

Diwanji & AssociatesGOVERNMENT APPROVED VALUERS | CHARTERED ENGINEERS
B.M.C. LICENSED STRUCTURAL ENGINEERS & AUDITORS | TECHNICAL LEGAL CONSULTANT**R.G. DIWANJI**

B.E. (CIVIL), M.E. (INDIA), F.I.V., M.A.C.I., M.I.S.S.E.

Mumbai Office : Office No. 302, Third Floor, "The Central Building",
Shell Colony Road, Next to Jenny Photo Studio, Chembur (East), Mumbai 400071.
Tel.: 022-25246448, 9892003790, 8655108989, 8655552316 | Email: rgdiwanji@valuers@gmail.com**Thane Office** : Flat No. 6, First Floor, "Devkinandan" Bldg.,
Noori Baba Road, Near Makhamali Talao, Panchpakhadi,
Thane (W), District Thane - 400601 | Tel.: 022-25430997

Ref No: VS/D&A/RGD/2019-20/JAN-067

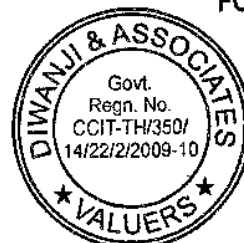

Date: 13th January, 2020To,
The Chief Manager
Bank of Maharashtra
Branch: Stressed Assets Management Branch
Maharashtra Bank Building, 2nd floor, B-Block,
B- 29, Connaught Place, New Delhi -110001
Tel : 011-23321444/23715468**Subject** : Valuation Report of Property located at Palghar (West), District Palghar for Old Loan Account (NPA A/c.) with Bank.Respected Sir,
Please find the Valuation Report in Bank's prescribed format.**Name of Client** : A/c of M/s. Maharashtra Meters Pvt. Ltd.**Description of the Property** : Industrial Premises bearing Unit No. 4, Ground floor, "**Dewan & Sons Udyog Nagar**", Plot No. 1, Survey No. 820 (1) of Village Mahim, Near HDIL Paradise City Housing Complex Chintupada, Palghar (West), District Palghar - 401 404Summary of Valuation

A]	Fair Market Value of Property as on date	: Rs. 16,00,000/- (Rupees Sixteen Lakh(s) Only)
B]	Realizable Value of Property as on date	: Rs. 14,50,000/- (Rupees Fourteen Lakh(s) Fifty Thousand Only)
C]	Forced / Distress Sale Value of Property as on date	: Rs. 12,00,000/- (Rupees Twelve Lakh(s) Only)

This report has 19 sheets including photographs, location plan, Extracts of agreement to sale & Copies of Sale Instances etc.

Thanking you,

Yours Faithfully,
FOR DIWANJI & ASSOCIATES

S. N. GOLE
 (CHIEF VALUER)


R. G. DIWANJI
 (PANEL VALUER)

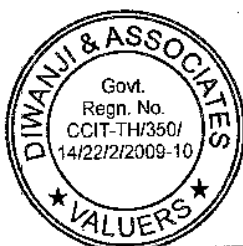


ANNEXURE - IA

PART - I: VALUATION

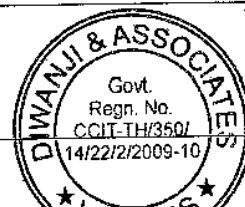
We have inspected the property below on 11/01/2020, so as to assess the present Fair Market Value of the Property as on date.

1)	Purpose for which valuation is made?	:	To ascertain the Fair Market Value of Property as on date for for Old Loan Account (NPA A/c.) with Bank of Maharashtra, Branch : Stressed Assets Management Branch, New Delhi - 110001
2)	Party interested in Valuation	:	Valuation initiated by The Chief Manager, Bank of Maharashtra, Branch : Stressed Assets Management Branch, New Delhi - 110001
3)	Date on which valuation is made?	:	13/01/2020
4)	Date of inspection of the property	:	11/01/2020
5)	Name of the owner / owners	:	The property is owned by: M/s. Maharashtra Meters Pvt. Ltd.
6)	If the property is under joint ownership	:	It is owned by Pvt. Ltd. Company
a)	Co-ownership, share of each such owner	:	
b)	Are the shares divided?	:	
7)	Brief description of the property	:	The Property under Valuation is a single storeyed RCC Structure Industrial Unit having AC Sheet Roofing. It is having Brick masonry walls plastered on both sides by cement mortar plaster with cement paint externally. It is provided with White wash internally. The Unit is totally admeasuring 1050 sft of Built up Area as per the agreement. The Unit is provided with IPS flooring, MS frame glazed Windows & Industrial Wiring etc. The Internal Height of said Premises is 18 ft approximately. The said Building was constructed in the Year 1987 or thereabout.
8)	Nature & Locality	:	The Property is located in Village Mahim, Palghar (West), District Palghar. It is situated approximately 3 to 3.5 km distance from Palghar Railway Station & it is near to Chitupada Road. The area is semi developed and having basic infrastructure facilities such as good approach roads, electricity, telecommunication facility, street lighting etc. The basic civic amenities such Market, Banks, Schools and Hospitals etc. are available within 2 to 3 Kms distance from the property. The area falls under the limits of Palghar Municipal Council. It is surrounded by Industrial Units / Factories,

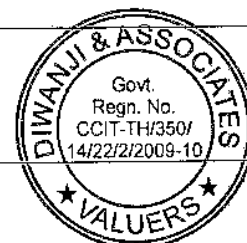


		Residential Buildings / Complex and open Lands. The Land is surrounded by Industrial Units such as Sundaram Books, Turakhia Textiles, Yamuna Lubricants, Corru Cartons (I) Pvt Ltd, Allianz Transformers Pvt. Ltd, Durian Industries Ltd and and Residential Complexes such as HDIL Paradise City, Oswal Dream City etc. The area is well connected with all parts of Palghar, Mumbai & Thane District by good network of Roads and Railways. Transportation means such as State Transport Buses & Rickshaws are available.
9)	Location, Street, Ward No.	: Industrial Premises bearing Unit No. 4, Ground floor, " Dewan & Sons Udyog Nagar ", Plot No. 1, Survey No. 820 (1) of Village Mahim, Near HDIL Paradise City Housing Complex Chintupada, Palghar (West), District Palghar - 401 404
10)	Survey/Plot No. of Land	: Plot No. 1, Survey No. 820 (1) of Village Mahim
	Nearby Landmark	: Near HDIL Paradise City Housing Complex
	<u>Latitude and Longitude</u>	: <u>Longitude</u> : 72°45'45.7E & <u>Latitude</u> : 19°40'29.0N
11)	<u>Plot boundaries</u>	:
	On or Towards East	: By C.F.C. of Complex
	On or Towards West	: By Plot No. 2
	On or Towards South	: By Open Land
	On or Towards North	: By Road
12)	Is the property is situated in Residential/Commercial/Mixed Area/ Industrial Area?	: It is situated in predominantly Industrial Area.
13)	Classification of locality-High Class/Middle Class/Poor Class.	: Middle Class.
14)	Proximity to civic amenities, like Schools, Hospitals, Offices, Markets, Cinemas etc.	: Civic Amenities are situated within 2 to 3 kms distance from the property.
15)	Means and proximity to surface communication by which the locality is served.	: The means of transportation such as Buses, Taxis & Rickshaws are available nearby. It is located 3 to 3.5 Kms away from Palghar Railway Station.
	LAND	
16)	Area of land (Property) shape, dimensions & physical features	: Documented Built Up Area of the Unit / Premises = 1050 sft (Measured Carpet Area of the Unit as per the Provision of Maharashtra Municipalities Act 1965 = 900 sft).
17)	Roads, Streets or Lanes on which the land is abutting	: Off Chintupada Road.

18)	Is it freehold or leasehold land?	:	It is an ownership type of Property.
19)	If leasehold, name of the lessor /lessee, nature of lease, dated of commencement and termination of lease and terms of renewal of lease i) Initial premium ii) Ground rent payable per annum iii) Unearned increase payable to the lessor in the event of sale or transfer	:	Not applicable.
20)	Is there any restrictive covenant in regards to use of Land? If so attach a copy of the covenant?	:	The Property under Valuation is Industrial Premises and it is restricted for Industrial use only.
21)	Are there any agreements of easements? If so attach copies.	:	Nothing Specific.
22)	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Govt. or any statutory body? If so give particulars.	:	The area falls within the limits of Palghar Municipal Council..
23)	Has any contributions been made towards development or is any demand for such contribution still outstanding?	:	No
24)	Has the whole or part of the land been notified for acquisition by the notification?	:	No
25)	Attach a dimensioned site plan.	:	Not Available
	IMPROVEMENT		
26)	Attach plans and elevation of all structures standing on the land and a lay-out plan.	:	Photographs showing elevation of Building are attached with the report.
27)	Furnish technical details of the building on a separate sheet (The annexure to this form may be used)	:	Refer Technical Annexure attached.
28)	i) Is the building owner occupied; specify portion and extent of area under owner occupation.	:	The Unit was vacant and was in the possession of owner at the time of inspection.
	ii) If partly owner occupied, specify portion and extent of area under owner occupation.	:	Not Applicable.



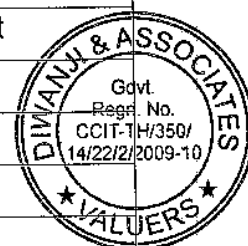
29)	What is the floor space index permissible and percentage actually utilized?	:	Permissible FSI is as per the D.C. Rules and Regulations of Competent Authority.
	RENT		
30)	i) Names of tenants / lessees / licensees etc. ii) Portions in their occupation iii) Monthly or Annual Rent / Compensation / License Fee, period of Lease etc. iv) Gross Amount received for the whole property	:	Not Applicable.
31)	Are any of the occupants related to or close business associates of the owner?	:	Not Applicable.
32)	What is the amount of property tax? Who is to bear it? Give details with documentary proof	:	Property Tax will be as per standard norms of competent authority.
33)	Is the building insured? If give policy no. amount for which it is insured and annual premium	:	Details not known
34)	Is any dispute between landlord and tenant regarding rent pending in a court of law?	:	Not Applicable
35)	Has any standard rent has been fixed for the premises under any law relating to the control of rent?	:	Details not known
36)	Land Rate Adopted in this valuation	:	Adopted Composite Market Rate for Valuation.
37)	If sale instance are not available or not relied upon, the basis of arriving at the land rate.	:	Local enquiry with estate agents and comparing with other properties available for sale.
	SALES		
38)	Given instances of sale of immovable property in the locality on separated sheet, indicating the name and address of property, registration No. Sale price and area of land sold.	:	Copies of Sale Instances are attached with Report.
39)	Land Rate adopted in this valuation	:	Adopted Composite Market Rate for valuation.
40)	If sale instance are not available or not relied upon, the basis of arriving at the land rate.	:	By Local enquiry with the builders, our judgement, experiences & referring the recent transactions.



	<u>COST OF CONSTRUCTION</u>		
41)	Year of commencement of construction & year of completion	:	The Building was constructed in the Year 1987 or thereabout.
42)	What was the method of construction – by contract / by employing labour directly / both?	:	} The Valuation is done as per composite Market Rate Method and not as per cost of construction.
43)	For items of work done by the engaging labour directly, give basic rates of materials & labour supported by documentary proof.	:	
	<u>PART- II : VALUATION</u>		
1)	Present condition of the building	:	The Building is in average condition.
2)	Depreciation of Construction	:	Adopted Depreciated Market Rate for Valuation.
3)	Fair Market Value of the property as on date	:	<p>Documented Built up Area of the Unit = 1050 sft</p> <p><u>Factors Considered:</u> The Location, Internal condition of the premises & amenities/ facilities available, grade & age of building, current demand & supply of real estate properties etc.</p> <p>(The Prevailing Market Rates in vicinity of subject property for similar type of properties having similar amenities and facilities, similar specification is in the range of Rs. 5,000/- to Rs. 5,500/- per sft on Built Up Area.)</p> <p>The Rates are justified by few Sale Transactions for similar type of properties in the vicinity of the subject property which are occurred in Year 2019. Following are the Recent Sale Transactions in the Vicinity of subject Property & copy of the same are attached with the Report –</p>

SALE INSTANCE – I

<u>Details of Property</u>	: Gala No.A-01, Plot No. 3 to 10, Survey No. 942/1 of Village Mahim, Taluka Palghar, District Palghar,
<u>Area of Property</u>	: Documented Built Up Area of the Gala = 711 sft
<u>Agreement Price</u>	: Rs. 35,50,000/-
<u>Govt. Market Value</u>	: Rs. 37,81,000/-
<u>Name of the Seller / Vendor</u>	: Smt. Suchita Anand Kashikar
<u>Name of the Purchaser</u>	: Mr. Kushal Ramakant Mestry
<u>Details of Agreement & Registration</u>	: Registered at The Sub-Registrar's Office Palghar having Sr. No. 2277/2019.
Sale Transaction Rate	: Rs. 4,992/- per sqm



SALE INSTANCE – II

<u>Details of Property</u>	:	Gala No.2926, Plot No.6, Survey No: 820, Hissa No.1, Mouje Mahim, Taluka Palghar, District Palghar,
<u>Area of Property</u>	:	Documented Built Up Area of the Gala = 204.46 sqm
<u>Agreement Price</u>	:	Rs. 1,21,00,000/-
<u>Govt. Market Value</u>	:	Rs. 1,19,73,000/-
<u>Name of the Seller / Vendor</u>	:	M/s Kandoi Fabrics
<u>Name of the Purchaser</u>	:	M/s Pack Sils Industries
<u>Details of Agreement & Registration</u>	:	Registered at The Sub-Registrar's Office Palghar having Sr. No. 2009/2019.
<u>Sale Transaction Rate</u>	:	Rs. 5,497/- per sqm

From the above Sale Transactions it reveals that the Industrial Galas are sold in the Range of Rs. 5,000/- to Rs. 5,500/- per sft on Built Up Area.

However, the Property under consideration is having following disadvantages :

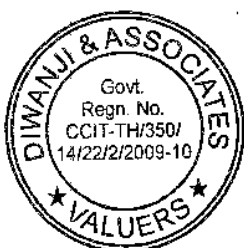
- *The Structure is not properly maintained & in poor condition.*
- *There is no water supply through corporation.*
- *The Electricity Meter is not found at place and there is no electricity supply in the said Premises.*
- *There is no doors to the subject Premises.*
- *The Building is in unaesthetic condition.*
- *Most of the Galas /premises in the Building are found locked & closed.*

Due to above factors, the Marketability of the said Premises is affected & we have discounted the above Prevailing Market Rate due to above mentioned disadvantages. Thus considering the present condition, current real estate market scenario, present demand and supply and other factors in our opinion a rate of **Rs. 1,500/- per sft on Built Up Area** is Fair & Reasonable to the subject Premises.

Hence **Fair Market Value** of premises as on date
= Built up Area of Unit x Market Rate Adopted
= 1050 sft. x Rs. 1,500/-
= Rs. 15,75,000/-
Say ~ Rs. 16,00,000/-
(Rupees Sixteen Lakh(s) Only)



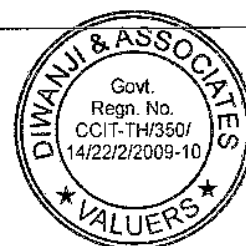
4)	Fair Market Value of the property as on date	<p>The definition of Market Value in the report is: It is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Value's are-</p> <ul style="list-style-type: none"> a) It is a free will sale. b) It is an estimated amount and not a predetermined or an actual sale price. c) It is time-specific as on the given date. d) It depends on 'purpose of valuation. e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently. f) Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible. <p>= Rs. 16,00,000/- (Rupees Sixteen Lakh(s) Only)</p>
5)	Realisable Value of the Property as on date	<p>The value realizable by the bank is generally less than the market value because of various factors such as mode of payment (strictly by cheque) limitations of effective marketing, costs involved in the process of the sale etc. The percentage variation between RV and MV depends on various factors such as urban or rural property, user & location of the property etc. Considering characteristics of the subject property under valuation we consider reduction factor of 10 % will be appropriate. We are therefore, discounting 10 % in this case.</p> <p>Hence <u>Realisable Value</u> of Property as on date = Fair Market Value of property as on date x 0.90 = Rs. 16,00,000/- x 0.90 = Rs. 14,40,000/- Say ~ Rs. 14,50,000/- (Rupees Fourteen Lakh(s) Fifty Thousand Only)</p>
6)	Distress / Forced Sale Value as on date	<p>The distress/forced sale value in this report is defined as: It means the amount, which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers from. Past Experience has shown that generally in forced / distress sale conditions the values fetched are about 10% to 40% (or sometimes even more) below the market value. In the report we have discounted the market value by 25%.</p>



		Hence, <u>Forced / Distress Sale Value</u> of the property as on date = Fair Market Value of the property x 0.75 = Rs. 16,00,000/- x 0.75 = Rs. 12,00,000/- (Rupees Twelve Lakh(s) Only)
7)	Suggested sum assured for Fire Insurance cover (Replacement Cost)	: Documented Built up area of Premises = 1050 sft Considering the type and quality of construction, specifications of building materials used, internal height etc a Replacement Rate of Rs. 1,000/- per sft is adopted. Hence, <u>Replacement Cost</u> of Premises for Insurance Purpose = Built up Area x Replacement Rate = 1050 sft. x Rs. 1,000/- = Rs. 10,50,000/- (Rupees Ten Lakh(s) Fifty Thousand Only)
ANNEXURE TO FORM O-1		
1)	Nos. of floors and height of each floor	: It is a single storied structure having 18' internal height .
2)	Plinth area floor -- wise (as per IS:3861-1966)	: Documented Built up Area of the Unit = 1050 sft.
3)	Year of construction	: The Building was constructed in the year 1987 or thereabout
4)	Age of the property	: The Building is reportedly 33 years old.
5)	Estimated future life	: @ 17 years under normal circumstances and with periodic maintenance.
6)	Type of construction	: RCC Framed structure.
7)	<u>Wall</u>	
(a)	Basement & Plinth	} Brick Masonry Walls.
(b)	Ground Floor	
(c)	Super structure above ground floor	

Remarks:

- The valuation is based on the site visit & the information given by the Bank/Party.
- The valuation is subject to clear and marketable title.
- This valuation report will remain valid only for the purpose for which it is made. Market value obtained in this report is defined below – Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion (As defined by the international Valuation Standards Committee, London).
- Bank authorities are requested to contact Valuer in case of any doubts or discrepancy.
- The opinion about valuation is true and correct to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.



F) Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc if any, are not considered in the valuation. We have assumed that the assets are free of encumbrances.

G) Photo copy of following documents was referred by us & this valuation report should be read along with it:

- Agreement for sale dated 28/06/1988 between M/s. Palghar & Development Corporation (The Vendor) & M/s. Maharashtra Meters Pvt. Ltd. (The Purchaser), registered at The Sub-Registrar's Office, Palghar having Sr. No. CHA- 698/1988

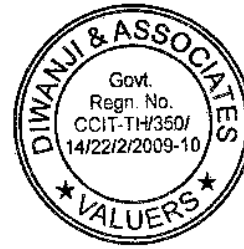
(Agreement Value Rs. 1,90,000/- in the year 1988)

Place : Chembur (East), Mumbai

Date : 13/01/2020

Visited by : Mr. Johnson Thomas

Entered by : Mr. Vijay S. Warganekar



R.G. Diwanji

R.G. DIWANJI
PANEL VALUER

For: A/c of M/s. Maharashtra Meters Pvt. Ltd. dated 13/01/2020.

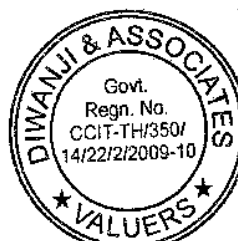
ANNEXURE - I

SUMMARY OF VALUTION REPORT

Summary of Valuation of Report of Property i.e. Industrial Premises bearing Unit No. 4, Ground floor, "Dewan & Sons Industrial Complex", Plot No. 1, Survey No. 820 (1) of Village Mahim, Chintupada, Palghar (West), Dist: Palghar - 401 404 which is owned by M/s. Maharashtra Meters Pvt. Ltd.

Sr. No.	Particulars	Details of Information
1)	Name of the Branch	: SAM, New Delhi - 110001.
2)	Name of Borrower	: M/s. Maharashtra Meters Pvt. Ltd.
3)	Name of the Valuer / Firm	: DIWANJI AND ASSOCIATES (Mr. R. G. DIWANJI)
4)	Date of Visit by Valuer	: 11/01/2020
5)	Name of Bank Official accompanied / visited with Valuer	: --
6)	Description of Property	:
a)	Name of the Owner / Mortgagor	: M/s. Maharashtra Meters Pvt. Ltd.
b)	Extent of Area (in Acres / Hectors/ sq meter/sq ft)	: Documented Built Up Area of the Unit / Premises = 1050 sft
c)	Survey No./ Gut No. / CTS No. / House No.	: Plot No. 1, Survey No. 820 (1) of Village Mahim
d)	Type of Land	: Freehold
e)	Nature of Property	: Industrial Unit
f)	In possession of / Occupancy	: The Unit was vacant and was in the possession of owner at the time of inspection.
g)	Location	: Urban
h)	Boundaries	: Identified
i)	Market Value of the Property	: Rs. 16,00,000/-
j)	Realizable Value of the Property	: Rs. 14,50,000/-
k)	Distress Value of the Property	: Rs. 12,00,000/-
l)	Value of the Property as per Govt. Ready Reckoner	: Govt. Market Rate for New Industrial Gala in this locality is Rs. 46,600/- per sqm for Stamp Duty Purpose as per Ready Reckoner for year 2020.

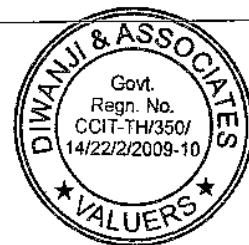
Certified that the Property is properly demarcated and the boundaries of the Property are identified.



R.S. Diwanji
R.G. DIWANJI
PANEL VALUER

TECHNICAL ANNEXURE

a.	Type of Construction	:	RCC structure.
b.	Completion status	:	Completed.
c.	No. of stories	:	Single storeyed structure
d.	Type of Foundation	:	RCC Foundation.
e.	Superstructure walls	:	Brick masonry walls.
f.	Internal Finish	:	Cement mortar plaster.
g.	External Finish	:	Cement Paint over cement mortar plaster.
h.	Type of Flooring	:	IPS flooring
i.	Type of Roof	:	A.C. sheet roofing
j.	Type of Paint	:	White wash internally.
k.	Electrification	:	Industrial Wiring with ordinary quality electrical fittings.
l.	Plumbing	:	Not Applicable
m.	Bathroom details	:	Not Applicable
n.	Door details	:	Not provided.
o.	Window details	:	MS Frame Windows
p.	Overall Appearance	:	Average
q.	Architecture Quality	:	Average
r.	Other Details	:	The internal height of said Unit is 18' approximately
s.	Special amenities	:	Nothing Specific



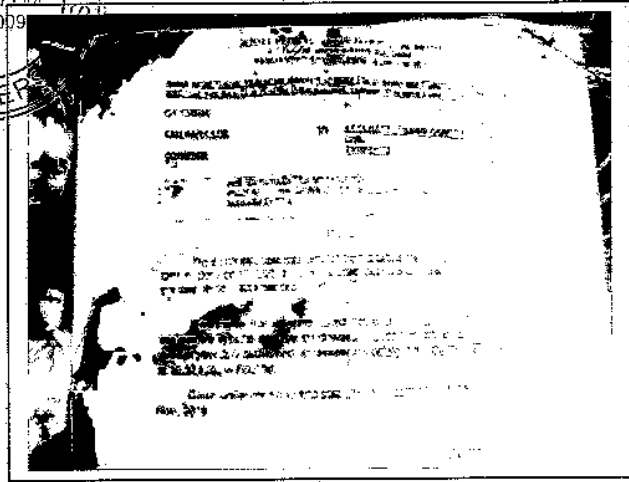
Name of Client : A/c of M/s. Maharashtra Meters Pvt. Ltd.



External View of the Building



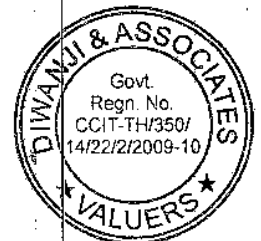
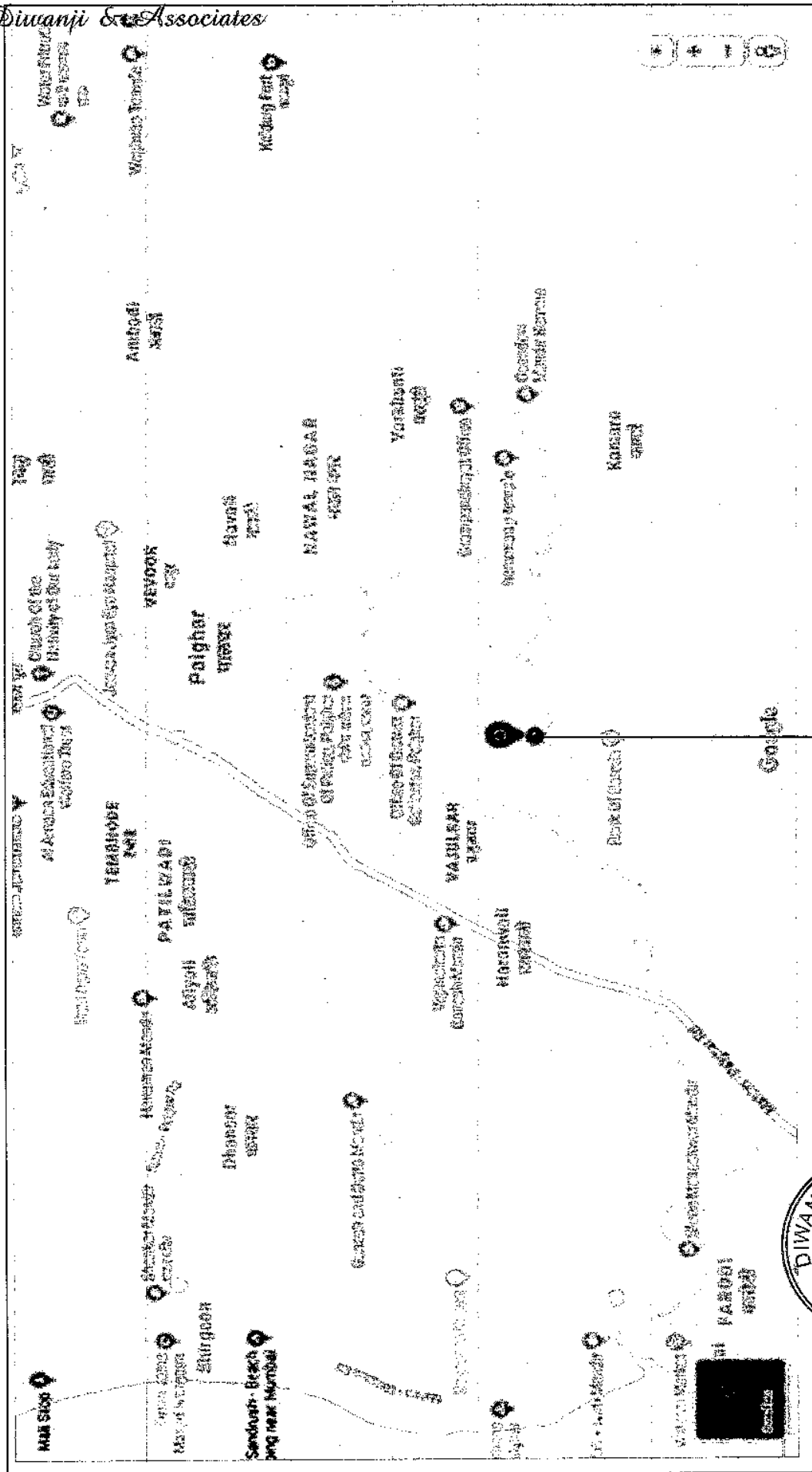
External View of the Premises

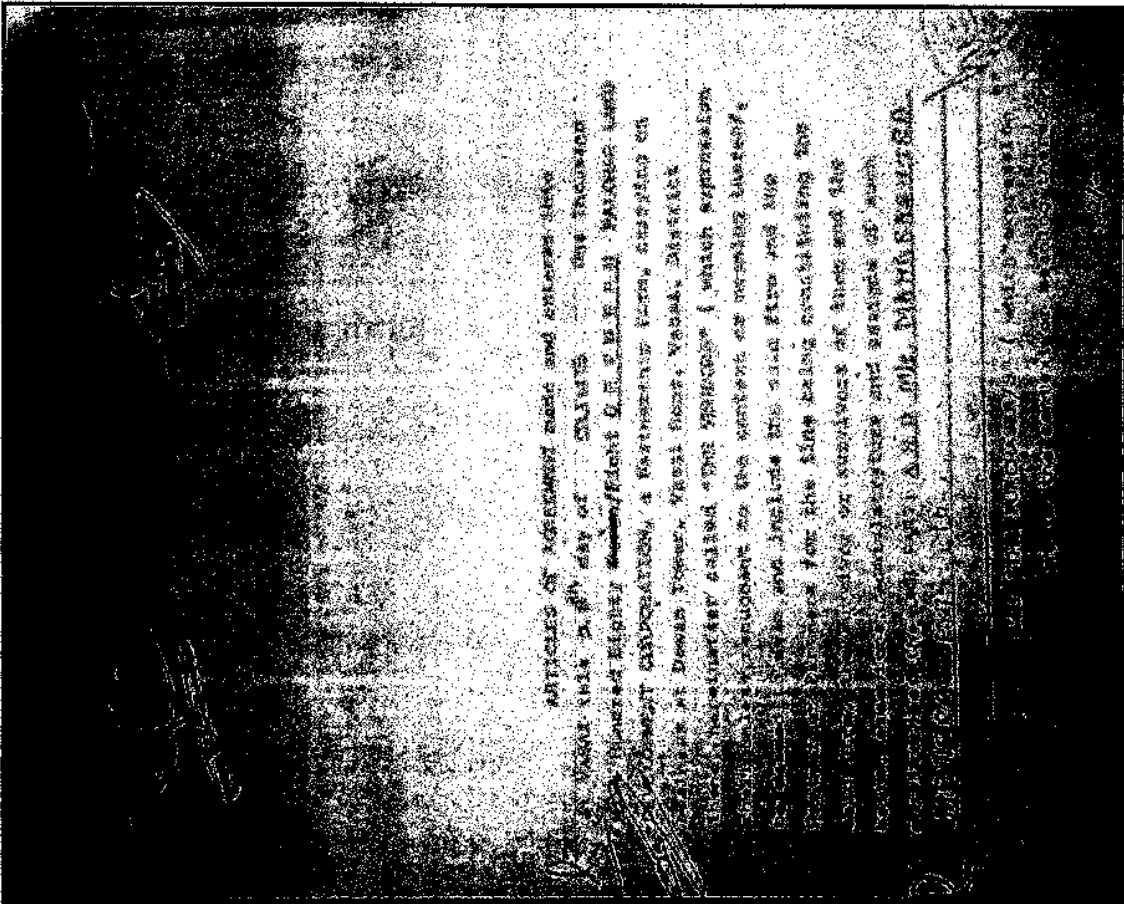
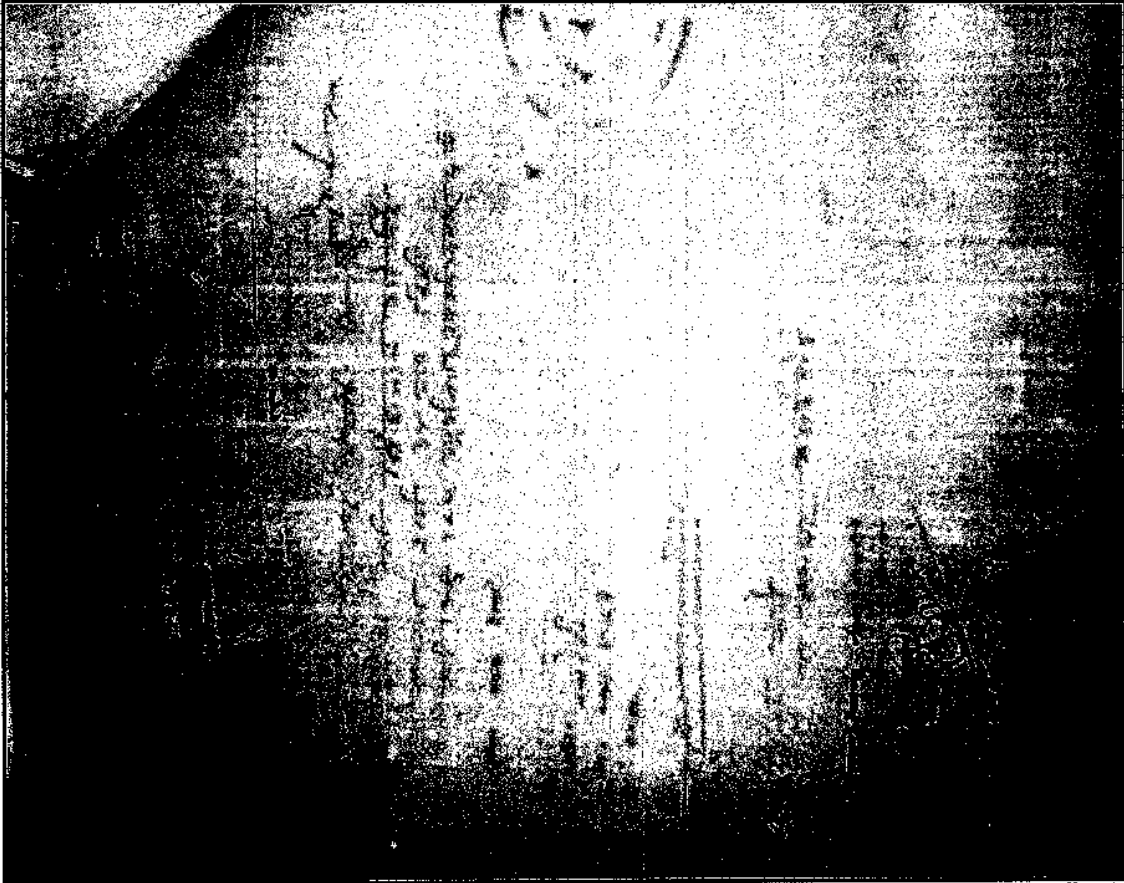


Internal View of the Premises

View of the Notice displayed by DRT-III, Delhi

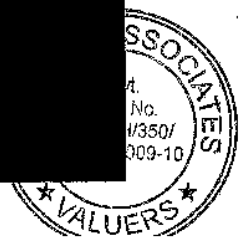
LOCATION MAP

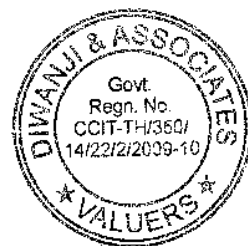
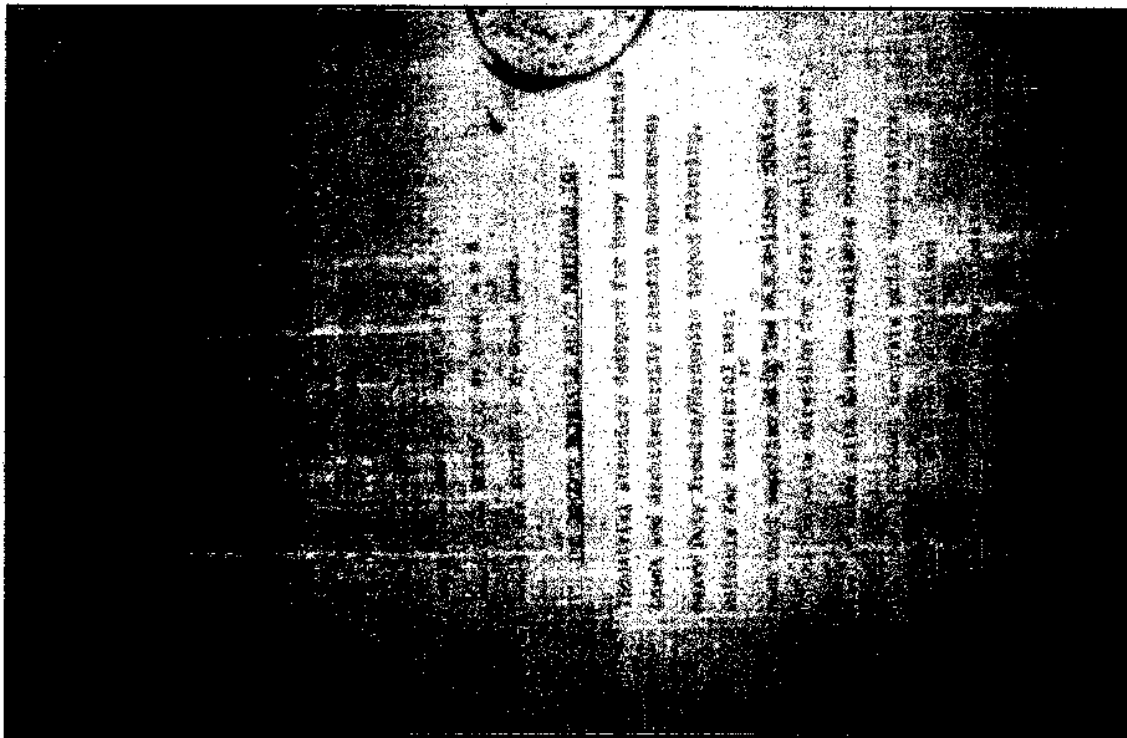




...the said building is located ...
 ...and every necessary ...
 ...to the ...
 ...as the ...
 ...the ...
 ...to carry out ...
 ...the ...
 ...in the ...
 ...particularly described in the Schedule ...
 ...for the year ending at ...

...the said building ...
 ...and every necessary ...
 ...to the ...
 ...as the ...
 ...the ...
 ...to carry out ...
 ...the ...
 ...in the ...
 ...particularly described in the Schedule ...
 ...for the year ending at ...





दृष्टान्त विवेक : सु. लि. पालमार
दस्तावेज सं. : 2009/2019
नोट्स :
Rajgopal Singh

सूची क्र.2

00284 3-01-2030
For Generated Through a Search Module For original report please contact nearest SRO office.

मात्वाप्येतावः माद्विः माद्विः (प्रमावः शत्रुः)

अरेदीपसल.

BONNET

CONCLUSIONS

१) पालकसे जात: दापो इतर लॉन: ; इतर माहिती: मोजे माहीम हा पालखर दि. पालखर देशील खर्च का रु.२७ वा तैम्साक १ पैकी प्लॉट का ३ क्षेत्रफल १७७० चौ मा तसेच ओटवोगिक गाळा क १२३७

1000-375

'१३३३' इति संवत्सरे अर्धे द्वितीये तिथौ भविष्यति.

[illegible]

100

१३-संस्कृत-विभाग

১৯৯৭ সালের ১২ই জানুয়ারি

10.10.2006 09:56:21 10.10.2006 09:56:21

(३) नैकालेखका कठिन विक्रयवाहिनोक्त

ಪ್ರತಿಭಾಷಿತರಾದ ಉತ್ತರಾಂಶ (91)

(continued from page 6)

(1) अभूतकालिज्ज मधुमेहः

(12) जातिरहितता का अर्थ है

2015-2016 Tax Year

संस्कृत-भाषा-विभाग-प्रमुख-पद-परिचय-पत्र

343

ॐ नमो भगवते वासुदेवाय ॥

(c) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

समस्याओं के आखण्डकन लक्ष्य कारण दुस्तरकार नसर आवशयक नही कारणाना सपथल दुस्तरकार नसर आवशयक नही

Sale Transaction Rate: Rs. 5,497/- per sft on Built Up Area

81

