Since 1983
Reflecting Reality

- IBBI Regd. Valuar
- Chartered Engineer
- Structural Designer
- Govt. Approved Valuer
- Arbitrator & Auctioneer
- Asset Appraiser
- Black Money Act Reg Valuer
- Redevelopment Consultant
- Real Estate Consultant

Avinash D. Kulkarni
B.E.(Civil), ME (Structure), FIE, FIV, ISSE,
FIIBE, MACI, FICA, DADR, DLL & LW, LLB
Master of Valuation (Real Estate)

Ref. No. 17588/JSFVMS/J/2026 Date : 01 / 06 / 2026

Govt. Approved Valuer
AVINASH D. KULKARNI
ME(STRU.), FIE, FIV,
Chartered Engineer
Arbitrator
Regd.No.CAT-I/560

APPENDIX : X
BUILDING SAFETY CERTIFICATE
(LETTER BY CONSULTING STRUCTURAL ENGINEER)

1	Name of School	JSF's Vardhamaan Mahavir School
2	Village, Town & District in which School is situated	S. No. 152/2 & 158/1, Ganeshnagar, Nalegaon, Nagar - Kalyan Road, Ahilyanagar, 414001
3	No. of Floor on the School Classes are running	Ground + Two Floors
4	Education Dept Approval No	Pri – Self Finance/Permission No-SFS-1023/P. Kra-543/SM-2 Dt. 8/1/2026 UDISE Coder - 27264100685

I Avinash D. Kulkarni, Structural Engineer, hereby certify that I have inspected the School Building on 01 / 06 / 2026 referred to above and examined the various parts including the foundations with special reference to the classrooms

I am of the opinion that the building are in accordance with the sanctioned plans.

These building are structurally sound and their stability will not be endangered by their use as School. I am of the opinion that all the works of the Engineering Constructions in the premises are Structurally Sound. I further confirm that the structural design is based upon relevant Indian Standard Codes especially

IS 1904-1986	Code of practice for design and construction of foundations in soils
IS 456-2000	Code of practice for Plain and Reinforced Concrete
IS 875-2000	Code of Practice for Design Loads
IS 1893-2002	Criteria for Earthquake Resistant Design of Structures
IS 13920-1993	Code of Practice for Ductile detailing of reinforced concrete structures Subjected to seismic forces

Total Life of Building Assumed	65 Years.
Year of Construction	2026
Age of Building as on Date	6 Months
Balance Life of Building	**64 Years & 6 Months**

A. D. KULKARNI
M.E.(Stru). FIE, FIV, LL.B.
Chartered Engineer
Structural Designer

Govt. Approved Valuer
AVINASH D. KULKARNI
ME(STRU.), FIE, FIV,
Chartered Engineer
Arbitrator
Regd.No.CAT-I/560

Place : Ahilyanagar
Date : 01 / 06 / 2026

(Avinash D. Kulkarni)
Chartered Engineer - F/110698/4
Structural Designer : Lic No. STATE/R/2026/APL/25614
Govt Regd Valuer – CAT – I / 560 of 1999-2000
IBBI Regd Valuer : IBBI/RVO/07/2019/10745

174, Deshmukh Garden, Tirupati Karanja, Ahilyanagar - 414 001. (M.S.) India.
1051. **E mail** : avivaluer2005@yahoo.co.in avivaluer@gmail.com
Web site : www.avivaluer.in www.avivaluer.com
o. B-16,Mayur Park, Co-op. Hsg. Society, Opp. Kothrud Bus Stand, Kothrud, Pune - 411 038.

Digitally signed by KEDAR VILAS WALIMBE
Date: 2026.10.10 17:24:02 +05:30
Reason: reason
Location: location

सत्यमेव जयते

Govt. Approved Valuer
AVINASH D. KULKARNI
MEISTRU.I, FIE, FIV,
Chartered Engineer
Arbitrator
Regd. No. CAT-I/560

भारतीय दिवाला और शोधन अक्षमता बोर्ड
Insolvency and Bankruptcy Board of India

Certificate of Registration

Valuer Registration No. **IBBI/RV/07/2019/10715**

1. *In exercise of the powers conferred by section 247 of the Companies Act, 2013 read with sub-rule (6) of rule 6 of the Companies (Registered Valuers and Valuation) Rules, 2017 the Authority hereby grants a certificate of registration to* ***Mr. Avinash Dattatraya Kulkarni*** *to act as a valuer in respect of* ***Land and Building*** *in accordance with these rules*

2. *This certificate shall be valid from* **30/01/2019**

Place: New Delhi

Date : 7th February, 2019

(AMIT SAHU)
Deputy General Manager
For and on behalf of the Authority



No.PN/CC/PRO/34AB/K-99/99-2000 /6442

Office of the
Chief Commissioner of Income-tax,
Aayakar Bhavan, 12, Sadhu Vaswani
Road, Pune - 411 001.

Dated : 10/03/2000

To

Shri Kulkarni Avinash
4321, Suyog Mangal Karyalaya,
Court Lane,
AHMEDNAGAR

Sir,

Sub: Wealth-tax Act, 1957 - Section 34AB of the Wealth-tax Act, 1957 - Registration as a Valuer for the purpose of W.T.Act and G.T Act - Intimation regarding -

.....

Please refer to your application dated 12.10.99 on the above subject.

2. Your name has been registered in this office as a Valuer, under section 34AB of the Wealth-tax Act, 1957 for the classes of assets stated under : "Immovable Property"

3. Your Registration Number in the register of Valuers maintained by this office is CAT-I/560 of 1999-2000. Your Registration is effective from the date of issue of this letter.

4. Your name as a Valuer will continue to remain on the Register of Valuers and unless and until your name is removed under section 34AD of the Wealth-tax Act, 1957.

5. It may please be noted that :

i) you are requested to submit the report of valuation in the appropriate form (alongwith all the required information and documents) prescribed under Rule 8D of the Wealth-tax Act, 1957.

ii) the fees to be charged by you for valuation of any asset shall not exceed the amount calculated at the rate prescribed under Rule 8C of the Wealth-tax Act, 1957.

iii) you must intimate to this office within a month the nature of penalty as and when levied against you as mentioned under Rule 8A(13) of the Wealth-tax Rules, 1957.

Govt. Approved Valuer
Regd.No.CAT-I/1569

iv) You must intimate to this office and the Commissioner of Income-tax concerned as soon as you accept employment either with the Government/Public sector undertaking or with any private employer. The registration will remain suspended for the period you remain in employment and valuation reports made, if any, during this period, will be treated as invalid; and

v) instances of the violation of the Instruction mentioned at (iii) and (iv) above, if any, brought to the notice of this office, will render your registration as a valuer liable to be cancelled under section 34AD of the Wealth-tax Act, 1957.

Yours faithfully,

(GURMEL SINGH)
Public Relation Officer,
for Chief Commissioner of Income-tax, Pune.

Copy to :

1) For information to the Commissioner of Income-tax, PUNE/NASIK/KOLHAPUR/NAGPUR.

2) The Dy.Director (Inv.), PUNE/NASIK/KOLHAPUR/NAGPUR.

3) The Secretary, C.B.D.T., New Delhi.

He is requested to make necessary arrangements for notifying the name of the Registered Valuer in the official gazette.

Public Relation Officer,
for Chief Commissioner of Income-tax, Pune.

कार्यालय प्रधान आयकर आयुक्त -1, पुणे
OFFICE OF THE Pr. COMMISSIONER OF INCOME TAX-1, PUNE
पीएमटी बिल्डिंग, अ विंग, तीसरी मंजील, शंकर सेठ रोड, स्वारगेट, पुणे
PMT Bldg., A-Wing, Third Floor, Shankar Shet Road, Swargate, Pune -411037
टेली. न० **24441140, 24444360, 24448666**, फैक्स -020-24445524
Tel.:- 24441140, 24444360, 24448666, Fax -020-24445524.
e-mail:- pune.pcit1@incometax.gov.in

Govt. Approved Valuer
AVINASH D. KULKARNI
REGISTRD., FIE, FIV,
Chartered Engineer
Arbitrator
Regd.No.CAT-I/560

Pn/Pr. CIT-1/ Black Money Valuer/ADK/2024-25/396 Dated: 19/04/2024

[Rule 15 of the Black Money (Undisclosed Foreign Income and Assets) and Imposition of Tax Act, 2015]

CERTIFICATE OF REGIRSTRATION

This is to certify that the name of Shri Avinash D. Kulkarni (PAN: AARPK2468F), son/~~daughter~~ of Shri Dattatray Narayan Kulkarni, 174, Deshmukh Lane, Chaupati Karanja, Ahmednagar-414001 (Maharashtra) has been entered in the register of Authorized valuer u/s. 77(1) of the Black Money (Undisclosed Foreign Income and Assets) and Imposition of Tax Act, 2015 maintained in this office under the Income Tax Act, 1961.

Your name as a valuer will continue to remain in the Register of valuer, unless and until it is removed from the Register as per section 77(1) of the aforesaid Act, and/or 34AD of the Wealth Tax Act, 1957.

The registration No. is 01/2024-25.

-sd-
(Santosh Kumar)
Pr. Commissioner of Income Tax-1,

Pune
To:
Shri Avinash D. Kulkarni
174, Deshmukh Lane, Chaupati
Karanja, Ahmednagar-414001
Copy to:
1. The Pr. Chief Commissioner of Income Tax, Pune
2. The Chief Commissioner of Income Tax, Pune
3. All Pr. CsIT-2/3/4, Pune
4. The Addl. CIT, Range-1, Pune
5. The ITO, Ward-1, Ahmednagar

(Manish Kumar)
Income Tax Officer(HQ)-2,
O/o. Pr. Commissioner of Income Tax-1, Pune

The Institution of Engineers (India)

0034426

M118031-7

By virtue of Professional training, experience and Corporate Membership of this Institution

A D KULKARNI

is hereby authorised to use the style and title of

Chartered Engineer [India]

Dated this Seventh day of December 1999

Secretary and Director General

Govt. Approved Valuer * PAN NO. CAT-I/360 *

Government of Maharashtra
Town Planning & Valuation Department
License Registation of Technical Person

Govt. Approved Valuer
AVINASH D. KULKARNI
ME(STRU.), FIE, FIV,
Chartered Engineer
Arbitrator
Regd.No.CAT-I/560

Certificate No. : STATE/R/2026/APL/25614

Approval Date. : 11/02/2026

Validity Date. : 31/12/2028



CERTIFICATE

This certificate of license is hereby granted to Mr/Ms/Mrs **AVINASH DATTATRAY KULKARNI, 174, DESHMUKH LANE, CHAUPATI KARANJA, AHMEDNAGAR 414001** in response to his/her application dated 22-01-2026 to carry out work as Structural Engineer in persuance of Regulation No. 2.2.1 of UDCPR, within State of Maharashtra as per scope of Competence /Duties and Responsibilities, as mentioned below

1. Competence :-

i. To prepare the structural design, calculations and details of all buildings and carry out verification of reinforcement as per stages of work.
ii. To carry out structural audit / structural condition survey of the existing / old buildings.

2. Duties and Responsibilities :-

i. All structural layouts and structural design related with plan and development on the basis of details received from architect / owner / builder / developer / geo technical consultant.
ii. Whereverrequired, structural engineer shallavail theservices /advice of Geotechnical Engineer.
iii. Provide lists of tests to be carried out at each stage of work and allow the further work only after satisfying with the same.
iv. To verify the structural elements in compliance with structural drawings.
v. To document the site visit report mentioning therein the deviation / lapses, if any,in respect of structural elements designed by him and inform the same to the site engineer, owner / developer, architect / licenced personnel for rectification required.
vi. He shall be responsible for the adequacy of the structural design in compliance with BIS code and plans received from architect/ owner/ builder/ developer
vii. The structural engineer will advise owner/ builder/ developer to appoint formwork coeoordinator (FWC) and same shall be employed by the owner/ builder/ developer for the project.
viii. Certificate of structural design adequacy at the time of completion.

Signature valid
Digitally signed by SO[illegible]MINI RAJENDRA PAYGH[illegible]
Date: 2026.0[illegible]:13 IST
Reason: Appro[illegible]rtificate
Designation : Tow[illegible]Planner
Location:

Town Planner,
Directorate of Town Planning,
M.S,Pune,

Scan QR code for verification of authenticity.