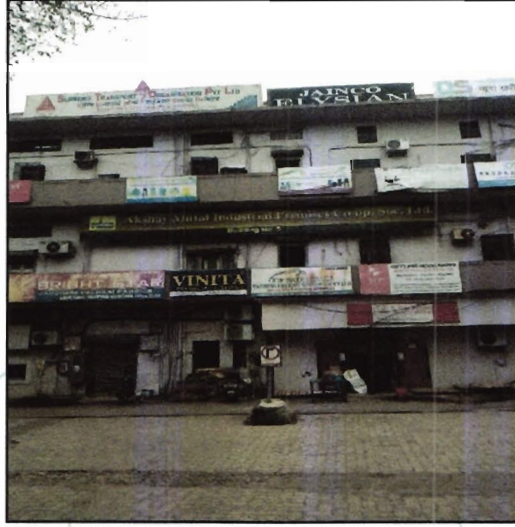


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Amardeep Designs (I) Pvt. Ltd. (Gala No. A-101)**
Mr. Mahendra Rao & Mrs. Bharati M. Rao (Gala No. A - 103)

Industrial Gala No. A-101 & A-103, 1st Floor, Wing - A, " **Sanjay Building No. 5**" Akshay Mittal Industrial Premises Co-Op. Soc. Ltd., Sir M. V. Road, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country - India

Latitude Longitude: 19°06'16.0"N 72°52'54.8"E

Valuation Done for:

State Bank of India

Industrial Finance Branch, Sakinaka

1st Floor, Lekhranj Bhawan, Sakivihar Road, Andheri (East), Mumbai - 400072,
State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Aurangabad • Nanded



Valuation Report Prepared For: SBI/ IFB - Sakinaka / M/s. Amardeep Designs Pvt. Ltd. (17918/34031)

Page 2 of 30

Vastu/Mumbai/01/2021/017918/34031

04/01-15-VSU

Date: 04.01.2021

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. A-101 & A-103, 1st Floor, Wing - A, " **Sanjay Building No. 5**" Akshay Mittal Industrial Premises Co-Op. Soc. Ltd., Sir M. V. Road, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country - India belongs to **M/s. Amardeep Designs (I) Pvt. Ltd. (Gala No. A-101) AND Mr. Mahendra Rao & Mrs. Bharati M. Rao (Gala No. A - 103).**

Boundaries of the property.

North : Building No. 6, Rohit Mittal
 South : Mithi River
 East : Wing - B, Akshay Mittal
 West : Mittal Commercial

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 **Fair Market Value** for this particular purpose at **₹ 3,71,04,720.00 (Rupees Three Crore Seventy One Lakh Four Thousand Seven Hundred Twenty 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.****Sharadkumar B. Chalikwar**Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou,
email=shb.achalikwar@vastukala.org, c=IN
Date: 2021.01.04 13:59:10 +05'30'**Director****C.M.D.****Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report.

Mumbai121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIATel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org**Delhi NCR**L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIAMobile : +91 9216912225
+91 9819670183
delhinc@vastukala.org**Nanded**28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIATel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org**Aurangabad**Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIATel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

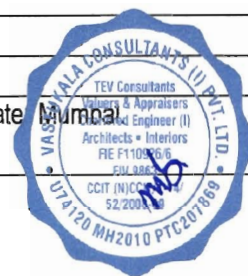
To,
The Branch Manager,
State Bank of India
Industrial Finance Branch Sakinaka
 1st Floor, Lekhraj Bhawan,
 Sakivihar Road, Andheri (East),
 Mumbai - 400072,
 State - Maharashtra, Country – India

VALUATION REPORT (IN RESPECT OF GALA)

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for banking Purpose.
2.	a)	Date of inspection	: 08.11.2020
	b)	Date on which the valuation is made	: 04.01.2021
3.	List of documents produced for perusal	:	i) Copy of Share Certificate No. 228 dated 22.07.1991 - Gala No. A - 101 ii) Copy of Agreement For Sale dated 07.03.2016 - Gala No. A - 101 iii) Copy of NOC No. AMIP / 93 / 2015 - 16 dated 08.03.2016 - Gala No. A - 101 iv) Copy of Agreement dated 20.09.1990 - Gala No. A - 103. v) Copy of Share Certificate No. 249 dated 18.07.1993 - Gala No. A - 103. vi) Copy of Approved Plan vide No. CE / 5323 / dated 01.11.1975 issued by Asst. Engineer, Water Works, K East Ward, MCGM.
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. Amardeep Designs (I) Pvt. Ltd. (Gala No. A-101) AND Mr. Mahendra Rao & Mrs. Bharati M. Rao (Gala No. A - 103) Address: Industrial Gala No. A-101 & A-103, 1st Floor, Wing - A, " Sanjay Building No. 5 " Akshay Mittal Industrial Premises Co-Op. Soc. Ltd., Sir M. V. Road, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country - India <u>Contact Person :</u> Ms. Jyoti Dalvi (Staff of the company) Contact No. - 9167236769 Gala No. A-101- Private Limited Company Ownership Gala No. A-103 - Joint ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Industrial Gala No. A-101, A-102 and A-103 are internally merged having separate entrance. Gala No. A - 102 is occupied by tenant and was locked at the time of visit. The said valuation is for Gala No. A -



			101 and Gala No. A - 103. The composition of gala is Showroom + 1 Toilet + Loft used for Storage purpose. Total Height of Gala 16' to 17' and Loft is 6' to 7' The property is at 5.2 Km. from nearest railway station Andheri.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.T.S. No. 1637
	b) Door No.	:	Industrial Gala No. A-101 & A-103
	c) C. T.S. No. / Village	:	Village Marol
	d) Ward / Taluka	:	'K-East' Ward
	e) Mandal / District	:	District - Mumbai
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan vide No. CE / 5323 / dated 01.11.1975 issued by Asst. Engineer, Water Works, K East Ward, MCGM.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Industrial Gala No. A-101 & A-103, 1st Floor, Wing - A, " Sanjay Building No. 5 " Akshay Mittal Industrial Premises Co-Op. Soc. Ltd., Sir M. V. Road, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country - India
8.	City / Town	:	Mumbai
	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	:	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 Document As per actual Site
	North	:	Details not available Building No. 6, Rohit Mittal
	South	:	Details not available Mithi River
	East	:	Details not available Wing - B, Akshay Mittal
	West	:	Details not available Mittal Commerica



13	Dimensions of the site	N. A. as property under consideration is a gala in an industrial 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>Area as per physical measurement of Gala Nos. A-101, A-102 and A-103:</p> <table border="1"> <thead> <tr> <th>Gala No.</th> <th>Carpet area (Sq. Ft.)</th> <th>Loft area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>A - 101</td> <td>930.00</td> <td>310.00</td> </tr> <tr> <td>A - 102</td> <td>Was locked.</td> <td></td> </tr> <tr> <td>A - 103</td> <td>930.00</td> <td>930.00</td> </tr> </tbody> </table> <p>Area as per Agreement for Sale</p> <table border="1"> <thead> <tr> <th>Gala No.</th> <th>Built up area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>A - 101</td> <td>1,030.00</td> </tr> <tr> <td>A - 103</td> <td>1,030.00</td> </tr> <tr> <td>TOTAL</td> <td>2,060.00</td> </tr> </tbody> </table>	Gala No.	Carpet area (Sq. Ft.)	Loft area (Sq. Ft.)	A - 101	930.00	310.00	A - 102	Was locked.		A - 103	930.00	930.00	Gala No.	Built up area (Sq. Ft.)	A - 101	1,030.00	A - 103	1,030.00	TOTAL	2,060.00
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A - 101	1,030.00																					
A - 103	1,030.00																					
TOTAL	2,060.00																					
14.1	Latitude, Longitude & Co-ordinates of Gala	19°06'16.0"N 72°52'54.8"E																				
15.	Extent of the site considered for Valuation (least of 13A& 13B)	<p>Area as per Agreement for Sale</p> <table border="1"> <thead> <tr> <th>Gala No.</th> <th>Built up area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>A - 101</td> <td>1,030.00</td> </tr> <tr> <td>A - 103</td> <td>1,030.00</td> </tr> <tr> <td>TOTAL</td> <td>2,060.00</td> </tr> </tbody> </table>	Gala No.	Built up area (Sq. Ft.)	A - 101	1,030.00	A - 103	1,030.00	TOTAL	2,060.00												
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A - 101	1,030.00																					
A - 103	1,030.00																					
TOTAL	2,060.00																					
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Owner occupied																				
II APARTMENT BUILDING																						
1.	Nature of the Apartment	Industrial																				
2.	Location																					
	C.T.S. No.	C.T.S. No. 1637																				
	Block No.	-																				
	Ward No.	'K-East' Ward																				
	Village / Municipality / Corporation	Village Marol, MCGM.																				
	Door No., Street or Road (Pin Code)	Industrial Gala No. A-101 & A-103, 1st Floor, Wing - A, " Sanjay Building No. 5 " Akshay Mittal Industrial Premises Co-Op. Soc. Ltd., Sir M. V. Road, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country - India																				

3.	Description of the locality Residential / Commercial / Mixed	:	Industrial
4.	Year of Construction	:	1975 (As per site information)
5.	Number of Floors	:	Ground +1 upper floor
6.	Type of Structure	:	RCC framed Structure
7.	Number of Dwelling units in the building	:	6 galas on 1st floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open parking
	Is Compound wall existing?	:	No
	Is pavement laid around the Building	:	No

III	GALA										
1	The floor in which the Gala is situated	:	1st Floor								
2	Door No. of the Gala	:	Industrial Gala No. A-101 & A-103								
3	Specifications of the Gala	:									
	Roof	:	R.C.C. Slab								
	Flooring	:	Vitrified flooring								
	Doors	:	Teakwood flush doors, Wooden framed glass doors, MS rolling shutters.								
	Windows	:	Aluminium sliding windows								
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.								
	Finishing	:	Cement Plastering and POP false ceiling								
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 Gala?	:	Good								
7	Sale Deed executed in the name of	:	M/s. Amardeep Designs (I) Pvt. Ltd. (Gala No. A-101) Mr. Mahendra Rao & Mrs. Bharati M. Rao (Gala No. A - 103)								
8	What is the undivided area of land as per Sale Deed?	:	Details not available								
9	What is the plinth area of the Gala?	:	Area as per Agreement for Sale								
			<table border="1"> <thead> <tr> <th>Gala No.</th> <th>Built up area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>A - 101</td> <td>1,030.00</td> </tr> <tr> <td>A - 103</td> <td>1,030.00</td> </tr> <tr> <td>TOTAL</td> <td>2,060.00</td> </tr> </tbody> </table>	Gala No.	Built up area (Sq. Ft.)	A - 101	1,030.00	A - 103	1,030.00	TOTAL	2,060.00
Gala No.	Built up area (Sq. Ft.)										
A - 101	1,030.00										
A - 103	1,030.00										
TOTAL	2,060.00										



10	What is the floor space index (app.)	:	As per local norms									
11	What is the Carpet Area of the Gala?	:	Area as per Physical Measurement:									
			<table border="1"> <thead> <tr> <th>Gala No.</th> <th>Carpet area (Sq. Ft.)</th> <th>Loft area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>A - 101</td> <td>930.00</td> <td>310.00</td> </tr> <tr> <td>A - 103</td> <td>930.00</td> <td>930.00</td> </tr> </tbody> </table>	Gala No.	Carpet area (Sq. Ft.)	Loft area (Sq. Ft.)	A - 101	930.00	310.00	A - 103	930.00	930.00
Gala No.	Carpet area (Sq. Ft.)	Loft area (Sq. Ft.)										
A - 101	930.00	310.00										
A - 103	930.00	930.00										
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class									
13	Is it being used for Residential or Commercial purpose?	:	Industrial purpose									
14	Is it Owner-occupied or let out?	:	Owner occupied									
15	If rented, what is the monthly rent?	:	₹ 1,20,000.00 expected rental income per moth.									
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 Gala 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)	:	₹ 17,500.00 to ₹ 19,500.00 per Sq. Ft. on Built up area									
	Sale Indicator 1											
	Property: Industrial Gala at Marol, Andheri (East) Source: freesearchigrsservice Built up area: 822.00 Sq. Ft. Expected Price: ₹ 86,16,000.00 Expected Rate/Sq. Ft: ₹ ₹ 10,482.00 per Sq. Ft.											
	Price Indicator 1											
	Property: Industrial Gala at Marol, Andheri (East) Source: 99acres.com Carpte area: 2,650.00 Sq. Ft. Expected Price: ₹ 5,50,00,000.00 Expected Rate/Sq. Ft: ₹ 20,755.00 per Sq. Ft. on Carpet area i.e. ₹ 17,296.00 per Sq. Ft. on Built up area											
	Price Indicator 2											
	Property: Industrial Gala at Marol, Andheri (East) Source: 99acres.com Carpte area: 2,402.00 Sq. Ft. Expected Price: ₹ 5,52,00,000.00 Expected Rate/Sq. Ft: ₹ 22,981.00 per Sq. Ft. on Carpet area i.e. ₹ 19,151.00 per Sq. Ft. on Built up area											
2	Assuming it is a new construction, what is the adopted basic composite rate of the Gala	:	₹ 19,700.00 per Sq. Ft.									



	under valuation after comparing with the specifications and other factors with the Gala under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 17,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Gala (an evidence thereof to be enclosed)	: ₹ 1,44,640.00 per Sq. M. i.e. ₹ 13,437.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's Gala (an evidence thereof to be enclosed) after depreciation	: ₹ 1,33,876.00 per Sq. M. i.e. ₹ 12,437.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Gala with Services (v(3)i)	: -
	Age of the building	: 45 years.
	Life of the building estimated	: 15 years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	: 67.50%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 812.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 17,200.00 per Sq. Ft.
	Total Composite Rate	: ₹ 18,012.00 per Sq. Ft.
	Remark	:
	Galat Nos. 101, 102 & 103 are internally merged. The said valuation is only for Gala Nos. 101 & 103. Legal documents of loft area are not provided for our verification, however proper weightage of the same is given to the property. We have considered area of galas as per Agreement for Sale.	

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Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Gala (incl. car parking, if provided)	2,060.00 Sq. Ft.	18,012.00	3,71,04,720.00
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			
	Total value including car parking			3,71,04,720.00
	The realizable value of the property			3,33,94,248.00
	Distress value of the property			2,96,83,776.00
	Insurable value of the property			34,07,500.00

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 Gala, where there are typically many comparables available to analyze. As the property is a Commercial Gala, 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 ₹ 17,500.00 to ₹ 19,500.00 per Sq. Ft. on Built up area. Considering the rate with attached report , current market conditions , demand and supply position, Gala size, location, upswing in real estate prices , sustained demand for Industrial Gala, all round development of commercial and residential application in the locality etc. We estimate ₹ 18,012.00 per Sq. Ft. on mezzanine floor 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	Normal
ii) Likely rental values in future in	₹ 1,20,000.00 expected rental income per moth.
iii) Any likely income it may generate	Rental Income

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou, email=sharad@vastukala.org, c=IN
Date: 2021.01.04 13:35:20 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178



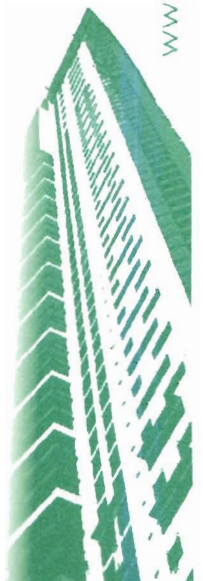
Place : Mumbai

Date : 04.01.2021

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Actual site photographs

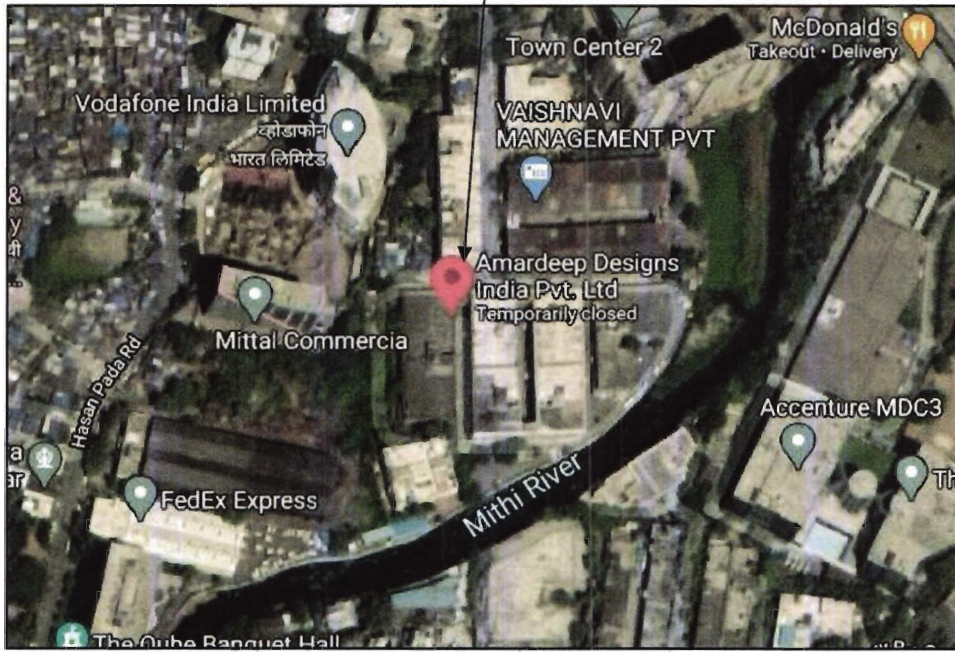


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°06'16.0"N 72°52'54.8"E

Note: The Blue line shows the route to site from nearest railway station (Andheri 5.2 Km.)



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Ready Reckoner Rate


Department of Registration & Stamps

Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
Annual Statement of Rates
Language

20202021 ▼
English ▼

Selected District

Select Village

Search By Survey No Location

Enter Survey No

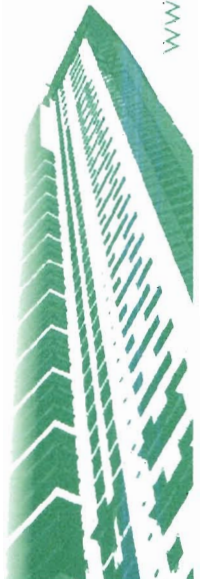
उपविभाग	सुनी चणीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
43/219 - मुसाग: उत्तरेस गावाची हद्द, पुर्वेस गाव सीमा, दक्षिण व पश्चिमेस गावाची हद्द व धाईप लाईन.	68410	144640	159160	195300	144640		चौंस सि.टी.एस. मीटर नंबर

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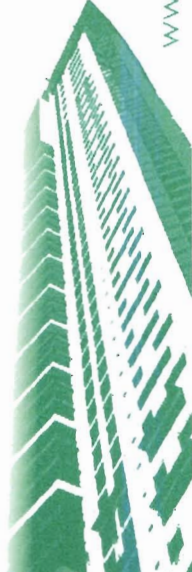
Sale Instance

355591- 09/10/2020 Note-Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र. १	मूल्यांकन सह दुरि. अंधेरी-१ रज. क्रमांक - 3855/2020 मेट्रो Page 82m
गावाचे नाव : मरोक		
(1) विक्रीचा प्रकार (2) मूल्यांकन (3) बाजारमूल्य (अभियेच्छित/बाजार मूल्य/अज्ञात) किंवा कोर्टाच्या नमुद्वारे (4) भूखण्ड (अभियेच्छित/अज्ञात) (5) क्षेत्रफळ (6) अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र (7) इतर कोणतेही अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र (8) इतर कोणतेही अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र (9) इतर कोणतेही अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र (10) इतर कोणतेही अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र (11) अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र (12) अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र (13) अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र (14) इतर	करारनामा \$100000 3855/20 1) पालिकेचे नाव Mumbai Municipal. इतर वर्गनाम: गावा नं. 94. माला नं. लळ मल्ला, सी वींग, इमारतीचे नाव: अक्षय मितल इन्टरियल प्रो. ऑफ सो सी. बॉर्क नं. अंधेरी ईस्ट. मूळ नं. 400069, रोड नं. संजय वीलींग नं. 5, सर एम वी रोड, इतर माहिती: विलेज मरोक तालुका अंधेरी दस्तावत नमुद्वारे केवळामणे (C.I.S. Number : 1657) 76.39 चौ. मीटर 1) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र 2) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र 3) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र 4) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र 5) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र 6) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र 7) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र 8) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र 9) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र 10) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र 11) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र 12) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र 13) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र 14) नव. अज्ञात किंवा सुट्टी देण्यात आलेले क्षेत्र	



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Price Indicators

Home / Commercial Property in Mumbai Andheri Dahisar / Andheri (East) / Warehouse 922 to 933 Cr | 9000 to 4000 sq.ft. Posted on 03/11/2020

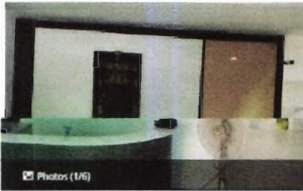
₹5.5 Cr @ 17,188 per sq.ft. Ware House for Sale

Estimated EMI ₹4,39,287 In H.No Saurashtra Industrial Estate, Andheri (East) | Mumbai, Andheri-Dahisar, Mumbai

REERA STATUS NOT AVAILABLE Website: <https://maharegds.mahaonline.gov.in/>

[Overview](#) [Dealer Details](#)

PROPERTY (8)



Area
Built Up area: 3200 sq.ft. (297.29 sq.m.)
Carpet area: 2650 sq.ft. (246.19 sq.m.)

Configuration
Ware House with 2 Washrooms

Facing
East

Property Age
10+ Year Old

[Photos \(1/6\)](#)

Home / Commercial Property in Mumbai Andheri Dahisar / Andheri (East) / Factory 922 to 933 Cr | 9000 to 4000 sq.ft. Posted on Aug 04, 2020 | Ready to move

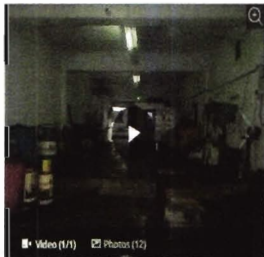
₹5.52 Cr @ 22,980 per sq.ft. Factory for Sale

Estimated EMI ₹4,40,885 In H.No Saurashtra Industrial Estate, Andheri (East) | Mumbai, Andheri-Dahisar, Mumbai

REERA STATUS NOT AVAILABLE Website: <https://maharegds.mahaonline.gov.in/>

[Overview](#) [Owner Details](#) [Contact Dealer](#) [Share](#)

PROPERTY (13)



Area
Carpet area: 2402 sq.ft. (223.15 sq.m.)

Configuration
Factory with 1 Washroom

Price
₹ 5.52 Crore+ Govt Charges & Tax @ 22,980 per sq.ft. (Negotiable)

Property Age
5 to 10 Year Old

[Video \(1/1\)](#) [Photos \(12\)](#)

Address
Marol, Mumbai Andheri Dahisar



Justification for price /rate

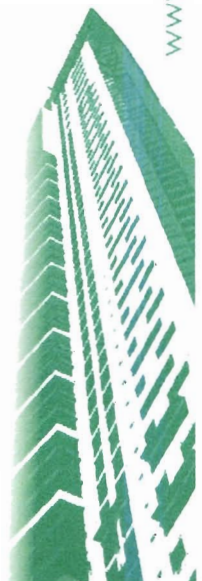
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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.

We hope this will satisfy your requirements.



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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market value** of the above property in the prevailing condition with aforesaid specifications is **₹ 3,71,04,720.00 (Rupees Three Crore Seventy One Lakh Four Thousand Seven Hundred Twenty Only).**

Place : Mumbai

Date : 04.01.2021

For VASTUKALA CONSULTANTS (I) PVT. LTD

Sharadkumar
B. ChalikwarDigitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou, email=sharad@vastukala.org, c=IN
Date: 2021.01.04 13:39:30 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178



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 & 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



(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

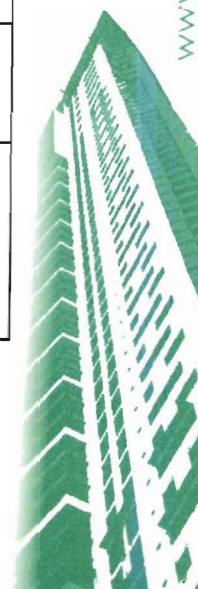
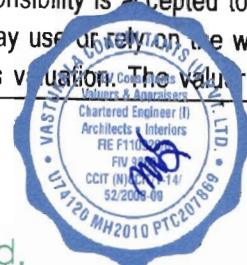
- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 04.01.2021 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. I/ my authorized representative have personally inspected the property on 09.10.2020. 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 AEAPC0117Q
- 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
- 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. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.



SI No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property Gala No. A - 101 was purchased by M/s. Amardeep Designs (I) Pvt. Ltd. from Desco Components Pvt. Ltd. vide Agreement for Sale dated 07.03.2016. Gala No. A -103 purchased by Mr. Mahendra Rao & Mrs. Bharati M. Rao from M/s. Sanjay Corporation.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, IFB - Sakinaka, to assess Realizable value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Umang Patel – Regd. Valuer Subhash Redkar – Valuation Engineer Vaishali Sarmalkar – Processing Galar
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 - 08.10.2020 Valuation Date - 04.01.2021 Date of Report - 04.01.2021
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 08.10.2020
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, Industrial Galasize, location, upswing in real estate prices, sustained demand for Commercial Gala, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Date: 04.01.2021

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. ChalikwarDigitally signed by Sharadkumar B
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=email=sharad@vastukala.org, c=IN
Date: 2021.01.04 13:39:38 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

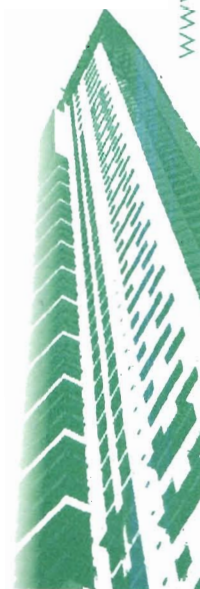
Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **04th January 2021** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

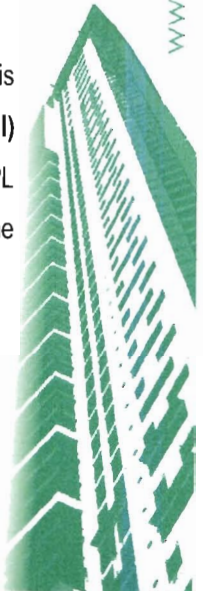
To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Commercial office, admeasuring Built up Area of 2,060.00 Sq. Ft. in the name of **M/s. Amardeep Designs (I) Pvt. Ltd. (Gala No. A-101) AND Mr. Mahendra Rao & Mrs. Bharati M. Rao (Gala No. A - 103)**. 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. Amardeep Designs (I) Pvt. Ltd. (Gala No. A-101) AND Mr. Mahendra Rao & Mrs. Bharati M. Rao (Gala No. A - 103)**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Commercial office, admeasuring Built up Area of 2,060.00 Sq. Ft.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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 office 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 Commercial office, admeasuring Built up Area of 2,060.00 Sq. Ft.

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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.
7. **The impact on real estate market due to pandemic Covid-19 is not considered for this valuation report.**



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(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

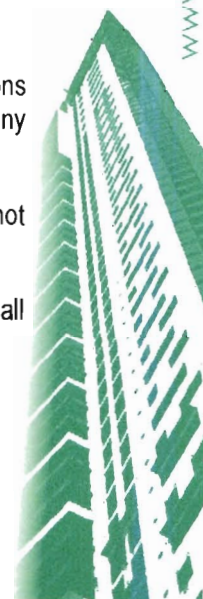
1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

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.

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.



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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 **04th January 2021**.

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 **Fair Market value** for this particular purpose at **₹ 3,71,04,720.00 (Rupees Three Crore Seventy One Lakh Four Thousand Seven Hundred Twenty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
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C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178



Vastukala Consultants (I) Pvt. Ltd.

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