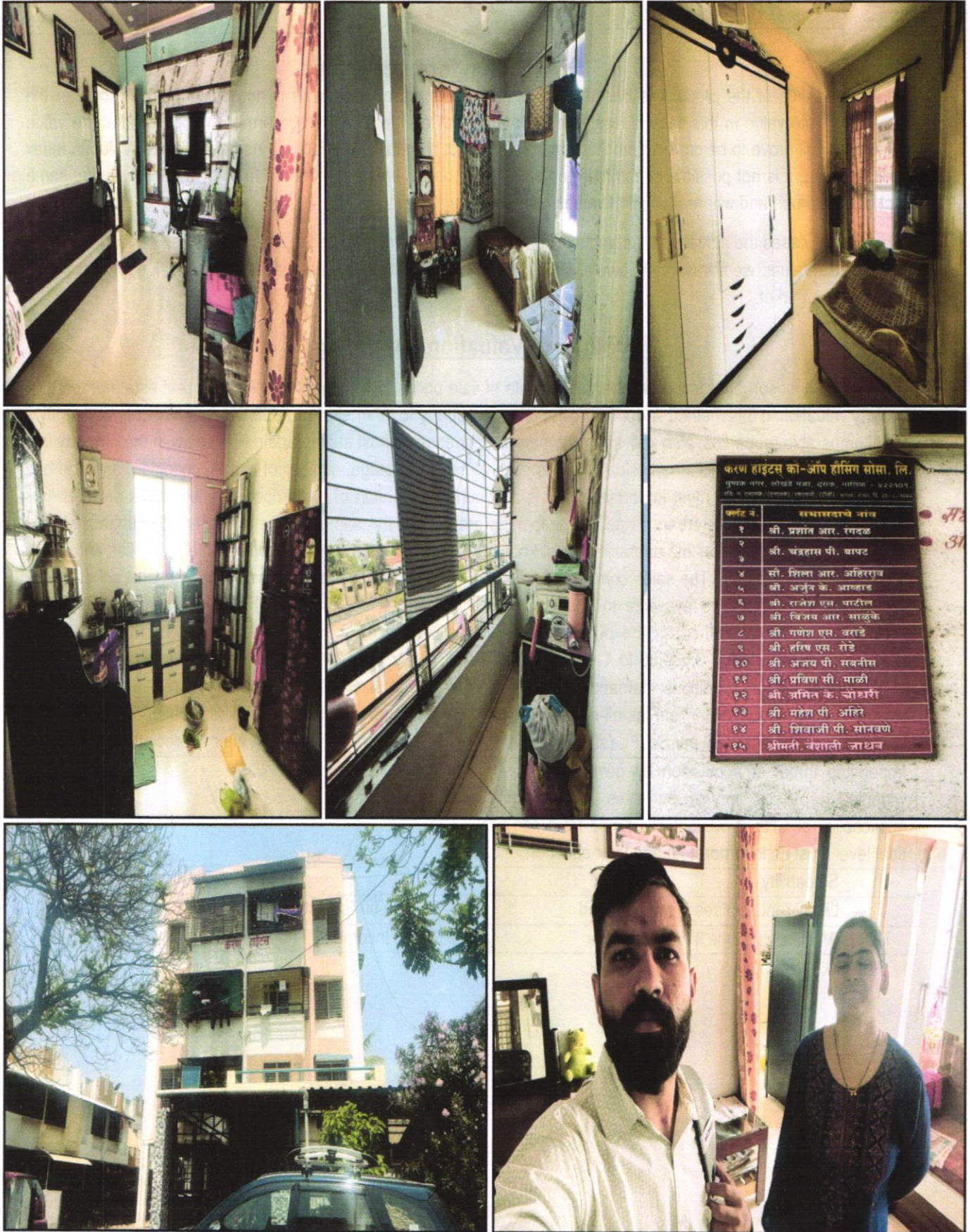
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### Actual site photographs



करण हाइट्स को-ऑप होमिंग सोसा. लि.  
 मुख्य कार्यालय, सोपरी पेठा, दक्षिण, मुंबई - 400009  
 फोन : 22224054 (दिनांक) / 22224055 (दिनांक) / 22224056 (दिनांक)

क्र.सं.	संभाव्यवास्तव्ये नाव
१	श्री. प्रशांत आर. रमदळ
२	श्री. चंद्रहास पी. बापट
३	सी. शिला आर. अहिरराव
४	श्री. अर्जुन के. आम्हाड
५	श्री. राजेश एस. पाटील
६	श्री. विजय आर. साळुंके
७	श्री. गणेश एस. बराडे
८	श्री. हरिष एस. रोडे
९	श्री. अजय पी. सबनीस
१०	श्री. प्रविण सी. माळी
११	श्री. अमित के. चौधरी
१२	श्री. महेश पी. अहिरे
१३	श्री. शिवाजी पी. सोनवणे
१४	श्रीमती. बंशाली जाधव



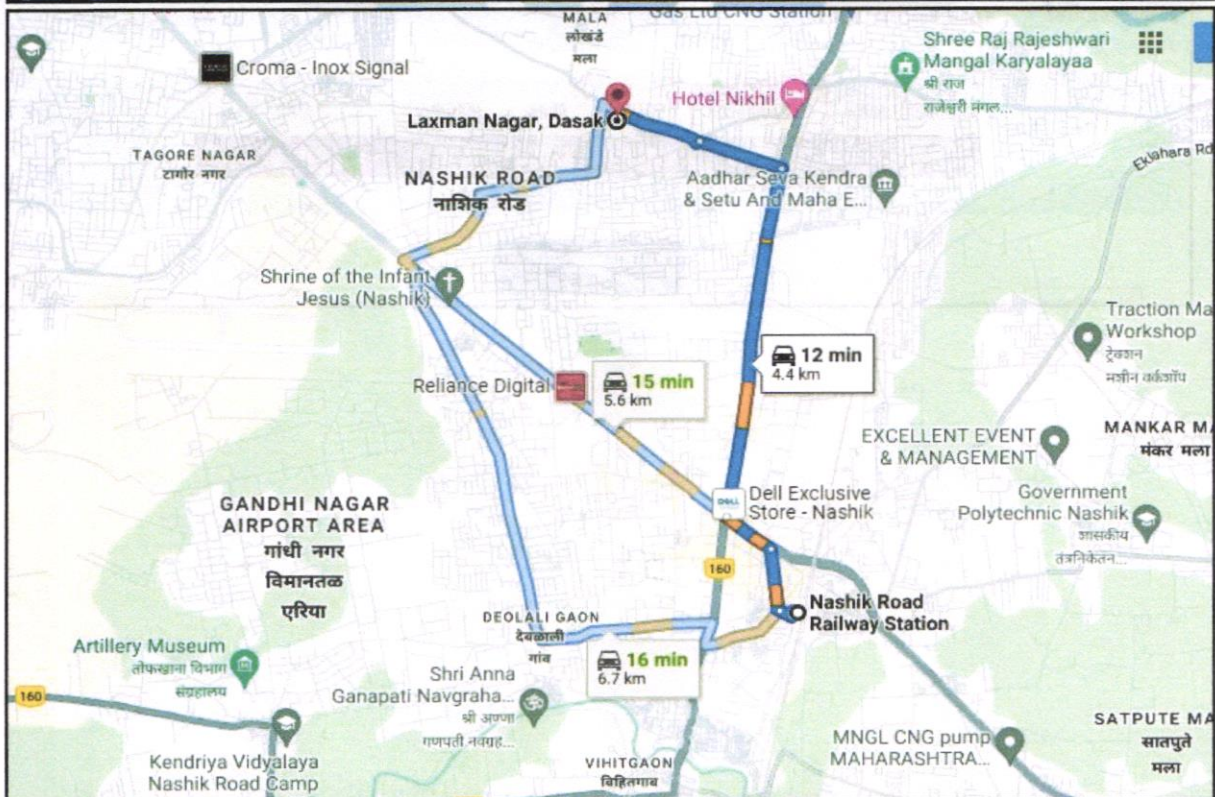
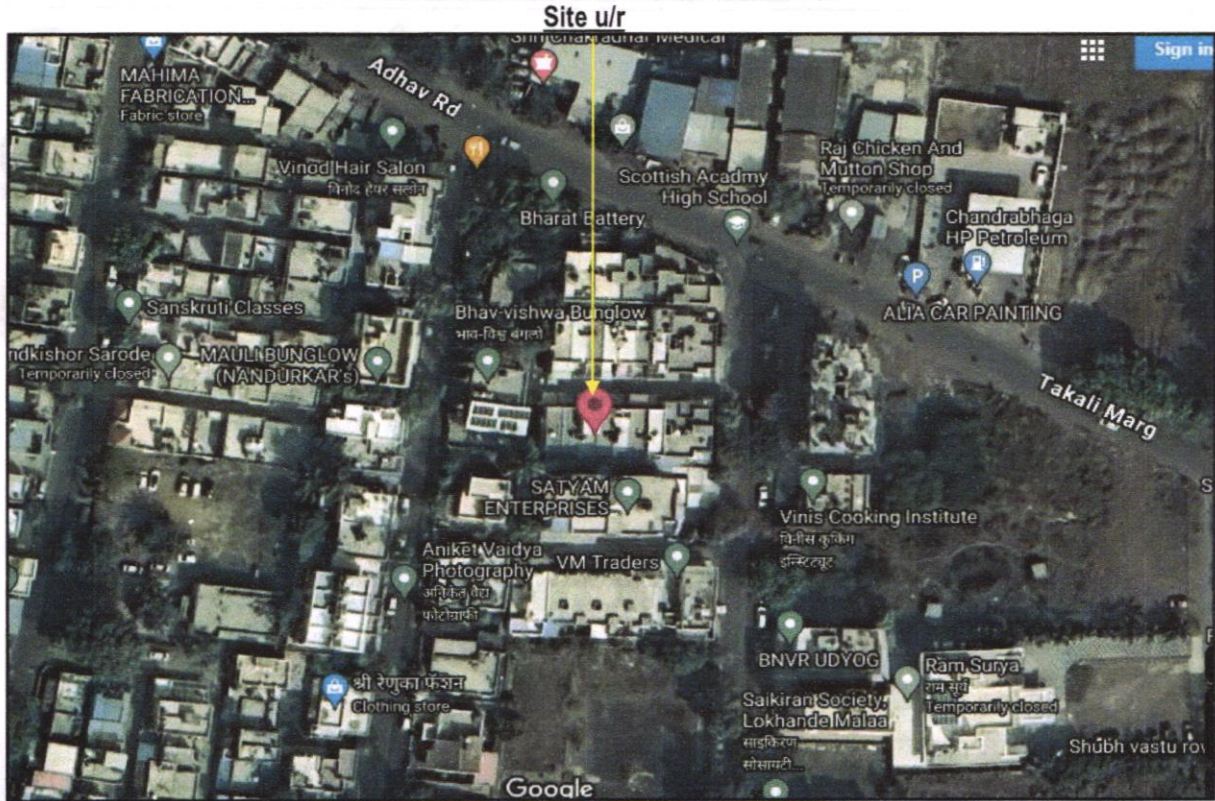
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### Route Map of the property



Latitude Longitude: 19°58'38.1"N 73°49'52.2"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 4.4 Km.)




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## Ready Reckoner Rate



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### Valuation For Influence Area

\*\*\*\* Welcome to Valuation of Properties in Maharashtra \*\*\*\*

**Location Details**

Select Type  Development Agreement  Tenant Occupied  Other

Division Name Nashik Help on Division

District Name	<span style="border: 1px solid black; padding: 2px;">नाशिक</span>	Taluka Name	<span style="border: 1px solid black; padding: 2px;">नाशिक</span>
Village/Zone Name	<span style="border: 1px solid black; padding: 2px;">माजे दसक</span>		
Attribute	<span style="border: 1px solid black; padding: 2px;">सव्हे नंबर</span>	<span style="border: 1px solid black; padding: 2px;">46</span>	SubZone Name
<span style="border: 1px solid black; padding: 2px;">10.4 .माजे दसकचे पोरैघम</span>			
Mahapalika Area	<span style="border: 1px solid black; padding: 2px;">Nashik Muncipal Corq</span>		

Open Land	Residence	Office	Shop	Industry	Unit
7300	31500	36220	42300	0	Square Meter

Next

## Price Indicators

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### 1 BHK Apartment

By GIRI ASSOCIATE CONSTRUCTION

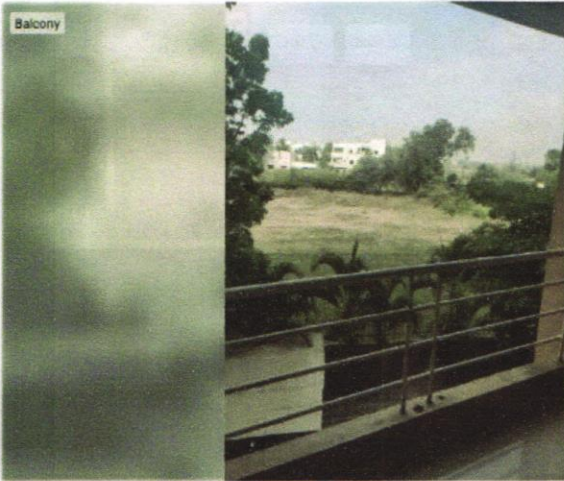
Giri Riveryne Nest, Gurudatta Nagar, Dasak, Nashik

OFFER
Free car parking Know More


₹23.0 L
EMI starts at 12.18 K

3.15 K/sq.ft

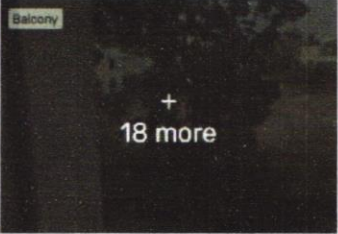
Contact Owner



Balcony



Balcony



Balcony

+  
18 more

729 sq.ft  
Build Up Area

3.15 K/sq.ft  
Avg. Price

5 Year Old  
Age of property

Ready to move  
Possession status

Lower i  
of 7 floors

Unfurnished  
Furnishing

HOUSING.COM Buy in Nashik

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Home / Nashik / Jai Road / Apartment for Sale in Jai Road / 2 BHK Apartment

### 2 BHK Apartment


By ASHOKA REALTY

Ashoka Atharva Heights, Jai Road, Nashik

₹22.94 L
EMI starts at 12.15 K

3.45 K/sq.ft


Contact Seller



Project Images



Project Images



Project Images

+  
17 more

665 sq.ft  
Build Up Area

3.45 K/sq.ft  
Avg. Price

2 BHK  
Configuration

1st Jun, 2025  
Possession status



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## Price Indicators

HOUSING.COM Buy In Nashik Dasak + Add Download App

Home / Nashik / Dasak / Apartment for Sale in Dasak / 2 BHK Apartment \*\*\* Last updated: Feb 16, 2023

### 2 BHK Apartment

Mahalaxmi Dham Society, Adhav Nagar, Dasak, Nashik

**₹25.0 L** EMI starts at 13.24 K  
3.27 K/sq.ft

Contact Owner





765 sq.ft Build Up Area    3.27 K/sq.ft Avg. Price    7 Year Old Age of property    Ready to move Possession status    Middle of 4 floors    East facing Facing    Unfurnished Furnishing

HOUSING.COM Buy In Nashik Dasak + Add Download App List Property Free Saved

Home / Nashik / Dasak / Apartment for Sale in Dasak / 2 BHK Apartment \*\*\* Last updated: Jan 2, 2023


### 2 BHK Apartment

Gajanan Sneh, Adhav Nagar, Dasak, Nashik

**₹30.0 L** EMI starts at 15.89 K  
4.20 K/sq.ft

slightly negotiable Know More

Contact Owner

715 sq.ft Build Up Area    4.20 K/sq.ft Avg. Price    8 Year Old Age of property    Ready to move Possession status    Middle of 4 floors    Unfurnished Furnishing



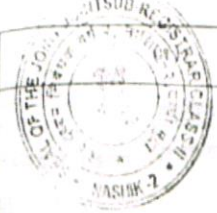
Since 1989

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## Agreement For Sale



30/11/2019

8/19

विभाग क्र. १०.४  
 शासकीय मूल्यांकन रकम रु. १७,९२,०००/-  
 प्रत्यक्षात किंमत रकम रु. : १७,९२,०००/-स्टॅम्प किंमत: १,०७,६००/-

॥ उं साई ॥

**-: कायमचे हस्तांतरण पत्र (खरेदीखत) :-**

कायमचे हस्तांतरण पत्र (खरेदीखत) आज दिनांक २० मार्च एप्रिल इसवी सन २०१९ ते दिवशी, नाशिकरोड मुक्कामी:-

---

**श्री. महेश पुंडलीक अहिरे**  
 उ.व. ३९, धंदा-नोकरी, PAN-AMKPA1157E  
 राह. - १३, करण हाईटस सोसायटी, लोखंडे मळा,  
 दसक, जेलरोड, नाशिकरोड. ४२२१०१

लिहून देणार


.. यांसी..

**श्री. एकनाथ जगन्नाथ वसाने**  
 उ.व. ५३, धंदा-नोकरी, PAN-AAKPV4954A  
 राह. :- प्लॉट नं. २७, आडकें नगर नं. २,  
 जयभवानी रोड, नाशिकरोड. ४२२१०१

लिहून देणार

कारणे कायमचे हस्तांतरण पत्र लिहून देतो ते ऐसा जे की -

१) **मिळकतीचे वर्णन :**  
 तुकडी जिल्हा नाशिक पोट तुकडी तालुके नाशिक पैकी नाशिक महानगर पालिका हद्दीतील, लोखंडे मळा, दसक, जेलरोड, नाशिकरोड, येथील **मौजे दसक** ह्या गावचे शिवारातील सर्वे नंबर ४६/२ अंतिमरित्या मंजूर ले-आऊट मधील विनशेती प्लॉट नं. २८ यांसी क्षेत्र ७९२.३४ चौ.मी., यांसी चतुःसिमा खालील प्रमाणे आहे.  
 पूर्वेस : १२ मीटर छी.पी.रोड  
 पश्चिमेस : सर्व्हे नं. ४९ मधील प्लॉट मिळकत  
 दक्षिणेस : प्लॉट नं. २९/पाथवे



नरत - २

30/11/2019

4/19

येणेप्रमाणे चतुःसिमेतील वर्णनाची मिळकत जल, तरु, वृण, काट, पाषाण, निधी, निक्षेपासह, जाणे- येणेचे, वागवहिवाटीचे हक्क व अधिकारासह तंगभूत वस्तूसह दरोबरत.

२) वर कलम १ यांत वर्णन केलेल्या मिळकतीवर करण हाईटस को. ऑप. हौसिंग सोसायटी लि., नाशिक रोड ह्या गावाची एक सहकारी संस्थेची इमारत बांधलेली आहे. सदरील संस्था ही महाराष्ट्र राज्य सहकारी कायदा १९६० अन्वये नोंदणीकृत असून तिचा रजि. नंबर - एनएसके/एनएसके/एचएसजी/(टिसी)/५००७/२००८ दिनांक ३०/८/२००८ असा आहे. वर कलम १ यांत वर्णन केलेली मिळकत आजरोजी ही संस्थेच्या कब्जात, वहिवाटीत, उपभोगात व मालकी हक्कात आहे. तसेच सदरील संस्थेच्या इमारतीचे बांधकाम पूर्ण झालेले असून नाशिक महानगरपालिकेने त्यांचे पत्र क्रमांक , जावक नंबर/ नगररचना/०४५४४ दिनांक २१/१/२०१० अन्वये कम्प्लीशन सर्टिफिकेट सुध्दा दिलेले आहे. सदरील कम्प्लीशन सर्टिफिकेट मिळून आजरोजी ५ वर्षांचा कालावधी उलटलेला आहे.

३) सदरील संस्थेच्या इमारतीमध्ये तिसऱ्या मजल्यावर असलेला प्लॉट क्रमांक १३ (तेरा) अंदाजित एरिया ८८९.०० चौ. फुट बिल्टअप म्हणजेच ८२.२४ चौ. मी., ३ रुम+किचन+बाल्कनी+रांडास, बाथरूम या सह, यांसी सदरील प्लॉट ची चतुःसिमा खालील प्रमाणे.  
 पूर्वेस : डि.पी.रोड  
 पश्चिमेस : पॅसेज +मोकळी जागा  
 दक्षिणेस : पाथवे  
 उत्तरेस : प्लॉट नंबर १२

येणेप्रमाणे चतुःसिमेतील वर्णनाची प्लॉट मिळकत त्यात सामायिक जिन्न्याने जाणे येणेचे, वागवहिवाटीचे हक्क व अधिकारासह असलेल्या तदंगभूत वस्तूसह दरोबरत.

४) वर कलम ३ यांत वर्णन केलेली प्लॉट मिळकत ही करण हाईटस को. ऑप. हौसिंग सोसा. लि., नाशिकरोड ह्या संस्थेतील असून सदरील संस्था सहकारी कायदा १९६० अन्वये नोंदणीकृत असून सदर प्लॉट हा लिहून देणार यांच्या मालकीचा असून सदरील प्लॉट मिळकत देणार यांचे कब्जात नसित्याची न राखणे

# Commencement Certificate & Occupancy Certificate

**NASHIK MUNICIPAL CORPORATION**  
NO LND/BPI 05/2009

OFFICE OF NASHIK MUNICIPAL CORPORATION  
DATE: 08/04/2009

**SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE**

<b>नसन - २</b>	
1. Chairman Karan Heights Co. op. Soc., Ltd., Dasak.	3390/2009
C/o. Ar. Gaurav Badwe of Nashik.	37/94

Sub - Sanction of Building Permit & Commencement Certificate in Plot No. - 26 of S. No. 46/2 of Dasak Shiwar.

Ref - Your Application & Plan dated: 04/01/2009 Inward No. C4/BP/261.  
Case No :- ---

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work / and building permits under section 253 of The Bombay Provincial Municipal Corporation Act. 1949 (Bombay Act, No. LIX of 1949) to erect building for **Residential**.

Sanctioned plan duly amended in --- subject to the following conditions.

**CONDITIONS ( 1 to 32 )**

- The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- New building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act. 1949 is duly granted.
- The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- This permission does not entitles you to develop the land which does not vest in you.
- The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- Permission required Under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.]
- After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of construction.

**नाशिक महानगरपालिका, नाशिक**

इमात बांधकामाचा वापर करणे बाबतचा दाखला

No. 4544 (पूर्व / भाषण :)

दिनांक २५ / १ / २००९

श्री/श्रीमती नरेश कुमार कारण हाईट्स को. ओप. सोसा. लि. दासक

संघर्ष : तुमचा दिनांक २५ / ११ / २००९ चा अर्ज क्रमांक: ३३९०/२००९

माध्यम, दाखला देण्यात येतो की, माझे दासक शिवायतीत/सि.सन्, स.नं. ४६२

प्लॉट नं. २६ मधील इमारतीच्या ताळ + तिन

मजकब्याचे इकडील बांधकाम परवानगी क्र. ४०६१/०५ दिनांक ०८/०४/२००९ अन्वये शिवायामागे आर्किटेक्ट/इंजि./सुरवायकर, श्री. गौरव बाबू

याचे निरिगणताली पूर्ण झाली असून निवासी / निवसेल / सैमीक कारणातली खालील अटी शर्ती अधिन रद्द इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ७६३.९९ चौ. मी. चौ. मि.

व घटई क्षेत्र ७४५.६६ चौ. मी. चौ. मि.

- सदर इमारतीचा वापर निवासी / निवसेल / सैमीक कारणातलाच करावा वरिंत त्या वापरत बदल करता देणार नाही. वापरत बदल करतक्या झाल्यास इकडील कार्यालयी पूर्ण परवानगी घ्यावे लागेल.
- परगट्टी आकारातलीच आकाराची प्रत अधिकक (हर) परगट्टी विषयाने कोणतेही बदल घडवता आली आहे ती परगट्टी कड्या संबंधीत विभागाकडे तक्रार करावी.
- सिमेंट फेज विज पुरवठा करताना हक्क नाही.
- सदरच्या पूर्ण केलेल्या शिवायतीत न.न.चा. घ्या पूर्ण परवानगी शिवाय वापरकर्ते व बांधकाम यंत्रे कोणताही बदल करू नये.

वाचकाची वंदी घेणे पोली दंड क्र: ५२०००१ व ताणमणी २००१ क्र. ५००१/२००९/पयसी नं. ०६३५३० दि. १६/०९/०९ नं. २०३०/जे.सी. मरेणे मटे

वाचकाची विक्रम करण ३००१ इमारती घुळू नं. १/पयसी नं. ०३५०/०९

दि. ०९/०९/२००९ जे.सी. मरेणे मटे

**AR. GAURAV P. BADWE**  
A-3, CHETAN SOCIETY,  
NEAR DATTA HANDIR STOP,  
NASHIK ROAD - 422 101



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 27,25,800.00 (Rupees Twenty-Seven Lakh Twenty-Five Thousand Eight Hundred Only)**. The **Realizable Value** of the above property is **₹25,89,510.00 (Rupees Twenty-Five Lakh Eighty-Nine Thousand Five Hundred Ten Only)**, and the **Distress Value** is **₹ 21,80,640.00 (Rupees Twenty-One Lakh Eighty Thousand Six Hundred Forty Only)**.

Place: Nashik

Date:22.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.22 17:11:57 +05'30'

Auth. Sign

## Enclosures

	Declaration from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

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 Branch Official with seal)



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(Annexure – I)

**DECLARATION FROM VALUERS**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 22.05.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 21.05.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	backThird information of the asset being valued;	The property was purchased by Name of Owner: Shri. Mahesh Pundlik Ahire from Eknath Jagannath Wasane Agreement for Sale Vide No. 3065/ 2015 Dated.20.04.2015
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Eklahare Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Rashmi Jadhav – Technical Manager Rishidatt Yadav – Technical Officer
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 – 21.05.2024 Valuation Date - 22.05.2024 Date of Report - 22.05.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 21.05.2024
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>• Online Price Indicators on real estate portals</li> <li>• Enquiries 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;	Sales 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.	major factors that were not taken into account during the valuation;	Nil
12.	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 **22<sup>nd</sup> May 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 advice 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 **885.00 Sq. Ft. Total Built Up Area** in the Name of Owner: **Shri. Mahesh Pundlik Ahire**. 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

Based on our discussion with the Client, we understand that the subject property is being owned by Name of Owner: **Shri. Mahesh Pundlik Ahire**. For the purpose of this appraisal exercise, we have assumed that the



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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 **885.00 Sq. Ft. Total Built Up Area.**

### **Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal Third 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.



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**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 **885.00 Sq. Ft. Total Built Up Area**

**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.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



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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).



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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.

Place: Nashik  
Date: 22.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Reg. No. IBBI/RV/07/2018/10366  
BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.22 17:12:09 +05'30'

Auth. Sign.



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