

PROFORMA INVOICE

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) Cosmos Bank MULUND (EAST) Pornima Darshan Housing Socitey, 90 Feet DP Road Mulund East, MUMBAI - 400081 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-5496/22-23 Dated 3-Mar-23 Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 30071 / 45844 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
	Total			₹ 4,720.00

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

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:

Mr. Sachin Bhiwa Hankare & Mrs. Reshma Sachin Hankare - Residential Flat No. 1002, 10th Floor, Building No. A3 Known as IVY, "Runwal Garden City A3 (IVY) Co-op. Hsg. Soc. Ltd.", Runwal Garden City, Phase - I, Village Dhokali, Opp. Colour Chem, Near Nicholas Piramal, Balkum, Thane (West) - 400 608, State - Maharashtra, Country - India

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 : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

(Signature)
Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sachin Bhiwa Hankare & Mrs. Reshma Sachin Hankare**

Residential Flat No. 1002, 10th Floor, **Building No. A3 Known as IVY, "Runwal Garden City A3 (IVY) Co-op. Hsg. Soc. Ltd."**, Runwal Garden City, Phase – I, Village Dhokali, Opp. Colour Chem, Near Nicholas Piramal, Balkum, Thane (West) – 400 608, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'20.5"N 72°59'16.3"E

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Valuation Prepared for:

Cosmos Bank

Mulund (East) Branch

Pornima Darshan Housing Society, 90 Feet DP Road, Mulund (East), Mumbai – 400 081,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation of Residential Flat No. 1002, 10th Floor, Building No. A3 Known as IVY, "Runwal Garden City A3 (IVY) Co-op. Hsg. Soc. Ltd.", Runwal Garden City, Phase – I, Village Dhokali, Opp. Colour Chem, Near Nicholas Piramal, Balkum, Thane (West) – 400 608, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 03.03.2023 for Bank Loan Purpose
2	Date of inspection	03.03.2023
3	Name of the owner/ owners	Mr. Sachin Bhiwa Hankare & Mrs. Reshma Sachin Hankare
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 1002, 10 th Floor, Building No. A3 Known as IVY, "Runwal Garden City A3 (IVY) Co-op. Hsg. Soc. Ltd.", Runwal Garden City, Phase – I, Village Dhokali, Opp. Colour Chem, Near Nicholas Piramal, Balkum, Thane (West) – 400 608, State – Maharashtra, Country – India. Contact Person: Mr. Sachin Hankare (Owner) Contact No. 9702181094
6	Location, street, ward no	Runwal Garden City, Phase – I, Village Dhokali, Opp. Colour Chem, Near Nicholas Piramal, Balkum, Thane (West)
	Survey/ Plot no. of land	Survey No. 43/2, 3/1, 3/3, 4A/1/1, 4C/1, S. No. 45/1A/3, 1B/2, 2B, 3, 4B, 5 to 8, S. No. 46/3A/1, 5B, 6 to 16 & 17A & Other of Village – Dhokali
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 684.00 Cupboard Area in Sq. Ft. = 33.00

		Dry Balcony Area in Sq. Ft. = 18.00 Total Carpet Area in Sq. Ft. = 735.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 738.00 (Area as per Gift Deed) Built Up Area in Sq. Ft. = 886.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Runwal Garden City, Phase – I, Village Dhokali, Opp. Colour Chem, Near Nicholas Piramal, Balkum, Thane (West) – 400 608.
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 30,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration	As per sub registrar of assurance records

	No., sale price and area of land sold.	
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2014 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 03.03.2023 for Residential Flat No. 1002, 10th Floor, **Building No. A3 Known as IVY, "Runwal Garden City A3 (IVY) Co-op. Hsg. Soc. Ltd."**, Runwal Garden City, Phase – I, Village Dhokali, Opp. Colour Chem, Near Nicholas Piramal, Balkum, Thane (West) – 400 608, State – Maharashtra, Country – India belongs to **Mr. Sachin Bhiwa Hankare & Mrs. Reshma Sachin Hankare.**

We are in receipt of the following documents:

1	Copy of Gift Deed dated 16.02.2023 Between Mr. Sanjay Bhiva Hankare & Mr. Bhiva Lalu Hankare (the Donors) and Mr. Sachin Bhiwa Hankare & Mrs. Reshma Sachin Hankare (the Donees).
2	Copy of Occupancy Certificate V. P. No. 88425 / TMC / TDD / 89 dated 02.06.2014 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Survey No. 43/2, 3/1, 3/3, 4A/1/1, 4C/1, S. No. 45/1A/3, 1B/2, 2B, 3, 4B, 5 to 8, S. No. 46/3A/1, 5B, 6 to 16 & 17A & Other of Village – Dhokali, Thane. The property falls in Residential Zone. It is at a travelling distance 7.1 Km. from Thane railway station.

BUILDING:

The building under reference is having Stilt + 18 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is good. The building is used for residential purpose. 10th Floor is having 4 Residential Flat. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 10th Floor. The composition of flat is 2 Bedrooms + Room + Living Room + Dining + Kitchen + 2 Toilets + Passage + Cupboard area + Dry Balcony (i.e., **2BHK + Room + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing, Cement Plastering with POP finished etc.

Valuation as on 03rd March 2023

The Carpet Area of the Residential Flat	:	738.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2014 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	9 Years
Cost of Construction	:	886.00 X 2,800.00 = ₹ 24,80,800.00
Depreciation $\{(100-10) \times 9 / 60\}$:	13.50%
Amount of depreciation	:	₹ 3,34,908.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,35,555.00 per Sq. M. i.e. ₹ 12,593.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,27,990.00 per Sq. M. i.e. ₹ 11,891.00 per Sq. Ft.
Prevailing market rate	:	₹ 17,000.00 per Sq. Ft.
Value of property as on 03.03.2023	:	738.00 Sq. Ft. X ₹ 17,000.00 = ₹ 1,25,46,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 03.03.2023	:	₹ 1,25,46,000.00 - ₹ 3,34,908.00 = ₹ 1,22,11,092.00
Total Value of the property	:	₹ 1,22,11,092.00
The realizable value of the property	:	₹ 1,09,89,983.00
Distress value of the property	:	₹ 97,68,874.00
Insurable value of the property (886.00 X 2,800.00)	:	₹ 24,80,800.00
Guideline value of the property (886.00 X 11,891.00)	:	₹ 1,05,35,426.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1002, 10th Floor, **Building No. A3 Known as IVY, "Runwal Garden City A3 (IVY) Co-op. Hsg. Soc. Ltd."**, Runwal Garden City, Phase – I, Village Dhokali, Opp. Colour Chem, Near Nicholas Piramal, Balkum, Thane (West) – 400 608,

State – Maharashtra, Country – India for this particular purpose at ₹ 1,22,11,092.00 (Rupees One Crore Twenty Two Lakh Eleven Thousand Ninety Two Only) as on 03rd March 2023.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 03rd March 2023 is ₹ 1,22,11,092.00 (Rupees One Crore Twenty Two Lakh Eleven Thousand Ninety Two Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

Actual site photographs

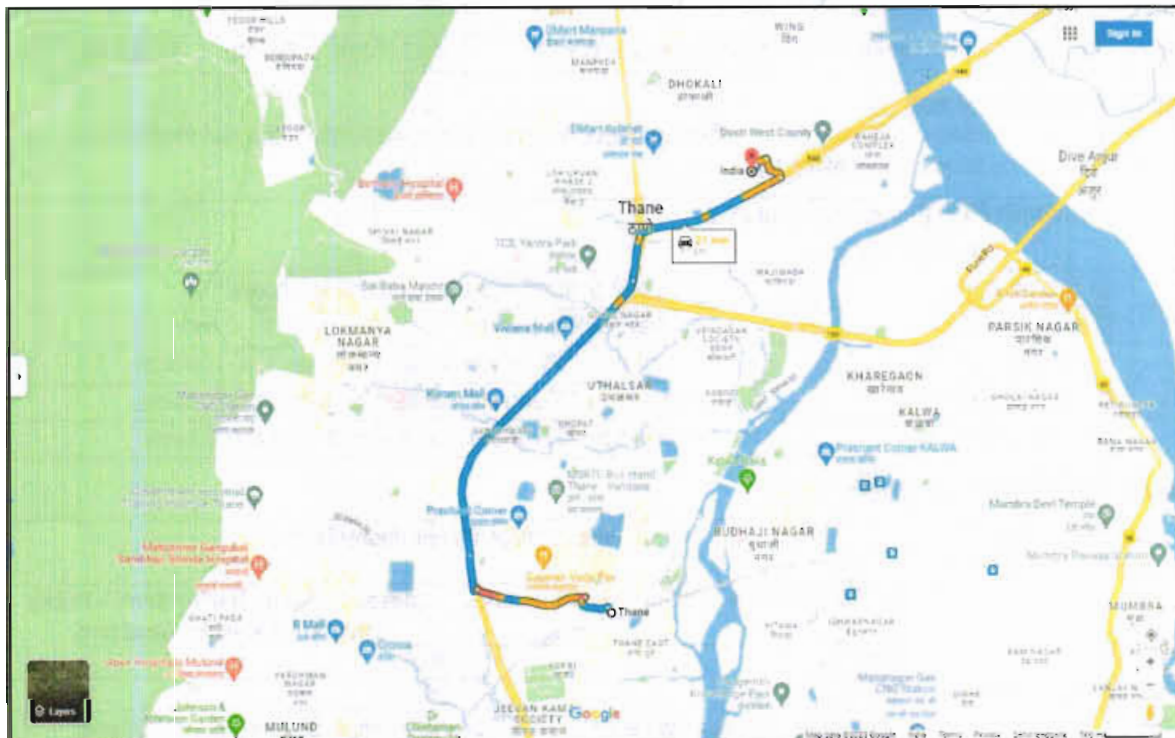


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°13'20.5"N 72°59'16.3"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 7.1 Km.)

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

Home
Valuation Rules
User Manual
Close

Year: 2022/2023
Language: English

Selected District: ठाणे
 Select Taluka: ठाणे
 Select Village: मावाचे नाव : डोकाडी
 Search By: Survey No Location
 Enter Survey No: 43 Search

उपविभाग	सुरती करीत	निवासी मर्यादित	खेडीस	पुकाचे	कीचोनिव	एकक (Sq./)	Attribute
8/33/3-मणब्राज गार्डन ही.वॉ.	51500	129100	138500	180900	138500	चौ. मीटर	घरचे नंबर
8/24-3E-2) डोकाडी गावठाणीस उपविभाग 3A-2 व 3B-2 मणब्राज उर्वेटीस सिटीएस व पद नंबर सिटीएस नंबर	37600	118300	120100	144200	120100	चौ. मीटर	घर नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,29,100.00			
Increase by 5% on Flat Located on 10 th Floor	6,455.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,35,555.00	Sq. Mtr.	12,593.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	51,500.00			
The difference between land rate and building rate (A – B = C)	84,055.00			
Depreciation Percentage as per table (D) [100% - 9%] (Age of the Building – 9 Years)	91%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,27,990.00	Sq. Mtr.	11,891.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Depreciation Percentage Table

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

Price Indicators

₹1.15 Cr Get ₹14,500 cashback on Home Loan ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Runwal Garden City **Balkum Naka, Thane**

2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Super Built-Up Area: 1000 sqft - ₹11,500/sqft

Floor: 17 (Out of 18 Floors)

Lifts: 4

Developer: **Runwal Developers**

Project: **Runwal Garden City**

Transaction Type: **Resale**

Status: **Ready to Move**

Furnished Status: **Unfurnished**

Car Parking: **1 Covered**

Contact Owner | **Get Phone No.**

More Details

Price Breakup: **₹1.15 Cr**

Address: **University Road, Opposite Colour Chem, Near Nicholes Piramal, Balkum Naka, Thane, Maharashtra, Balkum Naka, Thane - Central Thane, Maharashtra**

₹1.20 Cr Get ₹16,000 cashback on Home Loan

2 BHK 1012 Sq-ft Flat For Sale **Dhokali, Thane**

2 Beds | 2 Baths | 2 Balconies | 1 Covered Parking

Carpet Area: 710 sqft - ₹16,901/sqft

Floor: 10 (Out of 18 Floors)

Facing: **North**

Lifts: **2**

Developer: **Siddhi Group**

Project: **Highland Garden**

Transaction Type: **Resale**

Status: **Ready to Move**

Furnished Status: **Semi-Furnished**

Contact Agent | **Get Phone No.**

Last contact made 4 days ago

More Details

Price Breakup: **₹1.2 Cr || ₹4,000 Monthly**

Booking Amount: **₹10 Lak**

DEDA ID: **50700016903**

Address: **Thinkwell, Kinkhet Road, Thane West, Dhokali, Thane - Central Thane, Maharashtra**

Price Indicators

magicbricks Buy Rent Sell Home Loans

₹1.20 Cr Get ₹26,000 cashback on Home Loan

2 BHK, 175 Sqm Flat for Sale Dhokali, Thane

2 Beds, 2 Baths, 2 Balconies, 1 Covered Parking

Carpet Area: 695 sqft - 177.28 sqm
 Developer: Sobti Group
 Project: Highland Garden
 Floor: 9 (Out of 17 Floors)
 Transaction Type: Resale
 Status: Ready to Move
 Facing: East
 Units: 2
 Furnished Status: Semi-Furnished

Contact Agent: D N Sable +91-9811111111

Price Breakup: ₹1.2 Cr | ₹1 Monthly
 Booking Amount: ₹10 Lac
 Address: Dhokali, Thane, Dhokali, Thane - Central Thane, Maharashtra
 Landmark: Near To The RMall

99acres Buy Enter Locality / Project / Society / Landmark Post property

₹1.3 Cr @ ₹17,333 per sq.ft
 Estimated EMI: ₹1,03,832

3BHK, 2Baths
 Residential Apartment for Sale
 15 Runwal Garden City, Dhokali, Thane, Mumbai

RERA STATUS: NOT AVAILABLE Website: https://maharera.mahaonline.gov.in

Overview Society Dealer Details Price Trends Registry Record Recommendation

Property (11) Society (28)

Area: Carpet area: 750 sq.ft (1688 sq.ft)
 Configuration: 3 Bedrooms, 2 Bathrooms, No Balcony with Others
 Price: ₹1.3 Crore @ ₹17,333 per sq.ft. View Price Details
 Address: Runwal Garden City, Dhokali, Thane
 Floor Number: 13th of 18 Floors
 Facing: South-East



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **03rd March 2023**.

The term 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.

UNDER LYING ASSUMPTIONS

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.

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 valued for banking purpose as on day for **₹ 1,22,11,092.00 (Rupees One Crore Twenty Two Lakh Eleven Thousand Ninety Two Only).**

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

**MANOJ BABURAO
CHALIKWAR**

Digitaly signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ISCA/MS,
2.5.4.20=80220646d150c70a379e26a8911489732534113311
152779617a1805655, postalCode=400009, sn=Manoj Baburao
Chalikwar, cn=MANOJ BABURAO CHALIKWAR, email=manoj@vastukala.com,
email=vastukala@vastukala.com, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=ISCA/MS, c=IN

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

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