

- Architecture
- Govt. Approved Valuer
- Engineering
- Surveyor & Loss Assessor
- Interiors

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FIE : F 110926/6
FIV : 9863
CCIT : [N] CCIT / 1 14/52/2008 09
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Valuation Report of the Immovable Property (For Capital Gain Purpose)



Details of the property under consideration:

Name of client: Mr. Anthony Fernandes & Mrs. Monica Fernandes

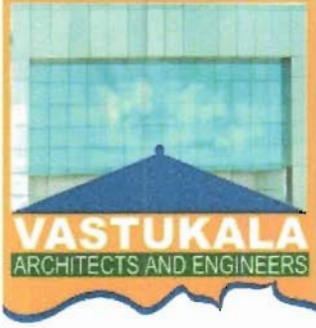
Residential Flat No. 103, 1st Floor, E – Wing, “Link View ‘E’ Co-Op. Hsg. Soc. Ltd.”,
4th Cross Road, I.C. Colony, Borivali (West), Mumbai, Pin – 400 103,
State – Maharashtra, Country – India

Latitude Longitude: 19°14'49.4"N 72°50'44.9"E

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Valuation Report Prepared For: Capital Gain / Mr. Anthony Fernandes 11794/2308802)

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Vastu/Mumbai/10/2024/11794/2308802
24/18-342-VVS
Date: 24.10.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 103, 1st Floor, E – Wing, “Link View ‘E’ Co-Op. Hsg. Soc. Ltd.”, 4th Cross Road, I.C. Colony, Borivali (West), Mumbai, Pin – 400 103, State – Maharashtra, Country – India was belonging to **Mr. Anthony Fernandes & Mrs. Monica Fernandes** till sold the property to Mrs. Wendy Pereira D’souza and Mr. Oswald Alex D’souza as per Agreement for Sale dated 10.05.2024.

Boundaries of the property.

North : Link View B Wing & Open Plot
South : Aster Building
East : Dona Sylvia Apartment & IC Colony Cross Road No. 4
West : IC Colony Road

1. The purpose of this report is to ascertain the Indexed Cost of Acquisition (F. Y. 2024 - 25) of the property as detailed above.
2. The property premises can be assessed and valued for calculation of Capital Gain Tax purpose as on 1st April 2001 at ₹ 7,77,534.00 (Rupees Seven Lakh Seventy Seven Thousand Five Hundred Thirty Four Only).
3. The Indexed Cost of Acquisition of Property under consideration as on 2024 – 25 is ₹ 28,22,448.00 (Rupees Twenty Eight Lakh Twenty Two Thousand Four Hundred Forty Eighty Only) without any major Renovation & improvement after 2001.
4. The following documents were perused :
 - A. Copy of Agreement for sale date 01.11.1988 b/w. M/s. J. K. Builders (the Seller) AND Mr. Anthony Fernandes & Mrs. Monica Fernandes (the Buyer)



- | | |
|----|--|
| B. | Agreement for Sale dated 10.05.2024 between Mr. Anthony Fernandes & Mrs. Monica Fernandes (Transferor) and Mrs. Wendy Pereira D'souza and Mr. Oswald Alex D'souza (transferees). |
| C. | Copy of Deed of Confirmation date 02.07.1996 by Mr. Anthony Fernandes & Mrs. Monica Fernandes (the Confirmers) AND J. K. Builders (the Vendors) |
| D. | Copy of Affidavit date 27.03.1995 |
| E. | Copy of Share Certificate No. 57 date 10.01.2019 transfer the name Mr. Anthony Fernandes & Mrs. Monica Fernandes |

This assignment is undertaken based on the request from our client **Mr. Anthony Fernandes**.

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 Architects & Engineers**

**Sharadkumar B.
Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
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Date: 2024.10.25 10:39:33 +05'30'

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report in Form – 01



Valuation Report of Residential Residential Flat No. 103, 1st Floor, E – Wing, “Link View ‘E’ Co-Op. Hsg. Soc. Ltd.”,
4th Cross Road, I.C. Colony, Borivali (West), Mumbai, Pin – 400 103, State – Maharashtra, Country – India

2. Part-1 Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

2.1. GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 01-04-2001 for computation of Capital Gains Tax .
2	Date of Report	24.10.2024
3	Name of the Owner	Mr. Anthony Fernandes & Mrs. Monica Fernandes till sold the property to Mrs. Wendy Pereira D'souza and Mr. Oswald Alex D'souza as per Agreement for Sale dated 10.05.2024
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership not available
5	Brief description of the property	Residential Flat No. 103, 1 st Floor, E – Wing, “Link View ‘E’ Co-Op. Hsg. Soc. Ltd.”, 4 th Cross Road, I.C. Colony, Borivali (West), Mumbai, Pin – 400 103, State – Maharashtra, Country – India
6	Location, street, ward no	4 th Cross Road, I.C. Colony, Borivali (West)
7	Survey/ Plot no. of land	C.T.S. No. 1191, 1196, 1196, 1194, 1196 & 1202, Survey No. 108/2, 107/2A, 108/7, 107/2B & 107/1/1, Village – Eksar
8	Is the property situated in Residential / commercial/ mixed area/ industrial area?	Residential
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All the amenities are available in the vicinity.
11	Means and proximity to surface communication by which the locality is served	Served by BEST Buses, Taxies, Autos and Private Vehicles

2.2. LAND

12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 385.00 (Area as per actual site measurement) Built Up Area = 52.49 Sq. M. i.e. 565.00 Sq. Ft. (Area as Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	4 th Cross Road, I.C. Colony, Borivali (West)



14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial premium (ii) Ground rent payable per annum (iii) Unearned increase payable to the Lessor in the event of sale or transfer	Freehold
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Municipal Corporation of Greater Mumbai
19	Has any contribution been made towards development or is any demand for such contribution still outstanding.	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	Attached

2.3. IMPROVEMENTS

22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	<ul style="list-style-type: none"> Floor Space Index Permissible – As per Development Control of Regulation of Municipal Corporation of Greater Mumbai FSI percentage actually utilized - Information not available



2.4. RENTS

26	(i)	Names of tenants/ lessees/ licensees, etc.	Mr. D'souza
	(ii)	Portions in their occupation	Fully occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 24,000.00 Present rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	Information not available
29		Give details of the water and electricity charges, if any, to be borne by the owner	Information not available
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Information not available
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	Information not available
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of law?	Information not available
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available

2.5. SALES

38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar assurance records
39		Land rate adopted in this valuation	N. A. as the property is valued by composite rate method
40		If sale instances are not available or not relied upon, the basis of arriving at the land rate	Copy of Stamp Duty Ready Reckoner for the year 2001 attached



2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	1990 (As per Documents)
42	What was the method of construction, by contract/By employing Labour directly/ both?	Information not available
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.

3. PART II- VALUATION

3.1. General:

Under the instructions of **Mr. Anthony Fernandes**, we have valued the Residential Flat No. 103, 1st Floor, E – Wing, “**Link View ‘E’ Co-Op. Hsg. Soc. Ltd.**”, 4th Cross Road, I.C. Colony, Borivali (West), Mumbai, Pin – 400 103, State – Maharashtra, Country – India to ascertain the market value of said property, as on 1st April 2001 for computation of Capital Gains Tax.

We are in receipt of the following documents:

- Copy of Agreement for sale date 01.11.1988 b/w. M/s. J. K. Builders (the Seller) AND Mr. Anthony Fernandes & Mrs. Monica Fernandes (the Buyer)
- Agreement for Sale dated 10.05.2024 between Mr. Anthony Fernandes & Mrs. Monica Fernandes (Transferor) and Mrs. Wendy Pereira D'souza and Mr. Oswald Alex D'souza (transferees).
- Copy of Deed of Confirmation date 02.07.1996 by Mr. Anthony Fernandes & Mrs. Monica Fernandes (the Confirmers) AND J. K. Builders (the Vendors)
- Copy of Affidavit date 27.03.1995
- Copy of Share Certificate No. 57 date 10.01.2019 transfer the name Mr. Anthony Fernandes & Mrs. Monica Fernandes

3.2. Location:

The said building is located at C.T.S. No. 1194, 1196, ,1192,1195 & 1202, Survey No. 108/2, 107/2A, 108/7, 107/2B & 107/1/1, Village - Eksar in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 300 Mtr. travel distance from Mandapeshwar IC Colony Metro station.

3.3. Building / Property:

The Structure is a Ground + 5 upper floors building. The Residential building is known as “**Link View ‘E’ Co-Op. Hsg. Soc. Ltd.**” The building is used for Residential purpose. The building is having 1 lift.



3.4. Flat:

The Flat under reference is situated on the 1st Floor. The composition of flat is Living + Kitchen / Dinning Area + 1 Bedroom + Bath + W.C. + Passage. It is finished with Vitrified tiles flooring, Teakwood door frames with solid flush doors with Aluminum Sliding windows with M.S. Grills, Concealed plumbing & Concealed electrification is provided.

3.5. Valuation as on 1st April 2001 of the Residential Flat:

The Built-Up area of the Property in Sq. Ft.	:	565.00
The Built-Up area of the Property in Sq. M.	:	52.49
Depreciation Calculation:		
Year of Construction of the building	:	1990 (As per Agreement)
Expected total life of building	:	70 years
Age of the building as on 2001	:	11 years
Cost of Construction	:	52.49 x ₹ 5,500.00 = ₹ 2,88,695.00
Depreciation	:	14.14%
Amount of depreciation	:	₹ 40,821.00
Rate as on 01-04-2001 for Residential Property Premises	:	₹ 15,000.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001.	:	52.49 Sq. M. x ₹ 15,000.00 = ₹ 7,87,350.00
Depreciated Fair Value of the property as on 01-04-2001 (A)	:	₹ 7,87,350.00 (-) ₹ 40,821.00 = ₹ 7,46,529.00
Add for Stamp Duty charges (B)	:	₹ 23,540.00
Add for Registration charges (C)	:	₹ 7,465.00
Total Cost of Acquisition (A + B + C)	:	₹ 7,77,534.00

3.6. Indexed Cost of Acquisition

1. Cost Inflation Index for 2001 : 100
(Considering the transaction shall be made after 01.04.2017)
2. Cost Inflation Index for 2024 - 25 : 363
3. Indexed Cost of Acquisition : ₹ 28,22,448.00
(₹ 7,77,534.00 * 363/ 100)



Taking into consideration above said facts, we can evaluate the value Residential Flat No. 103, 1st Floor, E – Wing, "Link View 'E' Co-Op. Hsg. Soc. Ltd.", 4th Cross Road, I.C. Colony, Borivali (West), Mumbai, Pin – 400 103, State – Maharashtra, Country – India at ₹ 7,77,534.00 (Rupees Seven Lakh Seventy Seven Thousand Five Hundred Thirty Four Only) as on 1st April 2001.

3.7. NOTES

1. I, Sharadkumar B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 1st April 2001 is ₹ 7,77,534.00 (Rupees Seven Lakh Seventy Seven Thousand Five Hundred Thirty Four Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

4. ANNEXURE TO FORM 0-1

1.	No. of floors and height of each floor	Ground + 5 upper floors.
2.	Plinth area floor wise as per IS 3361-1966	Information not available
3.	Year of construction	1990 (As per Documents)
4.	Estimated future life as on year 2001	59 years
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed structure
6.	Type of foundations	R.C.C
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frames with solid flush doors with Powder coated aluminium Sliding windows with M.S. Grills
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Internal walls are finished with POP + Cement Plaster. External walls are finished with sand faced plaster
12.	Roofing and terracing	R. C. C. Slab
13.	Special architectural or decorative features, if any	No



14	(i)	Internal wiring – surface or conduit	Concealed
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	Ordinary
15	Sanitary installations		
	(i)	No. of water closets	-
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	
	(iv)	No. of sinks	-
		Class of fittings: Superior colored / superior white/ordinary.	Ordinary
16	Compound wall Height and length Type of construction		6'.0" High, R.C.C. columns with B. B. Masonry wall.
17	No. of lifts and capacity		1 lift
18	Underground sump – capacity and type of construction		R.C.C. Tank
19	Over-head tank Location, capacity Type of construction		Overhead Water Tank
20	Pumps- no. and their horse power		Available as per requirement
21	Roads and paving within the compound approximate area and type of paving		Cemented road in open spaces, Open parking Space etc.
22	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		Connected to Municipal Sewers

5. PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

5.1. 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.



5.2. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **01st April 2001** for calculation of **Capital Gains Tax**.

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.

5.3. UNDER LYING ASSUMPTIONS

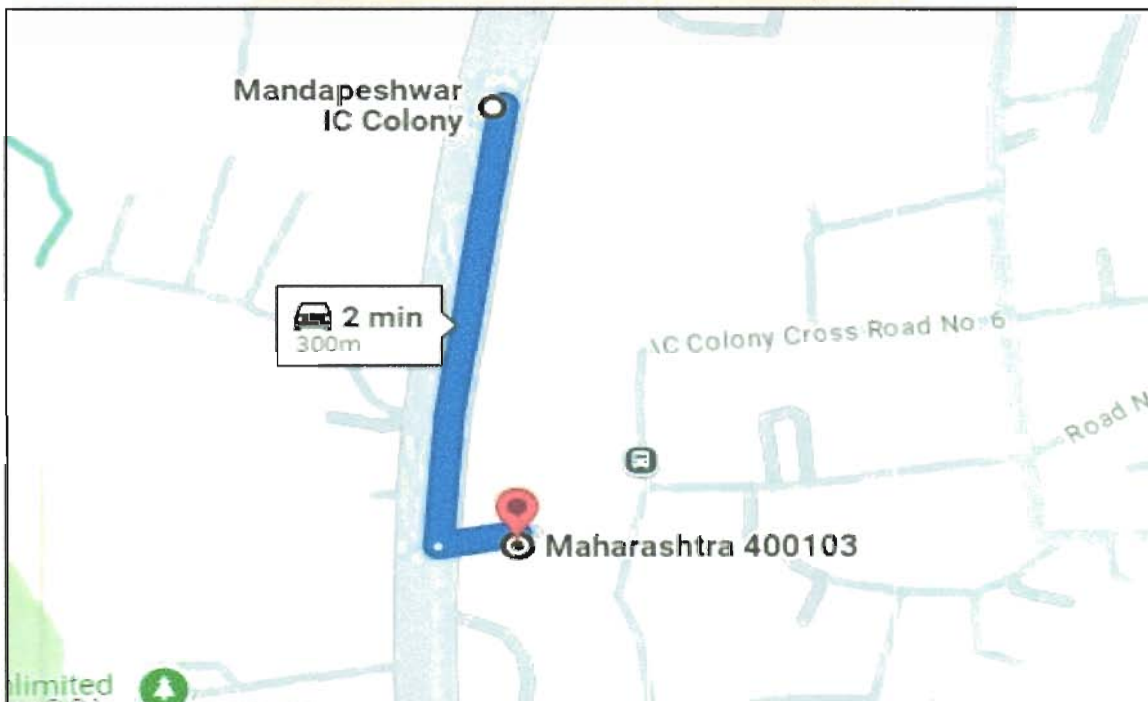
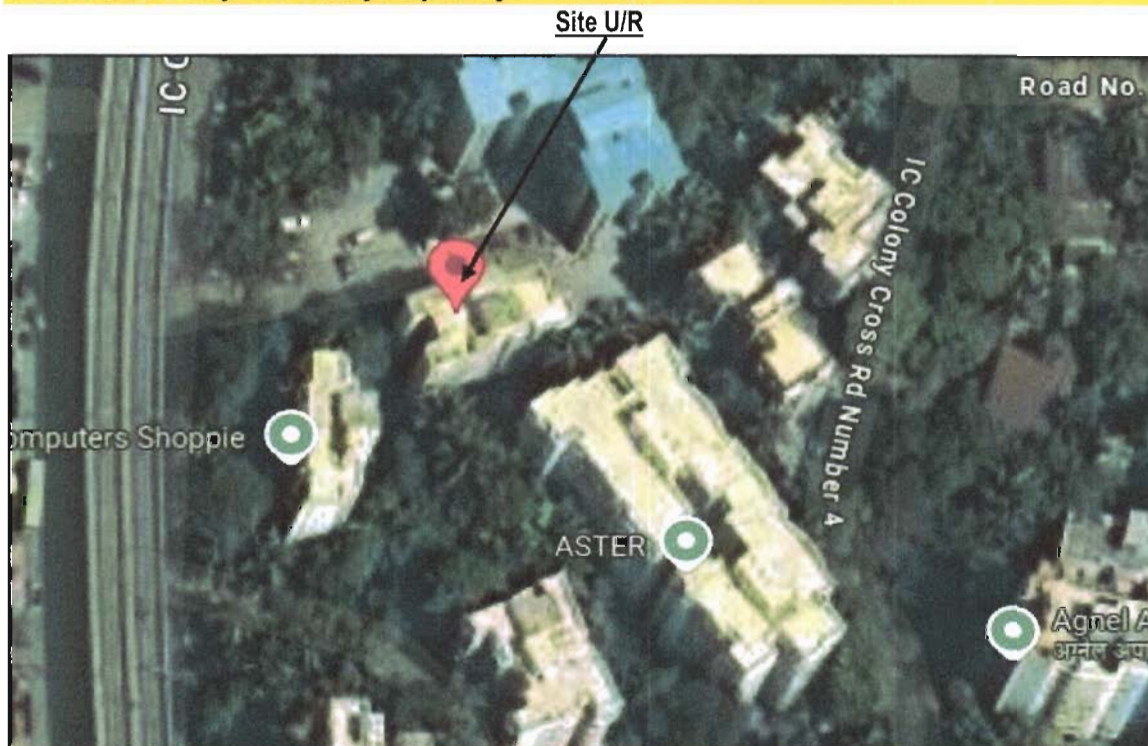
1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.



6. Actual site photographs



7. Route Map of the property



Latitude Longitude: 19°14'49.4"N 72°50'44.9"E

Note: The Blue line shows the route to site from nearest Metro station (Mandapeshwar – 300 Mtr.)



8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

Zone No.	Location of Property in R Ward (Kandivli, Borivli, Dahisar)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial/ Office	Shop/ Commercial
14-R	Road: Sodawala Lane. Village: Magathane, Borivli, Eksar	9,800	19,800	25,000	40,700
15-A-R	Road: Vallabhnbhai Patel Road (From Borivli Station to on North side Sodawala Lane Junction). Village: Magathane, Borivli	9,800	19,800	25,000	40,700
15-B-R	Road: Vallabhnbhai Patel Road (Sodawala Junction to North side Devidas Road Junction.) Village: Magathane, Eksar	9,800	19,800	25,000	40,700
15-C-R	Road: All the portion towards North side of Vallabhnbhai Patel Road and Devidas Road. Village: Eksar	7,400	15,000	23,100	31,700
16-R	Road: Laxman Mhatre Road Village: Magathane, Mandapeshwar	9,050	18,550	26,200	35,750
17-A	Land: On North and West side existing and proposed 36.60 Meters Link Road on east railway line, on south Devidas road going from east to west upto link road. Village: Mandapeshwar Village: Dahisar, Borivli, Magathane, Eksar	7,400 8,800	15,000 18,000	22,000 24,000	30,200 33,550
17-B	Land: On South Gorai Road (Part), on East existing and proposed 36.60 Meters Link Road, and Western Railway and on North and West side Manori Creek. Village: Borivli, Eksar, Magathane, Dahisar	7,400	15,000	22,000	30,200
17-C	Land: On west link road on north Devidas Marg, on east railway line and on south Lokmanya Tilak Marg Village: Borivli, Eksar, Magathane	9,800	19,800	25,000	36,900

8.2. Construction Rate

Construction cost during 2001 for various types of structure is as under

Type of Construction	Estimated cost per Sq.Mtr. in Rs.
RCC Pukka	5,500
Other Pukka	4,500
Semi/Half Pukka	2,850
Kaccha	1,500



9. 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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for calculation of Capital Gain Tax as on 1st April 2001 for ₹ 7,77,534.00 (Rupees Seven Lakh Seventy Seven Thousand Five Hundred Thirty Four Only)

For Vastukala Architects & Engineers

**Sharadkumar B.
Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
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Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

