

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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) <b>COSMOS BANK</b> NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital, Naupada GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Invoice No. <b>PG-6127/22-23</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>30690 / 46479</b> Dispatched through Terms of Delivery	Dated <b>28-Mar-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
	Total			<b>₹ 4,720.00</b>

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


**Indian Rupee Four Thousand Seven Hundred Twenty Only**

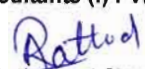
HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

*Remarks:*  
 Mukesh Mukund Mulik - Residential Flat No. 1104, 11th Floor, Building No. 1, "Alpine Building", Regency Anantam Phase - III, Davdi Vicko Naka, Kalyan Shil Road, Village - Davdi, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 306. 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 : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**

  
 UPI Virtual ID : **VASTUKALATHANE@icici**

**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: **Mukesh Mukund Mulik**

Residential Flat No. 1104, 11<sup>th</sup> Floor, Building No. 1, "**Alpine Building**", Regency Anantam Phase - III, Davdi Vicko Naka, Kalyan Shil Road, Village - Davdi, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 306. State – Maharashtra, Country – India.

Latitude Longitude - 19°12'16.1"N 73°07'08.7"E

### Valuation Done for:

**Cosmos Bank**

**Naupada Thane Branch**

Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West),  
State – Maharashtra, Country – India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

#### **Our Pan India Presence at :**

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

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





Valuation Report of Residential Flat No. 1104, 11<sup>th</sup> Floor, Building No. 1, "Alpine Building", Regency Anantam Phase - III, Davdi Vicko Naka, Kalyan Shil Road, Village - Davdi, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 306. 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 28.03.2023 for Banking Purpose
2	Date of inspection	28.03.2023
3	Name of the owner/ owners	<b>Mukesh Mukund Mulik</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 1104, 11 <sup>th</sup> Floor, Building No. 1, "Alpine Building", Regency Anantam Phase - III, Davdi Vicko Naka, Kalyan Shil Road, Village - Davdi, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 306. State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Mukesh Mulik (Owner) Contact No. 8928372623
6	Location, street, ward no	Davdi Vicko Naka, Kalyan Shil Road, Village - Davdi, Dombivli (East), Taluka - Kalyan, District - Thane
	Survey/ Plot no. of land	Survey No. 101/3A, 3B, 3C, 3D, 47/1, 48, 44/2, 49/1, 49/2, 50/1, 50/2, 50/4, 50/5, 51/2A, 51/4, 52/2, 54/1, 97 of Village - Davdi
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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 612.00 Balcony Area in Sq. Ft. = 145.00 Total Carpet Area in Sq. Ft. = 757.00 (Area as per Actual Site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 636.00 Balcony Area in Sq. Ft. = 142.00 Total Carpet Area in Sq. Ft. = 778.00 (Area as per Agreement for sale)</b></p> <p>Built Up Area in Sq. Ft. = 856.00 (Carpet Area as per Agreement + 10%)</p> <p><b>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</b></p>
13	Roads, Streets or lanes on which the land is abutting	Davdi Vicko Naka, Kalyan Shil Road, Village - Davdi, Dombivli (East), Taluka - Kalyan, District - Thane
14	If freehold or leasehold land	Freehold
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	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.

<b>IMPROVEMENTS</b>		
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 KDMC norms Percentage actually utilized - Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	Details not provided
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 20,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	Details not provided
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.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
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.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2022 (As per Part 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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 28.03.2023 for Residential Flat No. 1104, 11<sup>th</sup> Floor, Building No. 1, “**Alpine Building**”, Regency Anantam Phase - III, Davdi Vicko Naka, Kalyan Shil Road, Village - Davdi, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code – 421306. State – Maharashtra, Country – India belongs to **Mukesh Mukund Mulik**.

### We are in receipt of the following documents:

1	Copy Agreement for Sale (7 Pages from Documents) dated 27.10.2021 between M/s. Regency Nirman Limited (The Promoter) and Mukesh Mukund Mulik (the Purchasers).
2	Copy of Part Occupancy Certificate No. KDMC / TPD / CC / 27 Village / 254 dated 08.09.2022 issued by Kalyan Dombivli Municipal Corporation.
3	Copy of RERA Registration Certificate No. P51700020194 dated 09.09.2021 (Download from RERA)
4)	Copy of Layout Approved Plan No. KDMC / TPD / BP / 27 Village / 2018-2019 /14 / 14 issued by dated 09.04.2021



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**LOCATION:**

The said building is located at Survey No. 101/3A, 3B, 3C, 3D, 47/1, 48, 44/2, 49/1, 49/2, 50/1, 50/2, 50/4, 50/5, 51/2A, 51/4, 52/2, 54/1, 97 of Village – Davdi, Dombivli (East), Taluka - Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 4.3 Km. from Dombivli railway station.

**BUILDING:**

The building under reference is having Silt + Podium + 1<sup>st</sup> to 25<sup>th</sup> 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 11<sup>th</sup> Floor is having 8 Residential Flat. The building is having 4 lifts.

**Residential Flat:**

The residential flat under reference is situated on the 11<sup>th</sup> Floor. It consists of 2 Bedrooms + Living Room & Kitchen + Kitchen + 2 Toilets + Cupboard Area + Balcony + Passage (i.e., **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door framed with flush shutter door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

**Valuation as on 28<sup>th</sup> March 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>778.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2022 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	1 year
Cost of Construction	:	856.00 Sq. Ft. X ₹ 2,750.00 = ₹ 23,54,000.00
Depreciation	:	N.A., as the property age is below 5 years
Amount of depreciation	:	Nil
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 46,750.00 per Sq. M. i.e. ₹ 4,343.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,300.00 per Sq. Ft.
<b>Value of property as on 28.03.2023</b>	<b>:</b>	<b>778.00 Sq. Ft. X ₹ 10,300.00 = ₹ 80,13,400.00</b>

(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)



value of the property as on 28.03.2023	:	₹ 80,13,400.00
The realizable value of the property	:	₹ 72,12,060.00
Distress value of the property	:	₹ 64,10,720.00
Insurable value of the property (856.00 Sq. Ft. X ₹ 2,750.00)	:	₹ 23,54,000.00
Guideline value of the property (856.00 Sq. Ft. X 4,343.00)	:	₹ 37,17,608.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1104, 11th Floor, Building No. 1, "**Alpine Building**", Regency Anantam Phase - III, Davdi Vicko Naka, Kalyan Shil Road, Village - Davdi, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 306. State – Maharashtra, Country – India for this particular purpose at **₹ 80,13,400.00 (Rupees Eighty Lakh Thirteen Thousand Four Hundred Only)** as on **28<sup>th</sup> March 2023**.

#### NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **28<sup>th</sup> March 2023 is ₹ 80,13,400.00 (Rupees Eighty Lakh Thirteen Thousand Four Hundred 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:

## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Silt + Podium + 1 <sup>st</sup> to 25 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 11 <sup>th</sup> Floor
3.	Year of construction	2022 (As per Part Occupancy Certificate)
4.	Estimated future life	59 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters door & Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified Tiles & Ceramic flooring
11.	Finishing	Cement plastering with POP finishing
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	
19.	Underground sump – capacity and type of construction	R.C.C tank

20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



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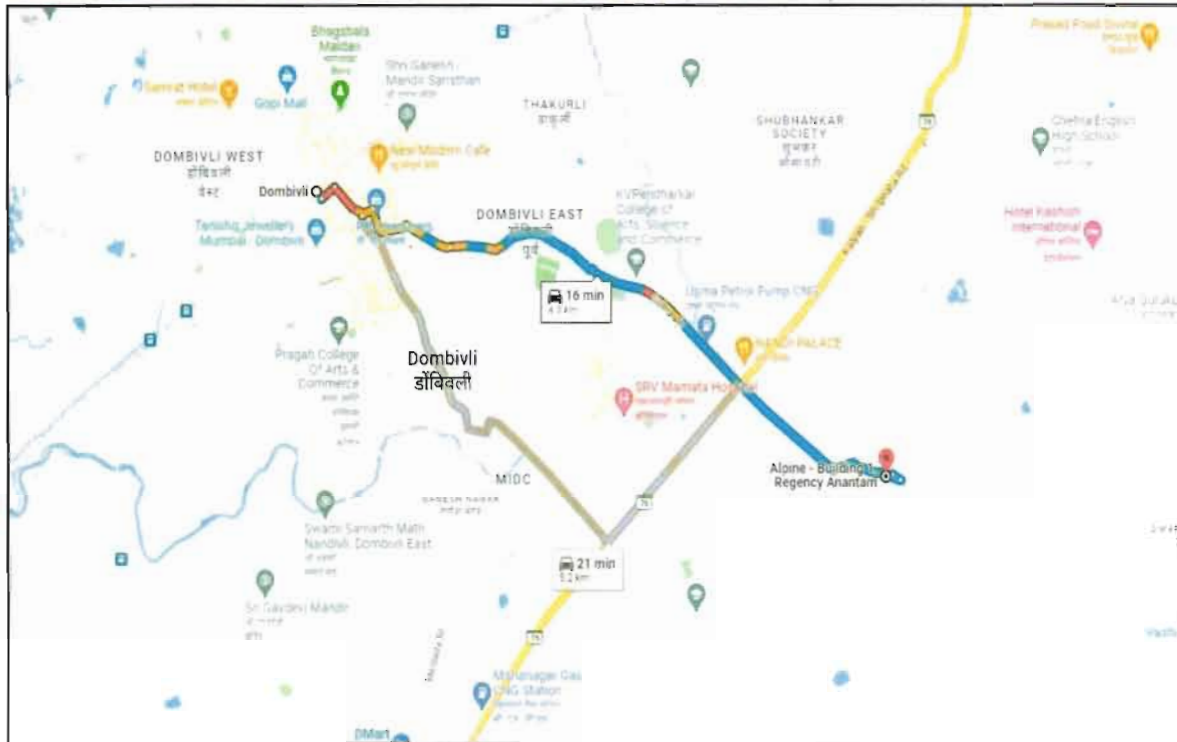
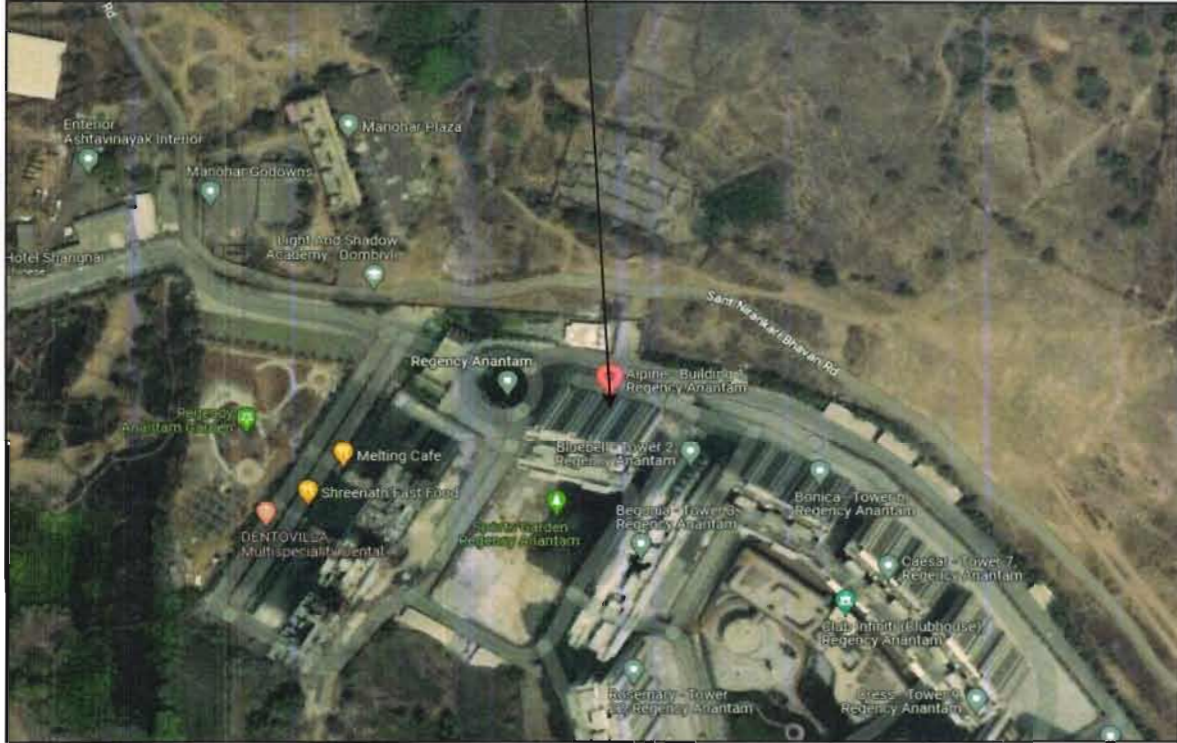
## Actual site photographs





## Route Map of the property


Site u/r



**Latitude Longitude - 19°12'16.1"N 73°07'08.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dombivli – 4.3 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

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**Year** 2022/2023 **Language** English

**Selected District** ठाणे

**Select Taluka** कल्याण

**Select Village** गावाचे नाव : दावडी(कल्याण-बोबिबडी महानगरपालिका)

**Search By**  Survey No    Location

Select	दाखिलदार	कुणी चौकी	विपरीत चौकी	चौकी	दुयाने	चौकी	एकक (चौ.)
SurveyNo	54/171/1-दावडी गावठाणावतल्या इमिनी	4100	52100	52500	64100	52500	चौ. मीटर
SurveyNo	54/171-दावडी गावठाणावतल्या इमिनी	3400	36300	41700	45300	41700	चौ. मीटर
SurveyNo	54/172-दावड पलीमळ बापर पिळकळी	3500	42500	42700	50800	42700	चौ. मीटर
SurveyNo	54/173अ-मोडे दावडी गावठातील गावठाणातील मिळकळी	3440	35100	40500	43700	40500	चौ. मीटर
SurveyNo	54/173-बाणिल्ल बापरतील पिळकळी	3600	41900	43200	52400	43200	चौ. मीटर

1 2

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat (A)</b>	42,500.00			
Increase by 10% on Flat Located on 11 <sup>th</sup> Floor	4,250.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase)</b>	<b>46,750.00</b>	<b>Sq. Mt.</b>	<b>4,343.00</b>	<b>Sq. Ft.</b>

### 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
c)	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

## Price Indicators

**₹88 Lac** 2BHK 2Baths

Carpet area: 776 sq.ft. | 2 Bedrooms, 2 Bathrooms, 2 Balconies

₹ 11,311 per sq.ft. (Regulated New Price)

22<sup>nd</sup> of 23 Floors | North-West

1 to 3 Year Old

Places nearby: Dombivli East, Mumbai Beyond Thane, Mumbai

**₹85 Lac** 2BHK 2Baths

Carpet Area: 745 sq.ft. | 2 Bedrooms, 2 Bathrooms, 2 Balconies

₹ 11,409 per sq.ft. (Regulated New Price)

19<sup>th</sup> of 23 Floors | East

1 to 3 Year Old

Places nearby: Dombivli East, Mumbai Beyond Thane, Mumbai



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **28<sup>th</sup> 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 ₹ 80,13,400.00 (Rupees Eighty Lakh Thirteen Thousand Four Hundred Only)

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
serial=21499, 2.5.4.201912260483353034611942669214902FEE33E1E1  
E1112798111805652, postal=C-400599, st=Maharashtra,  
serialNumber=115540, cn=Manoj Baburao Chalikwar, o=Vastukala  
2019.12.26 09:29:58.53 +05:30'

Director

Auth. Sign.

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

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