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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 : **Shital Shrikant Hete & Shrikant Suresh Hete**

Residential Flat No. 1103, 11<sup>th</sup> Floor, Wing - A, Dosti Maple, "**Dosti West County**", Phase - 6, Village - Balkum, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra, Country - India.

Latitude Longitude : 19°13'36.7"N 72°59'43.2"E

### Intended User:

**Bank of India**

**Mazgaon Branch**

Plot No 226, 8, Sardar BalwantSingh DODhi Marg, Near Vikrikar Bhavan,  
Tulsiwadi, Mazgaon mumbai 400010

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### Regd. Office

BI-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)

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## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1103, 11<sup>th</sup> Floor, Wing - A, Dosti Maple, "Dosti West County", Phase - 6, Village - Balkum, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra, Country - India belongs to **Shital Shrikant Hete & Shrikant Suresh Hete**.

Boundaries of the property

North : Internal Road  
South : Wing - B  
East : Balkum Pipeline Road  
West : Dosti Cedar Apartment

Considering various parameters recorded, 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 for this particular purpose at **₹ 1,63,80,000.00 (Rupees One Crore Sixty Three Lakh Eighty Thousand Only) After completion of construction works**. As per Site Inspection 15% Construction Work is Completed.

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 report.

Hence certified

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

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.06 18:32:32 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: KZO/CR/19-20/582

Encl.: Valuation report

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**Vastukala Consultants India Pvt. Ltd.**

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

To,  
**The Branch Manager,**  
**Bank of India**  
**Mazgaon Branch**  
 Plot No 226, 8, Sardar BalwantSingh DODhi Marg, Near  
 Vikrikar Bhavan, Tulsiwadi, Mazgaon mumbai 400010

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

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 : 05.12.2024
	b) Date of which the valuation is made : 06.12.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale No.21258 / 2024 Dated 28.11.2024 between M/s. Dosti Enterprises (The Promoter) And Shital Shrikant Hete & Shrikant Suresh Hete (The Purchasers). II) Copy of Approved Building Plan No.S05 / 0006 / 08 / TMC / TD - DP / TPS / 4472 / 23 Dated 26.09.2023 issued by Thane Municipal Corporation. III) Copy of Commencement Certificate No.S05 / 0006 / 08 / TMC / TD - DP / TPS / 4472 / 23 Dated 26.09.2023 issued by Thane Municipal Corporation. IV) Copy of RERA Certificate No.P51700054424 Dated 19.01.2024 issued by Maharashtra Real Estate Regulatory Authority.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>Shital Shrikant Hete &amp; Shrikant Suresh Hete</b>  Residential Flat No. 1103, 11 <sup>th</sup> Floor, Wing - A, Dosti Maple, " <b>Dosti West County</b> ", Phase - 6, Village - Balkum, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra, Country - India.  <u>Contact Person :</u> Mr. Sandeep Jha (Customer Relationship Manager ) Mobile No. 9820161320  Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 11 <sup>th</sup> Floor. As per Approved Building Plan, the composition of Flat will be 3 Bedrooms + Living Room + Kitchen + Passage + 3 Toilets. (i.e. 3BHK)The property is at 8.2 Km. distance from Thane Railway Station. <b>At the time of inspection building was under construction.</b>



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Stage of Construction			
If under construction, extent of completion			
RCC Footing/Foundation	Complete	RCC Plinth	Complete
Full Building Rcc	Completed upto 5th floor		
<b>Total</b>	<b>15% work completed</b>		
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 16/1 to 6, 8A, 9A, 10A/1 & others
b)	Door No.	:	Residential Flat No. 1103
c)	C.T.S. No. / Village	:	Village - Balkum
d)	Ward / Taluka	:	Taluka - Thane
e)	Mandal / District	:	District - Thane
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. S05 / 0006 / 08 / TMC / TD - DP / TPS / 4472 / 23 dated 26.09.2023 issued by TMC.
g)	Approved map / plan issuing authority	:	
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	:	Building is under construction
7	Postal address of the property	:	Residential Flat No. 1103, 11 <sup>th</sup> Floor, Wing - A, Dosti Maple, "Dosti West County", Phase - 6, Village - Balkum, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra, Country - India.
8	City / Town		
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9	Classification of the area		
	i) High / Middle / Poor		Middle Class
	ii) Urban / Semi Urban / Rura		Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Balkum Thane Municipal Corporation
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12	<b>Boundaries of the property</b>	:	<b>As per site</b> <b>As per Document</b>

	North	:	Internal Road	Details not available
	South	:	Wing - B	Details not available
	East	:	Balkum Pipeline Road	Details not available
	West	:	Dosti Cedar Apartment	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	Marginal Space	Building is under construction
	South	:	Staircase & Flat No. 1104	Building is under construction
	East	:	Marginal Space	Building is under construction
	West	:	Flat No. 1102	Building is under construction
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 936.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 1029.60 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°13'36.7"N 72°59'43.2"E	
15	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 936.00 ( 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.	:	Building is under construction	
II	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Balkum, Thane Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1103, 11 <sup>th</sup> Floor, Wing - A, Dosti Maple, <b>"Dosti West County"</b> , Phase - 6, Village - Balkum, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra, Country - India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	

5.	Number of Floors	:	2 Basements + Stilt + 1 Podium + 33 Upper Floors
6.	Type of Structure	:	Proposed R.C.C Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 6 Flats on 11 <sup>th</sup> Floor
8.	Quality of Construction	:	Building is under construction
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available		
	Lift	:	Proposed 4 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with 1 Stack Parking Space bearing No. 1246 - 1247 for Parking 2 Car at Ground Level
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the Building	:	Proposed, Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	11 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 1103
3.	Specifications of the Flat		
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Building is under construction
7.	Sale Deed executed in the name of	:	<b>Shital Shrikant Hete &amp; Shrikant Suresh Hete</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?	:	Built Up Area in Sq. Ft. = 1030.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per TMC norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 936.00</b> <b>(Area As Per Agreement for sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Proposed Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building is under construction
15.	If rented, what is the monthly rent?	:	₹ 34,100/- (Expected rental income per month after completion of construction works) after completion
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed 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)	:	₹ 16793/- to ₹ 18202/- per Sq. Ft. on Carpet Area ₹ 15267/- to ₹ 16547/- 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).	:	₹ 17,500/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 14,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,13,960/- per Sq. M. i.e. ₹ 10,587/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year

5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,800/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 14,700/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 17,500/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>Internal inspection of the property was not allowed at site. The detail about the work progress status has been provided by Customer Relationship Manager Mr. Sandeep Jha (Contact No. 9820161320).</b>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	936.00 Sq. Ft.	17,500.00	1,63,80,000.00
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 / Car Parking			



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	<b>Total value of the property After completion</b>	<b>1,63,80,000.00</b>
	<b>Realizable value of the property</b>	<b>1,47,42,000.00</b>
	<b>Distress value of the property</b>	<b>1,31,04,000.00</b>
	<b>Insurable value of the property (1029.60 X 2,800.00)</b>	<b>28,82,880.00</b>
	<b>Guideline value of the property (1029.60 X 10,587.00)</b>	<b>1,09,00,375.00</b>

### 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 ₹ 16793.00 to ₹ 18202.00 per Sq. Ft. on Carpet Area / ₹ 15267.00 to ₹ 16547.00 per Sq. Ft. on BuiltUp 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 Residential and Commercial application in the locality etc. We estimate ₹17,500.00 per Sq. Ft. on Carpet Area 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	
Saleability	Good
Likely rental values in future	₹ 34,100/- (Expected rental income per month after completion of construction works)
Any likely income it may generate	Rental Income



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## Actual Site Photographs



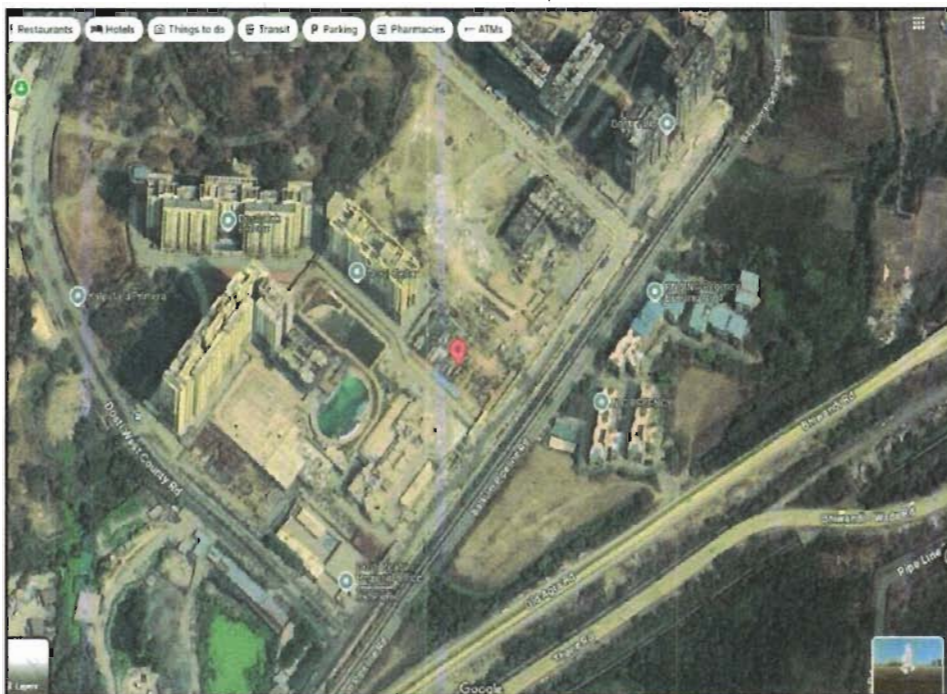
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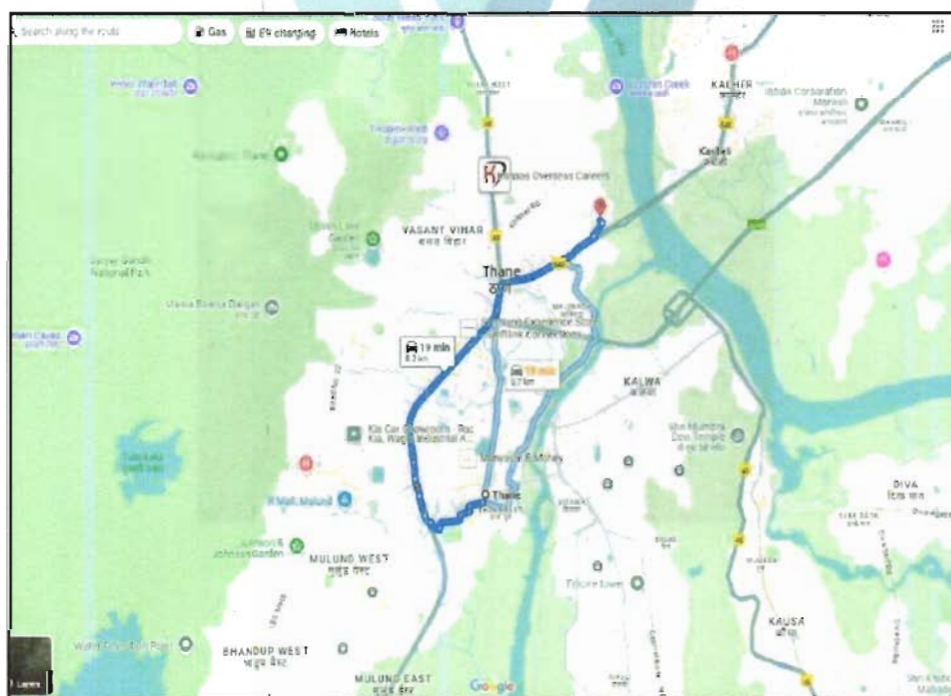
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### Route Map of the property



**Note:** Red Place mark shows the exact location of the property



**Longitude Latitude: 19°13'36.7"N 72°59'43.2"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 8.2 Km. ).



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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Balkum (Thane Mahanag)

Search By:  Survey No.  SubZones

Select	उपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
<a href="#">SurveyNo</a>	9/38-3ई-1) वाळकुम गावातील उपविभाग "अ" व "ब" वगळता इतर सर्व सीटीएस/सर्वे क्रमांक शीट क्रमांक 5	33200	103600	116000	129700	116000	चौ. मीटर
<a href="#">SurveyNo</a>	9/38-3ई-1) वाळकुम गावातील उपविभाग "अ" व "ब" वगळता इतर सर्व सीटीएस/सर्वे क्रमांक	33200	103600	116000	129700	116000	चौ. मीटर
<a href="#">SurveyNo</a>	9/38/A-हनुवाळ निवासी संकुल करीता	24000	103600	118300	129700	118300	चौ. मीटर
<a href="#">SurveyNo</a>	9/35.- 2अ-1) ठाणे भिबंदी रस्त्याच्या दोन्ही बाजूचे लगतचे सर्वे नंबर शीट क्रमांक 1 ( वाडा नं.1	29600	86200	98500	106900	98500	चौ. मीटर
<a href="#">SurveyNo</a>	9/36 अ-वर्धमान गार्डन	28000	93300	107100	129500	107100	चौ. मीटर

12

Stamp Duty Ready Reckoner Market Value Rate for Flat	103600			
Increase by 10% on Flat Located on 11 <sup>th</sup> Floor	10360			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,13,960.00</b>	<b>Sq. Mtr.</b>	<b>10,587.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	33200			
The difference between land rate and building rate(A-B=C)	80,760.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,13,960.00</b>	<b>Sq. Mtr.</b>	<b>10,587.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:



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	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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## Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	934.00	1,027.40	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹18,201.00	₹16,547.00	-

magicbricks
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₹1.70 Cr EMI-₹77k | [Get pre-approved loan](#) ✓ VERIFIED ON SITE

2 BHK 1200 Sq-ft Flat For Sale [Devram Nagar, Thane](#)

-5 Photos

2 Beds 3 Baths 1 Covered Parking Unfurnished

Carpet Area 934 sqft ₹18,201/sqft	Developer <b>Dosti Realty</b>	Project <b>Dosti West County</b>
Floor Upper Basement (Out of 33 Floors)	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>
Facing North - East	Lifts <b>4</b>	Furnished Status <b>Unfurnished</b>

Contact Agent

Get Phone No.

Last contact made 3 days ago

### More Details

Price Breakup	₹1.7 Cr   ₹4,500 Monthly
Booking Amount	₹50,000
Address	Balkum Village Thane West, Devram Nagar, Thane, Maharashtra
Furnishing	Unfurnished
Flooring	Marble
Type of Ownership	Freehold
Overlooking	Garden/Park, Main Road

## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	552.00	607.20	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq. Ft.</b>	₹17,210.00	₹15,646.00	-

The screenshot displays a property listing on the 99acres website. The main heading is "₹95 Lac" with a sub-heading "2BHK 2Baths". The listing is for a "Flat/Apartment for Sale" in "Balkum, Thane". Key details include:
 

- Price:** ₹95 Lac @ 17,210 per sq. ft. (All inclusive, Negotiable)
- Configuration:** 2 Bedrooms, 2 Bathrooms, 1 Balcony with Pooja Room
- Area:** Carpet area: 552 sq. ft.
- Floor Number:** 14<sup>th</sup> of 33 Floors
- Facing:** East
- Overlooking:** Main Road
- Possession:** Dec 2026

 The listing also shows a registration number (P51700006565) and a website link (https://maharera.maharashtra.gov.in). Navigation tabs include Overview, Society, Dealer Details, Price Trends, Registry Record, and Society Reviews. A video player is visible on the left side of the listing, and a "Places nearby" section lists locations like Lake City Mall, Viviana Mall, Korum Mall, Majiwada Bridge, Narayana e-Techno School, and CP Goenka International.



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## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,115.00	1,226.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹16,793.00	₹15,266.00	-

02/08/2024 11:25		S/15005	
15005335		<b>सूची क्र.2</b>	
19-08-2024		दुयय निबंधक . सह दु नि ठाणे 5	
Note:-Generated Through eSearch Module.For original report please contact concern SRO office		दस्त क्रमांक 15005/2024	
		नोंदणी	
		Regn.63m	
<b>गावाचे नाव : बाळकूम</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मीटरदला	18724000		
(3) बाजारभाव भाडेपट्टापान्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14381695.02		
(4) मू. मापन. पोटॅलिस्का व घरकमांक असात्यास)	1) पालिकेचे नाव. ठाणे म. न. पा इतर वर्णन : इतर माहिती: सदनिका क्रमांक ई 2801, 28 वा मजला. ई विंग. दोस्ती पार्सन बिल्डींग. दोस्ती वेस्ट काऊंटी फेज 4. दोस्ती पार्सन. 2 कार करिता 3 स्टॅक कार पार्किंग स्पेस ग्राउंड लेवल न पीएनजी 50.51 सहित. बाळकूम. ठाणे. मोजे बाळकूम स ने 16/1 ते 6.8ए. 9ए. 10ए/1. 11ए. 12/1ए. 12/2ए. 17/1 ते 6.7(ए+बी). 8. 9. 10. 11(ए+बी-सी). 12. 13. 14. 18/1. 2. 3. 4. 5. 6बी. 7. 8. 9. 10ए. 11ए. 19/23. 29 ते 32. 37. 42. 43/ए. 45. 22 ए. 23/ए. 24. 25/1. 2. 3. 4. 5ए. 7ए. 9/सी. 12/पार्ट. 13ए. 26/8/1 बी. 9/ए. 2. 19ए-बी. 10/सी. 12. 27/10ए. 11/ए. 15. 16ए. 17. 40/15ए. 17/ए. 22/ए. 48/4ए/1. 49/1/ए. 2. 3. 4. 5. 6. 7ए. 8ए. 50/3/ए. 1. 51/3/ए. 5/ए. 77/13/सी. 14ए. झोन नं 9/38/डी-2ई-1). 1). Survey Number : - 111		
(5) क्षेत्रफळ	313.94 चौ मीटर		
(6) आकारणी किंवा जुडी देण्यात आलेले वेळा			
(7) दस्तऐवज करून देवा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश अस्तित्वात. प्रतिवादिने नाव व पत्ता	1) नाव- मेसर्स दोस्ती एंटरप्रायझेस लॅक अडिक्लुत सही करणार विलास काळभोर हॉर्न कु. मु. म्हणुन राखेबा मोरे - वय- 32 पत्ता- प्लॉट नं 276, भाळा नं 1, इमारतीचे नाव- लॉरेन्स आणि मेनो हाऊस, ब्लॉक नं. , रोड नं फोर्ट, मुंबई , महाराष्ट्र, मुम्बई पिन कोड-400001 फोन नं- 44111442368		
(8) दस्तऐवज करून देणा-या पक्षकाराचे वा किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश अस्तित्वात. प्रतिवादिने नाव व पत्ता	1) नाव- शिवाशिष फ्लॉट - वय- 42, पत्ता- प्लॉट नं. , भाळा नं. , इमारतीचे नाव- सी 402, यशोदीप हार्दट 8, ब्लॉक नं. , रोड नं- घणखोली, लबी मुंबई, महाराष्ट्र, ठाणे, पिन कोड- 400701 फोन नं. APBPP2346E 2) नाव- महाशेता दास - वय- 38, पत्ता- प्लॉट नं. , भाळा नं. , इमारतीचे नाव- सी 402, यशोदीप हार्दट 8, ब्लॉक नं. , रोड नं- घणखोली, लबी मुंबई, महाराष्ट्र, ठाणे, पिन कोड- 400701 फोन नं- ARJBP38675Q		
(9) दस्तऐवज करून दिल्याचा दिनांक	15/07/2024		
(10) दस्त नोंदणी केलेल्या दिनांक	16/08/2024		
(11) अनुक्रमिक खंड व पृष्ठ	15005/2024		
(12) बाजारभावप्रमाणे मूदतक शुल्क	1310680		
(13) बाजारभावप्रमाणे नोंदणी शुल्क	50000		

### Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	522.00	574.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹18,008.00	₹16,371.00	-

2760274		सूची क्र. 2	दुपचा निबंधक - सह दुनि. ठाणे - 2
28-10-2024			दस्ता क्रमांक - 27602/2024
Note:-Generated Through eSearch Module For original report please contact concern SRO office			नोंदणी Regn:52m
<b>भावाचे नाव : बाळकृष्ण</b>			
(1) विविधाना प्रकार	करार-संध्या		
(2) मीमांदा	9400000		
(3) बाळकृष्ण/भावेपटाकचा बाबतिलेपटाकचा आकारणी देणे की पट्टेदार ते नमुद करावे	6841893.7		
(4) भूमापन पट्टिसा 8 परकामांक-अनन्यसा	<p>1) पालिकेचे नाव: ठाणे म. न. पा. इतर वर्णन - इतर माहिती: सदनिका क्र. 145,14 वा मजला ब विंग सार्वेस. सनराईज बी सार्वेस को. ऑ. हो. सी. ति. सेक्टर 1, कल्पतरू सनराईज, मोठे बाळकृष्ण, जेल्ल बायेंर इंडिया कंथाईट, कोलयेत रोड, ठाणे (प), सदनिकेचे क्षेत्रफळ 48.49 चौ. मी. म्हणजेच 522 चौ. फु. सीबेट 1 कर. पाकामां ( ) Survey Number : New S No. 10/1, 2A, 4B, 5B, 5D, New S. No. 19/1B, 2 to 7, 9 to 12, 13A, 13B, 14, 15, 16A, 16B, 17, 18, 19, 20B, 21, 22, 24, 25B, 26, 27B, 28, 33, 34A, 34C, 35, 36, 39B, 40, 41B, 46, NEW S. NO. 20/1 TO 3, S. NO. 79/1A, 1B, 2C, 2B, 3 TO 9, S. NO. 80/1, 2A, 2C, S. NO. 81, 82 S. NO. 83/1, 2A, 2B/1, 3, 4 (A, 4/2B, 5, 6A, 7B, 8A, 9, 10B, 11A, 12, NEW S. NO. 85/2, 4.5, NEW S. NO. 87/1A, 2 TO 6, NEW S. NO. 88/1B, 12B, 14, 15, NEW S. NO. 89/3, 2B, 3 TO 6, 7B, 8, 9B, 14B, NEW S. NO. 90/1A, 2A, 3A, 3B, 3C, 3D, 3E, 3F, 4A, 5 TO 9, 10A, 10B, 11 TO 13, NEW S. NO. 91, NEW S. NO. 92/17A, 19A, 20 TO 22, NEW S. NO. 93/1, 2, 3, 4, NEW S. N. 94/1, 2, NEW S. NO. 95/1 TO 3, 5, 6, 7A, 7B, 7C, 8 TO 10, 11A, 11B, 12 TO 14, 15B, 16, 17A, 17B, 17C, 18, 19A, 20B, 21A, 21B, 21C, 22, 23A/1, 23B, 24, 25, 26A, 26B, 26C, 27, 28A, 31B, 32A, 33A, 38, 39A, NEW S. NO. 96/3, 2, 3A/1, 3B/1, 4, NEW S. NO. 97/1 TO 5A, 5C, 6A, 6B, 6C, 7/1A, 7/2A, 8A, 8C, 8D, 9A, 9F, NEW S. NO. 98/1A, 3A, 4A, 5, 8/2A, 9 NEW S. NO. 99/2A, 3B, 7D, 8C, 11B, 12B, 13C, 15A, 16, NEW S. NO. 100/5A, 5B, 6B, 7B, 8A, 8B, 9, 10, 11, 13B, 14B, 15A, 16A, 17C, 18B, 19A, 21, 22A, 22B, 23 NEW S. NO. 101/1B, 2C, 3B, NEW S. NO. 104/2/1, 2/7, 2/10, 1/1</p>		
(5) क्षेत्रफळ	48.49 चौ मीटर		
(6) अधिकारणी किंवा जुडी ठिकाण असता वेळा			
(7) दुपचाकच करण देण-पा विमुदने देण-पा परकामांचे नाव किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा अदीस असायस/प्रतिकारिते नाव व पत्ता	<p>1) नाव -अनन्य विवादी लेक कु मु. मंगुल विवादा विवादी: का. 49 फुल -व्हि न - , माळा न - इतरतीचे नाव - बळिक न - रोड न -टी-1802, राजा विदिनेनी ऑफ अनन ए डी मॉर्न, सैत राजा मॉर्न समी. मुंबई महाराष्ट्र मुंबई - विन कोड -400097 वि न - .ATX.PC96384</p>		
(8) दुपचाकच करण देण-पा परकामांचे व किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा अदीस असायस/प्रतिकारिते नाव व पत्ता	<p>1) नाव -टीपी भवत बाहू - , बा. -म. पत्ता -व्हि न - , माळा न - , दुपचातीचे नाव - , बळिक न - रोड न - 128 ए अमिता बिल्लिन सायन पावत को. ऑ. हो. सी. रोड न - 24 ए. गुरु नानक हाय स्कूल. सायन (प), मुंबई, महाराष्ट्र. विन कोड -400022 वि न - .ANNPT59659                  2) नाव -अनन्य कोटी बाहू - , बा. -म. पत्ता -व्हि न - , माळा न - , दुपचातीचे नाव - , बळिक न - , रोड न - 128 ए अमिता बिल्लिन सायन पावत को. ऑ. हो. सी. रोड न - 24 ए. गुरु नानक हाय स्कूल सायन (प), मुंबई, महाराष्ट्र. मुंबई - विन कोड -400022 वि न - .CXAP51701D</p>		
(9) दुपचाकच करण दिवणाचा दिनांक	16/10/2024		
(10) नोंदणी केल्याचा दिनांक	16/10/2024		
<p>https://app.mah-nvsn.com/et/30211/qr/Search/07?acc=0001100433123&amp;id=19</p>			
2760274 2760274		27602	
(1) अनुक्रमांक खंड व क्र	27602/2024		
(2) बाळकृष्ण/भावेपटाची मुदतीक शुल्क	658000		
(3) नोंदणी भावाच्या नोंदणी शुल्क	30000		
(4) शीरा			
मुद्रांकनासाठी विवादात घेतलेला तपशील -			
मुदतीक शुल्क अधिकारलया निवडलेला अनुक्रमांक -	(1) within the limits of any Municipal Corporation or any Cantonment / area whatsoever &c..		



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As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹1,63,80,000.00 (Rupees One Crore Sixty Three Lakh Eighty Thousand Only) after completion of the property.** The **Realizable Value** of the above property is **₹1,47,42,000.00 (Rupees One Crore Forty Seven Lakh Forty Two Thousand Only).** The **Distress Value** is **₹1,31,04,000.00 (Rupees One Crore Thirty One Lakh Four Thousand Only).** As per Site Inspection 15% Construction Work is Completed.

Place : Mumbai

Date : 06.12.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.06 18:32:49 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: KZO/CR/19-20/582

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 &amp; Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

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



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**(Annexure-IV)****DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 06.12.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Vaibhav Bhagat has personally inspected the property on 05.12.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure



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- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Shital Shrikant Hete & Shrikant Suresh Hete from M/s. Dosti Enterprises vide Agreement for sale dated 28.11.2024.
2	purpose of valuation and appointing authority	As per the request from Bank of India, Mazgaon Branch to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Vaibhav Bhagat - Valuation Engineer Vinita Surve - Technical Manager Pradnya Rasam - 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 - 05.12.2024 Valuation Date - 06.12.2024 Date of Report - 06.12.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 05.12.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
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 **6th December 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. Mumbai (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 Residential Flat, admeasuring **936.00 Sq. Ft. Carpet Area** in the name of **Shital Shrikant Hete & Shrikant Suresh Hete** . . 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 **Shital Shrikant Hete &**



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

### Confidentiality

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

### Information Management

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



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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions**

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

**Miscellaneous**

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

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

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.06 18:33:00 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: KZO/CR/19-20/582



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