

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	Invoice No. PG-1088/23-24	Dated 15-Jun-23
Buyer (Bill to) COSMOS BANK Santacruz East Branch Ground Floor, Uday Darshan Buidling, Jawaharlal Nehru Rd, Golibar, Santacruz East, Mumbai, Maharashtra 400055 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery	Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination


SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				₹ 2,360.00

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

Indian Rupee Two Thousand Three Hundred Sixty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks: Mr. Nandkumar Sitaram Tamhankar - Residential Room No. B-19, "Charkop Omkareshwar Co-op. Hsg. Soc. Ltd.", Plot No. 864, RSC - 19, Sector - 8, Charkop, Kandivali (West), Mumbai - 400 067, 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 for Vastukala Consultants (I) Pvt Ltd <div style="text-align: right;">  Authorised Signatory </div>
---	--

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.
 An ISO 9001:2015 Certified Company www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owners: **Mr. Nandkumar Sitaram Tamhankar**

Residential Room No. B-19, "Charkop Omkareshwar Co-op. Hsg. Soc. Ltd.", Plot No. 864, RSC – 14,
Sector – 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'13.2"N 72°49'07.5"E

Valuation Done for:

Cosmos Bank

Santacruz (East) Branch

Ground Floor, Uday Darshan Building, Jawaharlal Nehru Road, Golibar, Santacruz (East),
Mumbai – 400 055, State - Maharashtra, Country - India



Our Pan India Presence at :

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

Regd. Office : J1 -001, J1/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Room No. B-19, "Charkop Omkareshwar Co-op. Hsg. Soc. Ltd.", Plot No. 864, RSC – 14, Sector – 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Nandkumar Sitaram Tamhankar**.

Boundaries of the property.

North	:	Gorai Creek
South	:	Road
East	:	Plot No. 865
West	:	Plot No. 863

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 banking purpose for **₹ 43,81,337.00 (Rupees Forty Three Lakh Eighty One Thousand Three Hundred Thirty Seven 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: 2023.06.16 10:16:48 +05'30'


Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09




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

Encl: Valuation report



Our Pan India Presence at :

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

 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

Valuation Report of Residential Room No. B-19, "Charkop Omkareshwar Co-op. Hsg. Soc. Ltd.",
Plot No. 864, RSC – 14, Sector – 8, Charkop, Kandivali (West), Mumbai – 400 067,
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 15.06.2023 for Bank Loan Purpose
2	Date of inspection	15.06.2023
3	Name of the owner/ owners	Mr. Nandkumar Sitaram Tamhankar
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	Address: Residential Room No. B-19, "Charkop Omkareshwar Co-op. Hsg. Soc. Ltd.", Plot No. 864, RSC – 14, Sector – 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. Contact Person: Mr. Avinash Sakharkar (Tenant)
6	Location, street, ward no	Datta Mandir Road
7	Survey/ Plot no. of land	Plot No. 864, RSC – 14, Sector – 8, Village – Charkop
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.: Ground Floor Area in Sq. Ft. = 239.00 First Floor Area in Sq. Ft. = 245.00 (Area as per Actual Site Measurement) Built-up Area in Sq. Ft. = 269.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Datta Mandir Road
14	If freehold or leasehold land	Leasehold

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	MHADA As per documents
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.	MHADA approved layout
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?	Tenant Occupied - Mr. Avinash Sakharkar
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA norms Percentage actually utilized - Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Avinash Sakharkar
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 12,000.00 Present rental income per month

	(iv) Gross amount received for the whole property	Information not available
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 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 Room. 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 – 2004 - 2005 (As per Documents)
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.
<p>Remark: <i>As per the agreement provided, the Built up area of the room is 269.00 Sq. Ft. but as per site inspection, the total Carpet area is 484.00 Sq. Ft. comprising of ground floor & extended 1st. with A.C. Sheet roofing. As there is no documentary evidence for the ownership of this additional area, we are considering area as per agreement only for the purpose of valuation.</i></p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Santacruz (East) Branch to assess fair market value as on 15.06.2023 for Residential Room No. B-19, "Charkop Omkareshwar Co-op. Hsg. Soc. Ltd.", Plot No. 864, RSC – 14, Sector – 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Nandkumar Sitaram Tamhankar.**

We are in receipt of the following documents:

1	Copy of Sale Deed dated 10.11.2022
2	Copy of Society Registration Certificate dated 05.02.2005

LOCATION:

The said building is located at Plot No. 864, RSC – 14, Sector – 8 of Village – Charkop, Kandivali (West), Mumbai. The property falls in Residential Zone. It is at a travelling distance 2.6 Km. from Kandivali (West) Metro station.

BUILDING:

The building under reference is having Ground + 1st Floor. It is a Load bearing 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 Load bearing structure with black granite tile floor finish. The Rooms external condition is normal. The property is used for residential purpose. Ground Floor is having 28 Residential Rooms.

Residential Room:

The residential room under reference is situated on Ground Floor + 1st Floor. Ground Floor consists of Living Room + Kitchen + W.C + Bath & 1st Floors Consists of Room + Balcony area. The residential room is finished with Ceramic tiles flooring, Teak wood door frame with flush door with safety door, Aluminum sliding windows & Casing Capping electrification & Open plumbing.

Valuation as on 15th June 2023

The Built-up Area of the Residential Room	:	269.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2004 - 2005 (As per Documents)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	19 years
Cost of Construction	:	269.00 Sq. Ft. X ₹ 2,500.00 = ₹ 6,72,500.00
Depreciation $\{(100-10) \times 19 / 60\}$:	28.50%.
Amount of depreciation		₹ 1,91,663.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,38,620.00 per Sq. M. i.e. ₹ 12,878.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,23,551.00 per Sq. M. i.e. ₹ 11,478.00 per Sq. Ft.
Prevailing market rate	:	₹ 17,000.00 per Sq. Ft.
Value of property as on 15.06.2023	:	₹ 269.00 Sq. Ft. X ₹ 17,000.00 = ₹ 45,73,000.00

(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 15.06.2023	:	₹ 45,73,000.00 - ₹ 1,91,663.00 = ₹ 43,81,337.00
Total Value of the property	:	₹ 43,81,337.00
The realizable value of the property	:	₹ 39,43,203.00
Distress value of the property	:	₹ 35,05,070.00
Insurable value of the property	:	₹ 6,72,500.00
Guideline value of the property	:	₹ 30,87,582.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Room No. B-19, "Charkop Omkareshwar Co-op. Hsg. Soc. Ltd.", Plot No. 864, RSC – 14, Sector – 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India for this particular purpose at ₹ **43,81,337.00 (Rupees Forty Three Lakh Eighty One Thousand Three Hundred Thirty Seven Only)** as on **15th June 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 **15th June 2023** is ₹ **43,81,337.00 (Rupees Forty Three Lakh Eighty One Thousand Three Hundred Thirty Seven 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

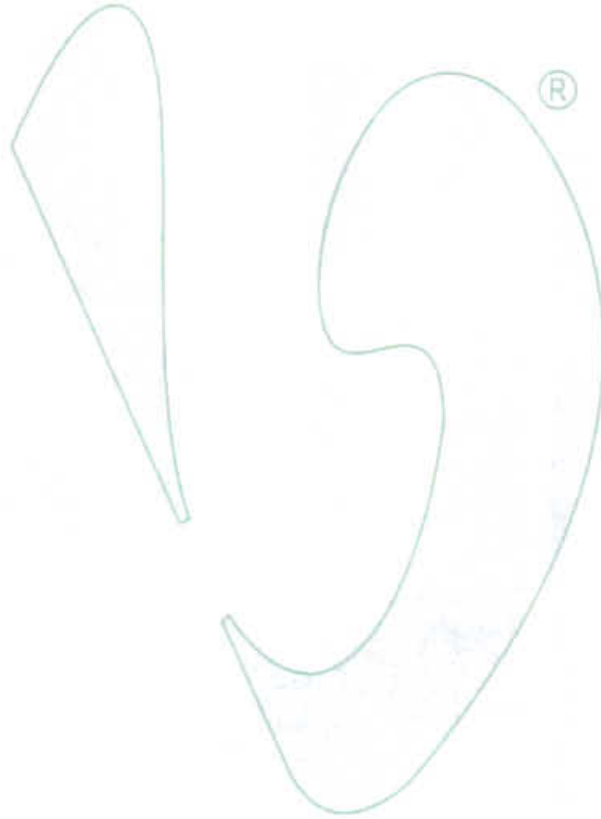
I hereby declare that

- (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	Ground + 1 st upper floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Room situated on Ground + 1 st floor Floor
3.	Year of construction	2004 - 2005 (As per Documents)
4.	Estimated future life	41 Years, Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	Load bearing Structure
6.	Type of foundations	Load bearing Structure
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 door with safety door, Aluminum sliding windows
10.	Flooring	Ceramic tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	Load bearing Structure with A. C. Sheet Roofing
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Casing Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open 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	Not Provided
18.	No. of lifts and capacity	Not provided
19.	Underground sump – capacity and type of construction	As per Requirement
20.	Over-head tank Location, capacity Type of construction	Not Provided

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	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



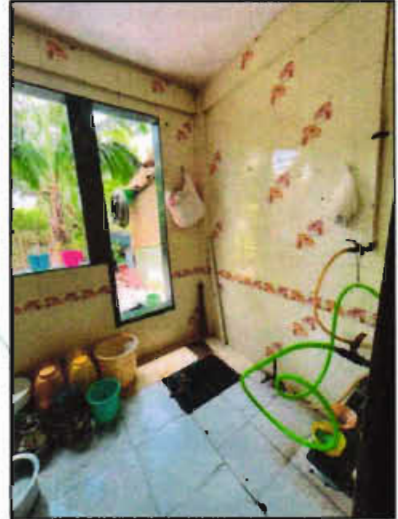
Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°13'13.2"N 72°49'07.5"E

Note: The Blue line shows the route to site from nearest Metro station (Kandivali (West)) – 2.6 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : CHARKOP						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Land: All the Properties of the Charkop Village.					
Rate of Land + Building In ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
80	80/357	59310	138620	159410	174000	138620
C. T. S. No. 1PT, 2PT, 3PT, 5, 6, 6CPT, 7, 8, 9, 10, 11, 12, 13, 13A, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 25PT, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85PT, 86PT, 87, 88, 89, 90PT, 91, 92PT, 93PT, 94PT, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123PT, 124, 125, 126, 127, 128, 129PT, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177.						

Think.Innovate.Create

Price Indicators

NOBROKER

2 BHK House For Sale in Kandivali West
Independent House, Sector 3 near Dr. Padma Shukla Hospital

₹ 51,583/Month
₹ 50 Lakhs

50% Occupancy

2 Bedroom
1 Bathroom
NA
500 sq.ft
300 sq.ft

Jun 25, 2021
Immediately
Independent House
Ready to Move

₹ 51,583/Month

Report what was not correct on this property
Listed by Broker Sold Out Wrong info

Activity On This Property
2 135

Similar Properties
2 BHK in Independent House For Sale in Kandivali West
2 BHK House For Sale in Ganesh Nagar

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Flooring	Marble Tiles	Buildup Area	300 Sq.ft
Carpet Area	300 Sq.ft	Plot Area	NA
Possession Status	Ready to Move	Parking	Street
Road	KC	Parking	0kw
Water Security	No		

NOBROKER

2 BHK House For Sale in Chembur
Independent House, Sector 3 of Chembur, near Chembur Park

₹ 64,705/Month
₹ 78 Lakhs

50% Occupancy

2 Bedroom
2 Bathroom
NA
300 sq.ft
300 sq.ft

Mar 31, 2021
Immediately
Independent House
Ready to Move

₹ 64,705/Month

Report what was not correct on this property
Listed by Broker Sold Out Wrong info

Activity On This Property
2 1286

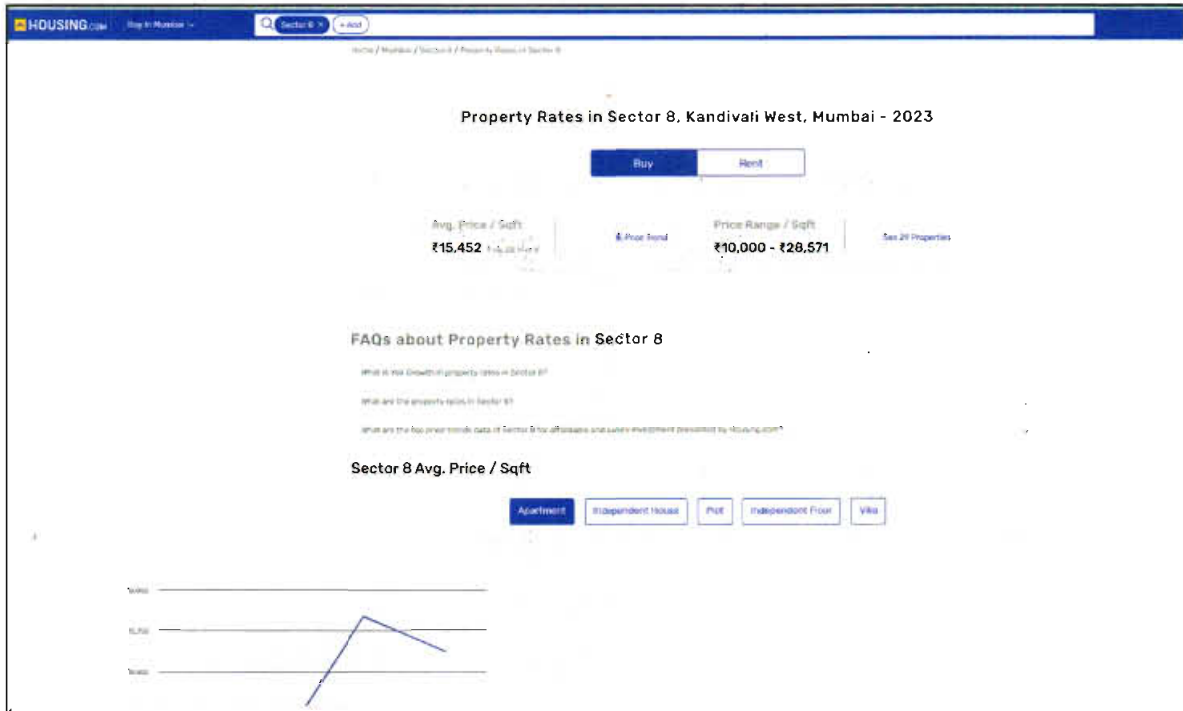
Similar Properties
2 BHK in Independent House For Sale in Chembur Sector 1
2 BHK House For Sale in Marolli Chembur

Overview

Age of Building	0-1 Year	Ownership Type	Self Owned
Flooring	NA	Buildup Area	300 Sq.ft
Carpet Area	NA	Plot Area	NA
Parking	Street	Parking	29
Water Security	Yes		

NoBroker Services

Price Indicators



Think.Innovate.Create

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th June 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 **₹ 43,81,337.00 (Rupees Forty Three Lakh Eighty One Thousand Three Hundred Thirty Seven Only).**

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt.Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.16 10:17:03 +05'30


Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

Think.Innovate.Create