

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA SMECC PRABHADEVI, 4th Floor, Ravindra Natya Mandir, Sayani Road, Near Siddhi Vinayak Temple, Prabhadevi, Mumbai - 400 025, State - Maharashtra, Country - India. GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 E-Mail : rajendranath.chinthapalli@sbi.co.in	Invoice No. PG-1429/21-22	Dated 11-Oct-21
	Delivery Note	Mode/Terms of Payment
	Dispatch Doc No. 36716/21360	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,800.00
	CGST			252.00
	SGST			252.00
Total				₹ 3,304.00

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

Indian Rupee Three Thousand Three Hundred Four Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,800.00	9%	252.00	9%	252.00	504.00
Total			252.00		252.00	504.00

Tax Amount (in words) : Indian Rupee Five Hundred Four Only

Remarks:
 Mrs. Sangeeta Mahendra Jain & Mr. Mahendra N. Jain -
 Residential Flat (Unit) No. 1101, 11th Floor, 'B' Wing 'West
 Tower' of "Lodha Venezia Project" G. D. Ambedkar Road, Near
 Abhyudaya Nagar, Kalachowky, Parel, Mumbai - 400 033,
 Company's Service Tax No. **AADCV4303RSD001**
 Company's PAN **AADCV4303R**

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

Company's Bank Details
 Bank Name : State Bank of India
 A/c No. : 32632562114
 Branch & IFS Code : MIDC Andheri (E) & SBIN0007074



Customer's Seal and Signature for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Sangeeta Mahendra Jain & Mr. Mahendra N. Jain**

Residential Flat (Unit) No. 1101, 11th Floor, 'B' Wing, "**West Tower**" of "Lodha Venezia Project", G. D. Ambedkar Road, Near Abhyudaya Nagar, Kalachowky, Parel, Mumbai – 400 033,
State – Maharashtra, Country – India

Latitude Longitude: 18°59'30.1"N 72°50'25.5"E

Valuation Done for:

State Bank of India

SMECCC Prabhadevi Branch

SMECCC Prabhadevi Centre, 4th Floor, Ravindra Natya Mandir, Sayani Road,
Near Siddhi Vinayak Temple, Prabhadevi, Mumbai – 400 025,
State – Maharashtra, Country – India

Vastukala Consultants (I) Pvt. Ltd.

**Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik**



**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat (Unit) No. 1101, 11th Floor, 'B' Wing, "West Tower" of "Lodha Venezia Project", G. D. Ambedkar Road, Near Abhyudaya Nagar, Kalachowky, Parel, Mumbai – 400 033, State – Maharashtra, Country – India belongs to **Mrs. Sangeeta Mahendra Jain & Mr. Mahendra N. Jain.**

Boundaries of the property.

North : Tata Power Company
 South : Slum Area
 East : Vardhaman Estate
 West : G. D. Ambedkar Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at is **₹ 3,54,45,000.00 (Rupees Three Crore Fifty Four Lakh Forty Five Thousand 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=CMD, email=cmd@vastukala.org, c=IN
 Date: 2021.10.17 10:15:42 +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/2021-22/85/13

Encl: Valuation report.

Mumbai

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

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 Fax : +91 22 28371324
 mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
 +91 9819670183
 delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
 +91 2462 239909
 nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S), INDIA

Tel. : +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
SMECCC Prabhadevi Branch
 SMECCC Prabhadevi Centre,
 4th Floor, Ravindra Natya Mandir,
 Sayani Road, Near Siddhi Vinayak
 Temple, Prabhadevi, Mumbai –
 400 025, State – Maharashtra,
 Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Banking Purpose.
2.	a) Date of inspection	: 08.10.2021
	b) Date on which the valuation is made	: 11.10.2021
3.	List of documents produced for perusal i) Copy of Agreement for Sale dated 10.10.2017. ii) Copy of Commencement Certificate No. SRA / ENG / 2793 / FS / PL / AP dated 13.06.2012 issued by Slum Rehabilitation 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)	: Mrs. Sangeeta Mahendra Jain & Mr. Mahendra N. Jain Address: Residential Flat (Unit) No. 1101, 11 th Floor, 'B' Wing, "West Tower" of "Lodha Venezia Project", G. D. Ambedkar Road, Near Abhyudaya Nagar, Kalachowky, Parel, Mumbai – 400 033, State – Maharashtra, Country – India. Contact Person: Mr. Mahendra N. Jain (Joint Owner) Contact No. 9820561667 Joint Ownership Details of share are not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat is located on 11 th floor. The composition of Flat is having Living with Dining Area + 2 Bedrooms + Kitchen + 2 Toilets + Storage Area + Dry Area + Passage. The property is at 3.8 KM. Walkable distance from nearest railway station Parel.
6.	Location of property	:
	a) Plot No. / Survey No.	: -
	b) Door No.	: Residential Flat (Unit) No. 1101



	c)	C.T.S. No. / Village	:	C. S. Nos. 11/124, 12/124, 13/124 and 14/124 of Parel Sewree Division
	d)	Ward / Taluka	:	F/S Ward, Mumbai
	e)	Mandal / District	:	District – Registration District of Mumbai City
	f)	Date of issue and validity of layout of approved map / plan	:	Approved Building plans were not provided and not verified.
	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	:	No
7.		Postal address of the property	:	Residential Flat (Unit) No. 1101, 11 th Floor, 'B' Wing, "West Tower" of "Lodha Venezia Project", G. D. Ambedkar Road, Near Abhyudaya Nagar, Kalachowky, Parel, Mumbai – 400 033, State – Maharashtra, Country – India.
8.		City / Town	:	Mumbai City
		Residential area	:	Yes
		Residential area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Higher Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Parel Sewree Division 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	:	Tata Power Company Details not available
		South	:	Slum Area Details not available
		East	:	Vardhaman Estate Details not available
		West	:	G. D. Ambedkar Road Details not available
13.		Dimensions of the site		N. A. as property under consideration is a Residential Flat in the residential building.
				A B
				As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -



	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 787.00 Dry Area in Sq. Ft. = 26.00 Total in Sq. Ft. = 813.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 834.00 Sq. Ft. (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 1,001.00 Sq. Ft. (Area as per Agreement for Sale + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	18°59'30.1"N 72°50'25.5"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 834.00 Sq. Ft. (Area as per Agreement for Sale)	
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	:	Residential	
2.	Location	:		
	C.T.S. No.	:	C. S. Nos. 12/124, 13/124 and 14/124 of Parel Sewree Division	
	Block No.	:	-	
	Ward No.	:	F/S Ward, Mumbai	
	Village / Municipality / Corporation	:	Parel Sewree Division Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	:	Residential Flat (Unit) No. 1101, 11 th Floor, 'B' Wing, "West Tower" of "Lodha Venezia Project", G. D. Ambedkar Road, Near Abhyudaya Nagar, Kalachowky, Parel, Mumbai - 400 033, State - Maharashtra, Country - India.	
3.	Description of the locality Residential / Residential / Mixed	:	Residential	
4.	Year of Construction	:	2018 Approx. (As per site Information)	
5.	Number of Floors	:	Ground + 4 Podium + DHL + 7 th to 65 th Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flats on 11 th Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	4 Lifts	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	



Car parking - Open / Covered	:	One Covered Car Parking Space
Is Compound wall existing?	:	Yes
Is pavement laid around the Building	:	Yes

III	Flat	
1	The floor in which the Flat is situated	: 11 th Floor
2	Door No. of the Flat	: Residential Flat No. 1101
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Wooden frame with Solid flush door
	Windows	: Powder Coated Aluminum sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	: Good
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 ?	: Good
7	Sale Deed executed in the name of	: Mrs. Sangeeta Mahendra Jain & Mr. Mahendra N. Jain
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. = 1,001.00 Sq. Ft. (Area as per Agreement for Sale + 20%)
10	What is the floor space index (app.)	: As per MCGM norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 787.00 Dry Area in Sq. Ft. = 26.00 Total in Sq. Ft. = 813.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 834.00 Sq. Ft. (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 74,000.00 expected rental income per month
IV	MARKETABILITY	:

1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 40,000.00 to ₹ 43,000.00 on Carpet 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).	:	₹ 42,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,300.00 per Sq. Ft.
	II. Land + others	:	₹ 39,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 2,34,850.00 per Sq. M. i.e. ₹ 21,818.00 per Sq. Ft.
	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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,300.00 per Sq. Ft.
	Age of the building	:	03 Years
	Life of the building estimated	:	57 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	N.A., as the property age is below 5 years.
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 3,300.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 39,200.00 per Sq. Ft.
	Total Composite Rate	:	₹ 42,500.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (incl. car parking, if provided)	834.00 Sq. Ft.	42,500.00	3,54,45,000.00
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			
	Total Value of the property			3,54,45,000.00
	The Realizable value of the property			3,19,00,500.00
	Distress value of the property			2,83,56,000.00
	Insurable value of the property			33,03,300.00
	Govt. Value of the property (1,001.00 x 21,818.00)			2,18,39,818.00

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 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 ₹ 40,000.00 to ₹ 43,000.00 on Carpet 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 residential application in the locality etc. We estimate ₹ 42,500.00 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	
i) Saleability	Good
ii) Likely rental values in future	₹ 74,000.00 expected rental income per month
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=CMD, email=cmd@vastukala.org, c=IN
Date: 2021.10.12 12:55:51 +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: 11.10.2021



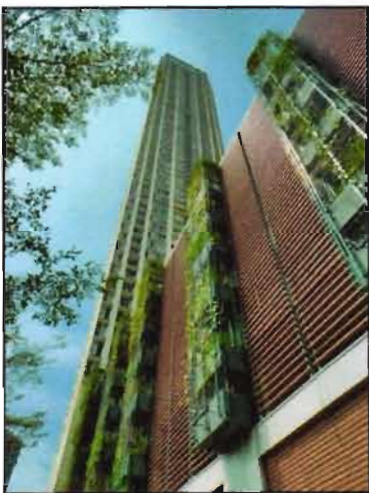
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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

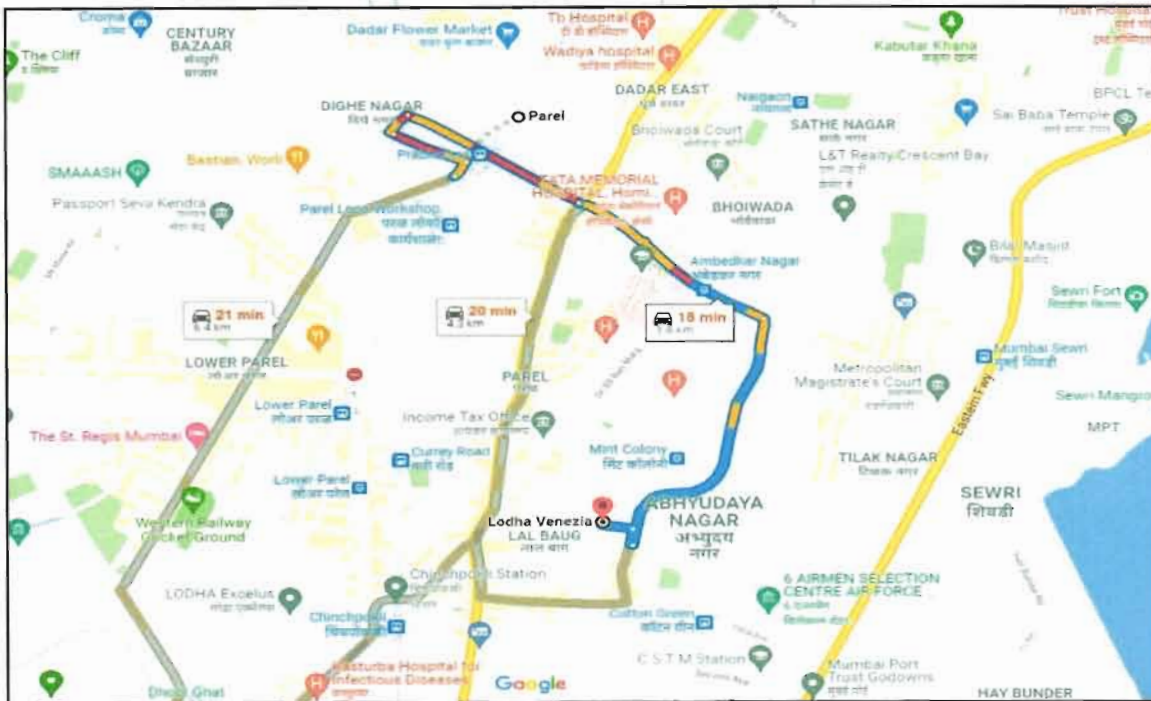


Actual site photographs



Route Map of the property


Site url



Latitude Longitude: 18°59'30.1"N 72°50'25.5"E

Note: The Blue line shows the route to site from nearest railway station (Parel – 3.8KM.)

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 20212022 Language English

Annual Statement of Rates

Selected District मुंबई(मेन) Select Village परळ, शिवडी डिव्हीजन

Search By Survey No Location

Enter Survey No 12 Search

उपविभाग	खुनी चमीन	निवासी वदनिका	खॉडीस दुकाने	खॉचोसिक	एकक (Rs./)	Attribute
11/81 -रस्ता : वावासाहेब आवेडकर मार्ग	120360	229340	289900	372300	229340	चौरस मीटर सि.टी.एस. नंबर
11/82-भूभाग : उत्तरेस जगन्नाथ भातगकर मार्ग व पुढे जेरवाई वाडीया मार्ग,दक्षिणेस विभागाची हद्द व दत्ताराम लाड मार्ग,पुर्वेस डॉ. आवेडकर मार्ग आणि एस.एस.राव मार्ग व हॉस्पिटल अँव्हेन्यु मार्ग, पश्चिमेस मध्य रेल्वे लाईन यामधील भूभाग	98520	230700	261390	307200	230700	चौरस मीटर सि.टी.एस. नंबर
11/83B -रस्ता : डॉ.एस.एस.राव मार्ग - डॉ. वावासाहेब आवेडकर रोड जंक्शन ते आचार्य दोंदि मार्ग जंक्शन पर्यंत	112680	228010	258440	314700	210420	चौरस मीटर सि.टी.एस. नंबर
11/83-C-भूभाग : खालील दर्जविलेल्या मिळकती	102010	213500	242540	285100	213500	चौरस मीटर सि.टी.एस. नंबर
11/84A -भूभाग : पुर्वेस रफी अहमद किडवाई मार्ग, पश्चिमेस टी.जिवराज रोड (पी.सावंत चौकापर्यंत),उत्तरेस आचार्य दोंदि मार्ग (किंग एडवर्ड रोड) यामधील त्रिकोणाकृती भूभाग.	57340	141150	161020	256400	141150	चौरस मीटर सि.टी.एस. नंबर
11/84 -भूभाग: पुर्वेस बॅरोस्टर नाथ पे मार्ग, टि. जिवराज मार्ग, रफी अहमद किडवाई मार्ग, पश्चिमेस वी.डी.आवेडकर मार्ग,उत्तरेस जेरवाई वाडीया मार्ग यामधील भूभाग.	87490	210450	233610	254670	210450	चौरस मीटर सि.टी.एस. नंबर
11/85A -भूभाग : पुर्वेस बीपीटी रेल्वे लाईन, पश्चिमेस हार्वे रेल्वे लाईन, दक्षिणेस विभाग हद्द (फर्स्ट अँव्हेन्यु रोड)	39200	97600	142100	154500	97600	चौरस मीटर सि.टी.एस. नंबर
11/85 -भूभाग : पुर्वेस विभाग हद्द, शिवडी स्टेशन कडून दक्षिणेकडे येणारा हिंदुस्थान लिफ्ट कंपनीच्या पुर्वेकडील रस्ता, पश्चिमेस बीपीटी रेल्वे लाईन, दक्षिणेस विभाग हद्द	31300	84600	148200	151400	118270	चौरस मीटर सि.टी.एस. नंबर

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Price Indicator



Home / Property in Mumbai / Parel / Apartments / 2 BHK / 3.7 to 3.8 Cr / 800 to 900 sq.ft. Posted on Sep 11, 2021 | Ready to move

₹3.75 Cr @ 44,964 per sq.ft. **2BHK 2Baths**
 Estimated EM: ₹2,99,514 Residential Apartment for Sale
 in Lodia Venezia, Parel, Mumbai South, Mumbai

REGISTRATION REGISTERED Registration No: P51900000828 Website: <https://maharera.mahaonline.gov.in>

Overview Society Dealer Details Recommendations Price Trends

Property (1) Sample (17) Society (19)

Area
 Carpet area: 834 sq.ft. (77.48 sq.m.)

Price
 ₹ 3.75 Crore @ 44,964 per sq.ft. [View Price Details](#)

Floor Number
 35th of 65 Floors

Property Age
 5 to 10 Year Old [View Construction Status](#)

Configuration
 2 Bedrooms, 2 Bathrooms, 1 Balcony with Pooja Room

Address
 Lodia Venezia, Parel, Mumbai South

Overlooking
 Others

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

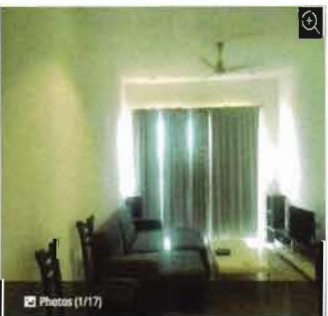
Home / Property in Mumbai / Parel / Apartments / 2 BHK / 3.5 to 3.6 Cr / 800 to 900 sq.ft. This property is covered by a Locality Report in Parel, Mumbai South on Sep 18, 2021

₹3.55 Cr @ 42,565 per sq.ft. **2BHK 2Baths**
 Estimated EM: ₹2,88,540 Residential Apartment for Sale
 in Lodia Venezia, Parel, Mumbai South, Mumbai

REGISTRATION REGISTERED Registration No: P51900000828 Website: <https://maharera.mahaonline.gov.in>

Overview Society Dealer Details Recommendations Price Trends

Property (17) Society (19)



Area
 Carpet area: 834 sq.ft. (77.48 sq.m.)

Price
 ₹ 3.55 Crore @ 42,565 per sq.ft. (negotiable) [View Price Details](#)

Floor Number
 35th of 65 Floors

Property Age
 1 to 5 Year Old [View Construction Status](#)

Configuration
 2 Bedrooms, 2 Bathrooms, No Balcony with Pooja Room

Address
 Lodia Venezia, Parel, Mumbai South

Facing
 North West

Shashikant Mishra
 Royal Nix Realtors And Property Management
[Contact Dealer](#)

[Photos \(1/17\)](#)



Price Indicator

Home > Property > Mumbai > Flats > Apartments > 2 BHK > 3.5 to 3.6 Cr > 800 to 900 sq.ft.

Posted on Sep 29, 2021 | Ready to move

₹ 3.6 Cr @ 43,165 per sq.ft. **2BHK 2Baths**

Estimated EMI ₹ 2,87,523 Residential Apartment for Sale

in 2004/2004 Parel, Mumbai South, Mumbai

REGA STARTUP REGISTERED Registration No: PS190000828 Website: <http://maharera.maharashtra.gov.in>

Overview Society Dealer Details Recommendations Price Trends

Property (8) Society (19)

Area: Carpet area: 834 sq.ft. (77.48 sq.m.)

Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony with Pooja Room

Price: ₹ 3.6 Crore+ Govt Charges & Tax @ 43,165 per sq.ft. [View Price Details](#)

Address: Lodha Venezia Parel, Mumbai South

Floor Number: 27th of 41 Floors

Overlooking: Park/Garden, Main Road

Property Age: 1 to 5 Year Old [View Construction Status](#)

Photos (1/4)

magicbricks Buy - Rent - Sell Tools & Advice - What's New - Property Services - Blog - Help - Sign in My Activity Post Property FREE

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Parel > 3 BHK Flats for Sale in Parel > 1168 sq.ft.

Property ID: 3-891-41

3 BHK Flat

For Sale Parel, Mumbai

₹ 5.11 Cr 1168 Sq-ft 3 BHK

₹ 43750 / sqft. Carpet Area 3 Bathrooms

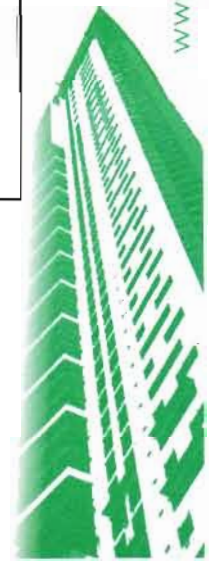
Amenities will be updated soon.

Agent: Vivek Solanki 1000+ Buyers Served

Contact Agent Save for Later

Bedrooms: 3	Bathroom: 3	Balcony: 1	Store Room: 1
Super Area: 1684 sqft. @ 28,160/sqft	Carpet Area: 1168 sqft. @ 43,160/sqft	Loading: 35%	
Developer: Lodha Group	Project: Lodha Venezia		

Agent: Vivek Solanki +91-9800000006 Save for Later



Price Indicator

Home / Property / Mumbai / Real Estate / Apartments / 2 BHK / 3.7 to 3.8 Cr / 800 to 900 sq.ft.

Posted on Sep 02, 2024 | Ready to move

₹3.8 Cr @ 45,563 per sq.ft. **2BHK 2Baths**

Estimated EMI: ₹3,03,507

Residential Apartment for Sale

Lodha Venezia Parel / Mumbai South / Mumbai

REBA STATUS: REGISTERED | Registration No: P51900000828 | Website: <https://maharera.maharajiv.gov.in/>

Overview | Society | Dealer Details | Recommendations | Price Trends

Property (1) | Sample (17) | Society (19)

Area
Carpet area: 834 sq.ft. (77.48 sq.m.)

Price
₹3.8 Crore @ 45,563 per sq.ft. [View Price Details](#)

Floor Number
34th of 65 Floors

Property Age
5 to 10 Year Old [View Construction Status](#)

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony with Pooja Room

Address
Lodha Venezia Parel, Mumbai South

Overlooking
Others

Photos (1/1)



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As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 3,54,45,000.00 (Rupees Three Crore Fifty Four Lakh Forty Five Thousand Only). The Realizable Value of the above property is ₹ 3,19,00,500.00 (Rupees Three Crore Nineteen Lakh Five Hundred Only). And the distress value ₹ 2,83,56,000.00 (Rupees Two Crore Eighty Three Lakh Fifty Six Thousand Only). The book value (purchase price) of the above property as of 10.10.2017 is ₹ 3,41,55,000.00 (Rupees Three Crore Forty One Lakh Fifty Five Thousand Only).

Place: Mumbai

Date: 11.10.2021

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2021.10.12 10:16:03 +05'30'

Sharadkumar
B. Chalikwar

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

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

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Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

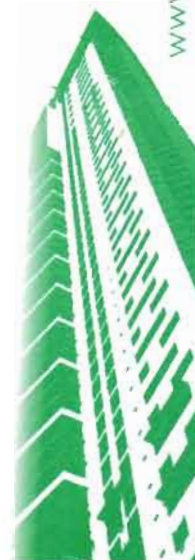


(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

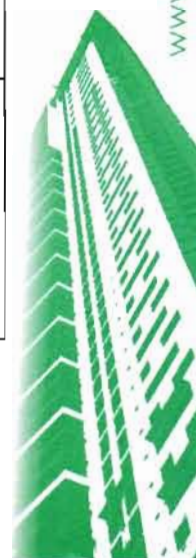
- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 11.10.2021 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 08.10.2021. 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 under consideration was purchased by Mrs. Sangeeta Mahendra Jain & Mr. Mahendra N. Jain from Mr. Vaibhav Singh vide Agreement for Sale dated 10.10.2017.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SMECCC Prabhadevi Branch to assess fair market 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 Rohit Bhowar - Valuation Engineer Jayaraja Acharya - Processing 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 – 07.10.2021 Valuation Date - 11.10.2021 Date of Report - 11.10.2021
6.	inspections and/or investigations undertaken;	Physical Inspection done on 08.10.2021
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.



10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential 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: 11.10.2021
Place: Mumbai

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=CMD, email=cmd@vastukala.org,
c=IN
Date: 2021.10.12 10:16:17 +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 **11th October 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 834.00** in the name of **Mrs. Sangeeta Mahendra Jain & Mr. Mahendra N. Jain**, 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 **Mrs. Sangeeta Mahendra Jain & Mr. Mahendra N. Jain**. 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 Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 834.00**

Condition & Repair

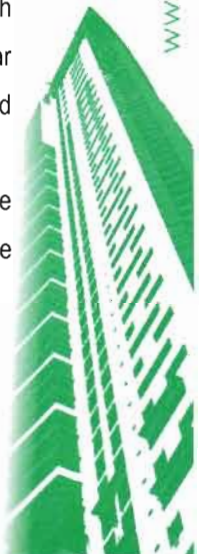
In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

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 **Carpet Area in Sq. Ft. = 834.00**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



(Annexure - 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 of the property under reference as on **11th October 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 knowledgeable 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 for this particular purpose with at **₹ 3,54,45,000.00 (Rupees Three Crore Fifty Four Lakh Forty Five Thousand Only)**.

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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=CMD, email=cmd@vastukala.org,
c=IN
Date: 2021.10.12 10:16:47 +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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