

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) Union Bank of India-Goregaon East Branch GOREGAON BRANCH 172/73 Shree Sadan, Shantaben Estate Goregaon (east) Mumbai 400063 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-2401/22-23	19-Sep-22
	Delivery Note	Mode/Terms of Payment
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	42692/26387	
Dispatched through	Destination	
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	15,000.00
		CGST	1,350.00
		SGST	1,350.00
	Total		₹ 17,700.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Seventeen Thousand Seven Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	15,000.00	9%	1,350.00	9%	1,350.00	2,700.00
Total	15,000.00		1,350.00		1,350.00	2,700.00

Tax Amount (in words) : **Indian Rupee Two Thousand Seven Hundred Only**

Company's Bank Details
 Bank Name : **UNION BANK OF INDIA**
 A/c No. : **635301010050194**
 Branch & IFS Code : **Bandra East & UBIN0563536**



UPI Virtual ID : Vastukala@icici

Remarks:

M/s. Niyati Venture Pvt. Ltd. - Industrial Unit No. 122, 123 & 124, 1st Floor, "Solaris No. II Premises Co-op. Soc. Ltd.", Saki Vihar Road, Opp. L & T Gate No. 6, Powai, Mumbai - 400072

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

[Signature]
 Authorised Signatory



This is a Computer Generated Invoice

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Niyati Venture Pvt. Ltd.**

Industrial Unit No. 122, 123 & 124, 1st Floor, "Solaris No. II Premises Co-op. Soc. Ltd.", Saki Vihar Road, Opp. L & T Gate No. 6, Powai, Mumbai – 400072, State – Maharashtra, Country – India.

Longitude Latitude: 19°07'26.8"N 72°53'29.7"E

Think. **Valuation Done for:** create

Union Bank of India

Goregaon (East) Branch

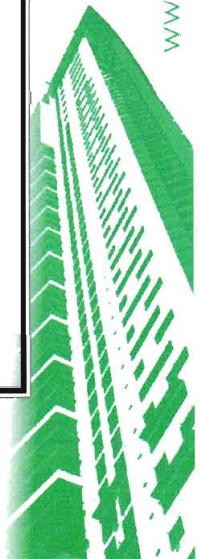
172/173, Shree Sadan, Shantabai Estate, Goregaon (East), Mumbai – 400 063.
State – Maharashtra, Country – India.

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VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 122, 123 & 124, 1st Floor, "Solaris No. II Premises Co-op. Soc. Ltd.", Saki Vihar Road, Opp. L & T Gate No. 6, Powai, Mumbai – 400072, State – Maharashtra, Country – India belongs to M/s. Niyati Venture Pvt. Ltd.

Boundaries of the property.

North	:	Shiv Ganesh Building
South	:	Solaris Complex Road
East	:	Saki Vihar Road
West	:	Lake Bloom Residency

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ 1,76,38,890.00 (Rupees One Crore Seventy Six Lakh Thirty Eight Thousand Eight Hundred Ninety 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 BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=982226c4fad35dc0e0c39e2685913490c053354133
3115279b17a18c5652, postalCode=400069, st=Maharashtra,
serialNumber=11a55a566ab8cc86d052a5a8bce3e31f315d2
e194e2629293279d250c, cn=MANOJ BABURAO CHALIKWAR
Date: 2022.09.19 13:47:04 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22

Encl: Valuation report.



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Our Pan India Presence at :

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

TeleFax: +91 22 28371325/24

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA

mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,
The Branch Manager
Union Bank of India
Goregaon (East) Branch
 172/173, Shree Sadan, Shantaben Estate,
 Goregaon (East), Mumbai – 400 063.
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF UNIT)

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 : 30.08.2022
	b)	Date on which the valuation is made : 19.09.2022
3.	List of documents produced for perusal	:
	1. Copy of Agreement for Sale dated 28.05.2013 for Unit No. 122. 2. Copy of Agreement for Sale dated 28.05.2013 for Unit No. 123. 3. Copy of Agreement for Sale dated 28.05.2013 for Unit No. 124. 4. Copy of Occupancy Certificate No. CE / 2475 / BPES / A / L dated 19.12.1992 issued by Municipal Corporation of Greater Mumbai. 5. Copy of Share Certificate No. 72 transferred dated 27.09.2013 in the name of M/s. Niyati Venture Pvt. Ltd. issued by the Solaris – II Premises Co-op. Soc. Ltd. for Unit No. 122. 6. Copy of Share Certificate No. 73 transferred dated 27.09.2013 in the name of M/s. Niyati Venture Pvt. Ltd. issued by the Solaris – II Premises Co-op. Soc. Ltd. for Unit No. 123. 7. Copy of Share Certificate No. 74 transferred dated 27.09.2013 in the name of M/s. Niyati Venture Pvt. Ltd. issued by the Solaris – II Premises Co-op. Soc. Ltd. for Unit No. 124. 8. Copy of Maintenance Bill No. 213/2022-23 dated 01.08.2022 in the name of M/s. Niyati Venture Pvt. Ltd. issued by the Solaris – II Premises Co-op. Soc. Ltd. for Unit No. 122. 9. Copy of Maintenance Bill No. 214/2022-23 dated 01.08.2022 in the name of M/s. Niyati Venture Pvt. Ltd. issued by the Solaris – II Premises Co-op. Soc. Ltd. for Unit No. 123. 10. Copy of Maintenance Bill No. 215/2022-23 dated 01.08.2022 in the name of M/s. Niyati Venture Pvt. Ltd. issued by the Solaris – II Premises Co-op. Soc. Ltd. for Unit No. 124. 11. Copy of Previous Valuation Report vide No. 500/72019/UBI/GGE dated 18.01.2019 issued by Dalal & Associates.	
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)	M/s. Niyati Venture Pvt. Ltd. Address: Industrial Unit No. 122, 123 & 124, 1 st Floor, "Solaris No. II Premises Co-op. Soc. Ltd.", Saki Vihar Road, Opp. L & T Gate No. 6, Powai, Mumbai – 400072, State – Maharashtra, Country – India. Contact Person: Mr. Hariprakash Bohra – (Employee of Owner) Contact No. 9322338743 Pvt. Ltd. Company Ownership



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5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is an Industrial Unit located on 1 st floor. As per site inspection, Unit No. 122, 123 & 124 are internally amalgamated to form a single unit having 2 separated entrances. The composition of amalgamated unit consists of Reception + 5 Cabins + Working Area + Store Room + Pantry + Toilets + Passage + Loft Area. The property is at 3.3 KM travelling distance from nearest metro station Marol Naka.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Industrial Unit No. 122, 123 & 124
	c) C.T.S. No. / Village	:	C.T.S. No. 98, 100/1, 101/1 & 101 of Village – Tungve
	d) Ward / Taluka	:	Taluka – Kurla
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate No. CE / 2475 / BPES / A / L dated 19.12.1992 issued by Municipal Corporation of Greater Mumbai.
	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	:	No
7.	Postal address of the property	:	Industrial Unit No. 122, 123 & 124, 1 st Floor, “ Solaris No. II Premises Co-op. Soc. Ltd. ”, Saki Vihar Road, Opp. L & T Gate No. 6, Powai, Mumbai – 400072, State – Maharashtra, Country – India
8.	City / Town	:	Powai, Mumbai Suburban
	Residential area	:	No
	Commercial area	:	No
	Industrial area	:	Yes
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Tungve 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.	Boundaries of the property		
			As per Site
	North		Shiv Ganesh Building
	South		Solaris Complex Road
	East		Saki Vihar Road
	West		Lake Bloom Residency
			As per Document
	North		Details not available
	South		Details not available
	East		Details not available
	West		Details not available

13	Dimensions of the site	N. A. as property under consideration is a Industrial Unit in a building.												
		<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> <tr> <th>As per the Deed</th> <th>Actuals</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>-</td> </tr> <tr> <td>South</td> <td>-</td> </tr> <tr> <td>East</td> <td>-</td> </tr> <tr> <td>West</td> <td>-</td> </tr> </tbody> </table>	A	B	As per the Deed	Actuals	North	-	South	-	East	-	West	-
A	B													
As per the Deed	Actuals													
North	-													
South	-													
East	-													
West	-													
14.	Extent of the site	<p>Carpet Area in Sq. Ft. = 1,344.00 Loft Area in Sq. Ft. = 351.00 (Area as per actual site measurement)</p> <p>Area as per Agreement for Sale are as under:</p> <table border="1"> <thead> <tr> <th>Unit No.</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>122</td> <td>395.00</td> </tr> <tr> <td>123</td> <td>472.00</td> </tr> <tr> <td>123</td> <td>287.00</td> </tr> <tr> <td>Total Area</td> <td>1,154.00</td> </tr> </tbody> </table>	Unit No.	Built Up Area in Sq. Ft.	122	395.00	123	472.00	123	287.00	Total Area	1,154.00		
Unit No.	Built Up Area in Sq. Ft.													
122	395.00													
123	472.00													
123	287.00													
Total Area	1,154.00													
14.1	Latitude, Longitude & Co-ordinates of Unit	19°07'26.8"N 72°53'29.7"E												
15.	Extent of the site considered for Valuation (least of 13A& 13B)	<p>Area as per Agreement for Sale are as under:</p> <table border="1"> <thead> <tr> <th>Unit No.</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>122</td> <td>395.00</td> </tr> <tr> <td>123</td> <td>472.00</td> </tr> <tr> <td>123</td> <td>287.00</td> </tr> <tr> <td>Total Area</td> <td>1,154.00</td> </tr> </tbody> </table>	Unit No.	Built Up Area in Sq. Ft.	122	395.00	123	472.00	123	287.00	Total Area	1,154.00		
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122	395.00													
123	472.00													
123	287.00													
Total Area	1,154.00													
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Vacant												
II APARTMENT BUILDING														
1.	Nature of the Apartment	Industrial												
2.	Location													
	C.T.S. No.	C.T.S. No. 98, 100/1, 101/1 & 101 of Village – Tungve												
	Block No.	-												
	Ward No.	-												
	Village / Municipality / Corporation	Village – Tungve Municipal Corporation of Greater Mumbai												
	Door No., Street or Road (Pin Code)	Industrial Unit No. 122, 123 & 124, 1 st Floor, “ Solaris No. II Premises Co-op. Soc. Ltd. ”, Saki Vihar Road, Opp. L & T Gate No. 6, Powai, Mumbai – 400072, State – Maharashtra, Country – India.												
3.	Description of the locality Residential / Industrial / Mixed	Industrial												
4.	Year of Construction	1992 (As per Occupancy Certificate)												
5.	Number of Floors	Ground + 5 Upper Floors												
6.	Type of Structure	R.C.C. Framed Structure												

7.	Number of Dwelling Units in the building	:	25 Units on 1 st Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	4 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	UNIT												
1	The floor in which the Unit is situated	:	1 st Floor										
2	Door No. of the Unit	:	Industrial Unit No. 122, 123 & 124										
3	Specifications of the Unit	:											
	Roof	:	R.C.C. Slab										
	Flooring	:	Ceramics tiles flooring										
	Doors	:	Teak Wood door frame, MS rolling shutter										
	Windows	:	Powder Coated Aluminum Sliding windows										
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed										
	Finishing	:	Cement Plastering										
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 Unit?	:	Normal										
7	Sale Deed executed in the name of	:	M/s. Niyati Venture Pvt. Ltd.										
8	What is the undivided area of land as per Sale Deed?	:	N.A.										
9	What is the plinth area of the Unit?		Area as per Agreement for Sale are as under:										
			<table border="1"> <thead> <tr> <th>Unit No.</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>122</td> <td>395.00</td> </tr> <tr> <td>123</td> <td>472.00</td> </tr> <tr> <td>123</td> <td>287.00</td> </tr> <tr> <td>Total Area</td> <td>1,154.00</td> </tr> </tbody> </table>	Unit No.	Built Up Area in Sq. Ft.	122	395.00	123	472.00	123	287.00	Total Area	1,154.00
Unit No.	Built Up Area in Sq. Ft.												
122	395.00												
123	472.00												
123	287.00												
Total Area	1,154.00												
10	What is the floor space index (app.)	:	As per MCGM norms										
11	What is the Carpet Area of the Unit?	:	Carpet Area in Sq. Ft. = 1,344.00 Loft Area in Sq. Ft. = 351.00 (Area as per actual site measurement)										
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium										
13	Is it being used for Residential or Industrial purpose?	:	Commercial purpose										
14	Is it Owner-occupied or let out?	:	Vacant										
15	If rented, what is the monthly rent?	:	₹ 59,000.00 Expected rental income per month										

IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Unit 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)	:	₹ 15,000.00 to ₹ 17,000.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	:	₹ 16,500.00 per Sq. Ft. on Built Up Area
3	Break - up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 13,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 1,82,140.00 per Sq. M. i.e. ₹ 16,921.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,58,845.00 per Sq. M. i.e. ₹ 14,757.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Unit with Services (v(3)i)	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	30 Years
	Life of the building estimated	:	30 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	45,00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,485.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 13,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 15,285.00 per Sq. Ft.
	Remark:		
	1. As per site inspection, Unit No. 122, 123 & 124 are internally amalgamated to form a single unit having 2 separated entrances.		
	2. As per Site Inspection, Actual Total Carpet Area – 1,695.00 Sq. Ft (Including Loft Area) is more than Total Built Up Area 1,154.00 Sq. Ft. mentioned in the documents. We have considered area mentioned in the documents.		
	3. For the purpose of valuation, we have considered the area as per Agreement for Sale.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Unit (incl. car parking)	1,154.00 Sq. Ft.	15,285.00	1,76,38,890.00
2	Showcases /			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
Total Value of the property				1,76,38,890.00
Realizable value of the property				1,70,17,461.00
Distress value of the property				1,41,11,112.00
Insurable value of the property (1,154.00 X 2,700.00)				31,15,800.00
Guideline value of the property (1,154.00 X 14,757.00)				1,70,29,578.00

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 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 Industrial Unit, where there are typically many comparables available to analyze. As the property is an Industrial Unit, 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 ₹ 15,000.00 to ₹ 17,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Unit size, location, upswing in real estate prices, sustained demand for Industrial Unit, all round development of Industrial application in the locality etc. We estimate ₹ 15,285.00 per Sq. Ft. on Built Up Area (after depreciation) for valuation.

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	
i) Saleability	Good
ii) Likely rental values in future in	₹ 59,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Think.Innovate.Create

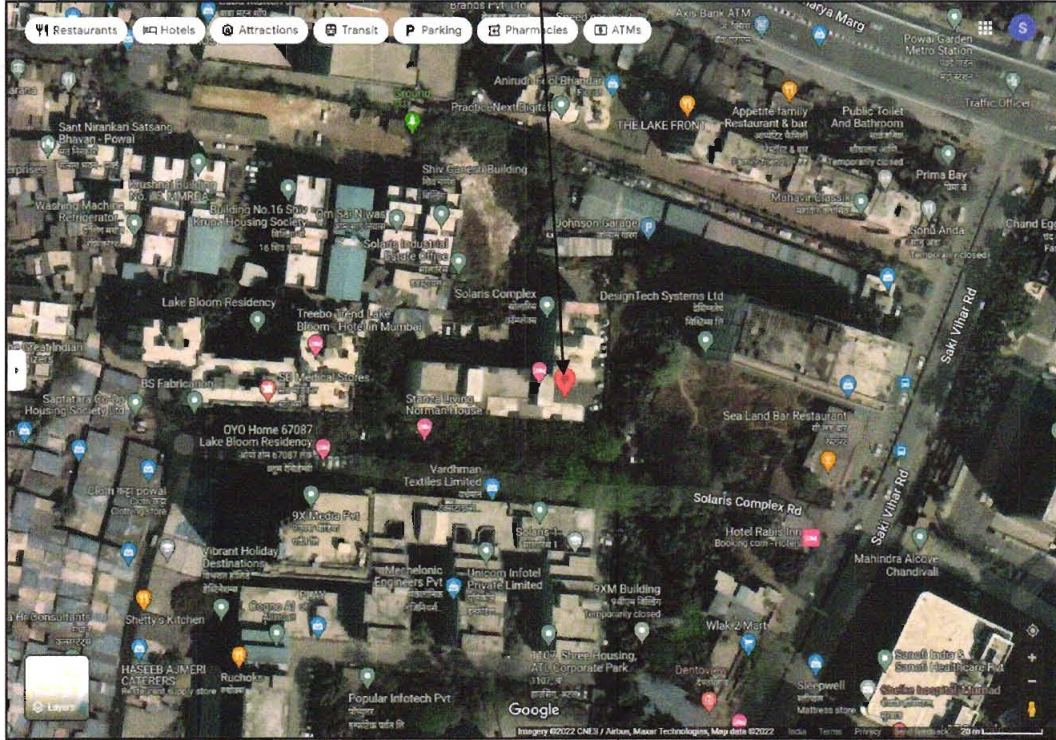


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Route Map of the property

site:u/r



Longitude Latitude: 19°07'26.8"N 72°53'29.7"E

Note: The Blue line shows the route to site from nearest metro station (Marol Naka – 3.3 KM)



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Ready Reckoner Rate

DIVISION / VILLAGE : TUNGVA						
Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type	Corporation Class A		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: All the Properties of Tungva Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
117	117/544	104490	179790	206760	225690	182140
C. T. S. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195						
Compare With Previous Year						



Think.Innovate.Create

Price Indicators

99acres Commercial Buy Enter Locality / Project / Society / Landmark

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Saki Vihar

Posted on Aug 06, 2022

₹60 Lac @ 20,000 per sq.ft. Ready to move office space for sale in SAKI VIHAR | PCDL Saki Vihar, Mumbai Andheri-Dahisar, Mumbai

Pre Leased **₹25,000 / month** Get Rental income starting @ ₹25,000 / month

RERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in>

Overview Pre Leased Details Dealer Details Recommendations Articles

Property (0)

- Number of seats: 8 seats
- Carpet Area: 300 sq.ft. (27.87 sq.m.)
- Super Builtup Area: 465 sq.ft. (43.2 sq.m.)
- Area spread over: 1 floor (1st / 2 floors building)
- Meeting rooms & cabins: 1 cabin available
- Washrooms: 1 private washroom available

Request Photos

Places nearby
Saki Vihar, Mumbai Andheri-Dahisar, Mumbai

Marol naka metro station Saki naka metro station Airport road metro station St. Vincent Palloti Church

99acres Commercial Buy Enter Locality / Project / Society / Landmark

Home > Office Space for sale in Mumbai > Ready to move Office space for sale in Mumbai > Ready to move Office space for sale in Saki Vihar

Posted on Jul 12, 2022

₹90 Lac @ 21,028 per sq.ft. Ready to move office space for sale in SAKI VIHAR | Mumbai Andheri-Dahisar, Mumbai

Estimated EMI ₹71,883

RERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in>

Overview Owner Details Recommendations Articles

Property (12)

- Number of seats: 0 seat
- Carpet Area: 428 sq.ft. (39.76 sq.m.)

Video (1/1) Photos (11)

Places nearby
Saki Vihar, Mumbai Andheri-Dahisar, Mumbai

St. Vincent Palloti Church Sister adorers Ayyappa Temple Shia Masjid Mary Matha Church St. John

Sales Instance

Index 2		
8833390 07-08-2021 Note -Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र. 2	दुय्यम निबंधक : सह दु.नि. कुर्ला 3 दस्त क्रमांक : 8833/2021 नोदणी : Regn:63m
गावाचे नाव : तुंगवा		
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2) मोबदला	5300000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	5267612	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन. सदनिका नं. इंडस्ट्रियल युनिट नं इ-055, माळा नं. तळ मजला, इमारतीचे नाव: इ विंग सोलारिस - 1 प्रोमाईसेस को. ऑप सोसायटी लिमिटेड, ब्लॉक नं. साकी विहार रोड, रोड. अंधेरी पूर्व मुंबई - 400072. इतर माहिती: एकूण क्षेत्र 32.99 चौ मीटर बिल्ट अप ((C.T.S. Number : 98, 100/1 & 101 :))	
(5) क्षेत्रफळ	32.99 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:-रूपाली सोलोमोन वय:-41 पत्ता:-प्लॉट नं. 55, माळा नं. तळ मजला, इमारतीचे नाव: इ विंग सोलारिस - 1, ब्लॉक नं. साकी विहार रोड, रोड नं. अंधेरी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं.-EGBPS8354E 2): नाव:-क्रिस्टोफर सोलोमोन वय:-52 पत्ता:-प्लॉट नं. 55, माळा नं. तळ मजला, इमारतीचे नाव: इ विंग सोलारिस - 1, ब्लॉक नं. साकी विहार रोड, रोड नं. अंधेरी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं.-ABHPS2514H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-हरिनाथी हरीश बनगोरा वय:-34; पत्ता:-प्लॉट नं. बी-102, माळा नं. 1, इमारतीचे नाव: ट्रायस्टर सीएचएस लिमिटेड, ब्लॉक नं. सुष्टी कॉम्प्लेक्स, साकी विहार रोड, रोड नं. पवई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं.-BEXPB6865E	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2021	

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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.

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As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,76,38,890.00 (Rupees One Crore Seventy Six Lakh Thirty Eight Thousand Eight Hundred Ninety Only). The Realizable Value of the above property is ₹ 1,70,17,461.00 (Rupees One Crore Seventy Lakh Seventeen Thousand Four Hundred Sixty One Only) and the Distress Value ₹ 1,41,11,112.00 (Rupees One Crore Forty One Lakh Eleven Thousand One Hundred Twelve Only).

Place: Mumbai
Date: 19.09.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMRN,
2.5.4.20=962206c40ed350c33e4f92c085913490c5d33a413-
3311327961791805652, postalCode=400064, st=Maharashtra,
serialNumber=41a36a56a6a8c09d62a5a8f0a3cfe631f31dd2-
e39ae2870e79a32706250c, cn=MANOJ BABURAO CHALIKWAR
Date: 2022.09.19 13:47:19 +0530

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 of the Branch Manager with Unit Seal)

Enclosures	
Declaration From Valuers (Annexure – II)	Attached
Model code of conduct for valuer (Annexure – III)	Attached

Annexure – II**DECLARATION FROM VALUERS**

I, hereby declare that:

- a. The information furnished in my valuation report dated 19.09.2022 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 have personally inspected the property on 30.08.2022. 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. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - 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.	Background information of the asset being valued;	The property under consideration was owned by M/s. Niyati Venture Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Goregaon (East) Branch, Mumbai 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 Suraj Zore – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – Technical Officer



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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 – 30.08.2022 Valuation Date – 19.09.2022 Date of Report – 19.09.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done 30.08.2022
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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 Unit size, location, upswing in real estate prices, sustained demand for Industrial Unit, all round development of Industrial 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 **19th September 2022** 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's representative and site visit conducted, we understand that the subject property is Industrial Unit, **Total Built Up Area in Sq. Ft. = 1,154.00** in the name of **M/s. Niyati Venture**

Pvt. Ltd. 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 owned by **M/s. Niyati Venture Pvt. Ltd.** 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's representative, we understand that the Industrial Unit, **Total Built Up Area in Sq. Ft. = 1,154.00.**

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 shop 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 Industrial Unit, **Total Built Up Area in Sq. Ft. = 1,154.00.**

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.

Annexure – III**MODEL CODE OF CONDUCT FOR VALUERS****{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.
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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th September 2022**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 1,76,38,890.00** (Rupees One Crore Seventy Six Lakh Thirty Eight Thousand Eight Hundred Ninety Only).

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=ADMIN,
2.5.4.20=98222b6c4fa35d0c39e0c79e0a85913490c9d75d413331
132799717a382552, postalCode=400009, email=manoj.chalikwar@vastukala.com
serialNumber=41456a56a08cc8966b2a5a88c3c1eb31f31bd3e39
e22f2e25a2706259c, cn=MANOJ BABURAO CHALIKWAR
Date: 2022.09.19 13:47:30 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22



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