

PROFORMA INVOICE

| | |
|--|---|
| Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) Cosmos Bank-Fort Branch Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27 | Invoice No. PG-3152/23-24 Dated 29-Jun-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 002080 / 2301354 Delivery Note Date Dispatched through Destination Terms of Delivery |
|--|---|

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------|--|---------|----------|--------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 15,000.00 |
| | CGST | | | 1,350.00 |
| | SGST | | | 1,350.00 |
| | Total | | | ₹ 17,700.00 |

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

Indian Rupee Seventeen Thousand Seven Hundred Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|------------------|-------------|-----------------|-----------|-----------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 15,000.00 | 9% | 1,350.00 | 9% | 1,350.00 | 2,700.00 |
| Total | 15,000.00 | | 1,350.00 | | 1,350.00 | 2,700.00 |

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

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**

Remarks:

Mr. Ramprashan Satyanarayan Upadhyay & Mrs. Shanti R. Upadhyay - Residential Bungalow No. 1 (Bungalow No. 4 as per Plan), Type - B, "Landmark", Final Plot No. 60, Eastern Express Highway, Louiswadi, Panchpakhadi, Thane (West), District - Thane - 400 604, 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

for **Vastukala Consultants (I) Pvt Ltd**

R. Upadhyay
Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ramprashan Satyanarayan Upadhyay & Mrs. Shanti R. Upadhyay**

Residential Bungalow No. 1 (Bungalow No. 4 as per Plan), Type – B, "**Landmark**", Final Plot No. 60,
Eastern Express Highway, Louiswadi, Panchpakhadi, Thane (West), District – Thane – 400 604,
State – Maharashtra, Country – India.

Latitude Longitude - 19°11'54.7"N 72°57'43.8"E

Valuation Prepared for:

Cosmos Bank

Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort, Mumbai - 400001, State - Maharashtra, Country – India



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,
Chandivall 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 Bungalow No. 1 (Bungalow No. 4 as per Plan), Type – B, “**Landmark**”, Final Plot No. 60, Eastern Express Highway, Louiswadi, Panchpakhadi, Thane (West), District – Thane – 400 604, State – Maharashtra, Country – India belongs to **Mr. Ramprashan Satyanarayan Upadhyay & Mrs. Shanti R. Upadhyay.**

Boundaries of the property.

| | | |
|-------|---|--------------------|
| North | : | Bungalow No. 7 & 8 |
| South | : | Kajuwadi Cir Road |
| East | : | Landmark CHSL |
| West | : | Bungalow No. 2 |

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 ₹ **3,10,32,187.00 (Rupees Three Crore Ten Lakh Thirty Two Thousand One Hundred Eighty 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**

Director

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: 2023.06.29 17:49:06 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report in Form – 01



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

Residential Bungalow No. 1 (Bungalow No. 4 as per Plan), Type – B, “**Landmark**”, Louiswadi, Final Plot No. 60,
Eastern Express Highway, Panchpakhadi, Thane (West), District – Thane – 400 604,
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 29.06.2023 for Banking Purpose |
| 2 | Date of inspection | 23.06.2023 |
| 3 | Name of the owner/ owners | Mr. Ramprashan Satyanarayan Upadhyay & Mrs. Shanti R. Upadhyay |
| 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 not available) |
| 5 | Brief description of the property | Address: Residential Bungalow No. 1 (Bungalow No. 4 as per Plan), Type – B, “ Landmark ”, Final Plot No. 60, Eastern Express Highway, Louiswadi, Panchpakhadi, Thane (West), District – Thane – 400 604, State – Maharashtra, Country – India. Contact Person: Mr. Aditya Warkhad (Consultant) Contact No. 88790 80587 |
| 6 | Location, street, ward no | Eastern Express Highway, Louiswadi, Panchpakhadi, Thane (West) |
| | Survey/ Plot no. of land | Final Plot No. 60 |
| 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 | Ground Floor in Sq. Ft. = 1,145.00 First Floor including balcony in Sq. Ft. = 1,043.00 Room on Second Floor in Sq. Ft. = 255.00 Built Up Area + Terrace in Sq. Ft. = 1,975.00 (As per Agreement) |

| | | |
|----|--|--|
| 13 | Roads, Streets or lanes on which the land is abutting | Eastern Express Highway |
| 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 | ₹ 64,000.00 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? | N.A. |
| 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 an Independent Bungalow. 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 – 2002 (As per site |

| | year of completion | information) |
|----|--|--------------|
| 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: As per Agreement and as per site inspection the Bungalow Number is 1. As per Approved Plan it is Bungalow No.4 | |

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 29.06.2023 for Residential Bungalow No. 1 (Bungalow No. 4 as per Plan), Type – B, "Landmark", Final Plot No. 60, Eastern Express Highway, Louiswadi, Panchpakhadi, Thane (West), District – Thane – 400 604, State – Maharashtra, Country – India belongs to **Mr. Ramprashan Satyanarayan Upadhyay & Mrs. Shanti R. Upadhyay.**

We are in receipt of the following documents:

| | |
|---|---|
| 1 | Copy of Deed of Declaration dated 26.03.1999 made by Mr. Ramprashan Satyanarayan Upadhyay & Mrs. Shanti R. Upadhyay. |
| 2 | Copy of Agreement dated 10.06.1995 between M/s. Rainbow Builders (Promoters) & Mr. Ramprashan Satyanarayan Upadhyay & Mrs. Shanti R. Upadhyay (Purchasers). |
| 3 | Copy of Approved Plan vide No. TMC / TDD / 330 / V. P. No. 93/203 dated 07.05.2002 issued by Thane Municipal Cororation. |

LOCATION:

The said Bungalow is located on Final Plot No. 60, Village – Panchpakhadi, Taluka & District – Thane. The property falls in Residential Zone. It is at a travelling distance 2.6 Km. from Thane railway station.

Bungalow:

The bungalow under reference is of Ground + 1 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 external condition of bungalow is Good. It is used for residential purpose. The bungalow is without Lift.

The composition of bungalow is

Ground Floor : Living + Dinning Area + 2 Bedrooms + Pooja Room + Kitchen + 2 WC - Bath + Passage.

First Floor : 3 Bedrooms + Passage + 3 WC – Bath + Balcony.

Second Floor / Terrace : Part Terrae + 1 Room.

It is finished with Vitrified tiles flooring, Granite kitchen platform, Concealed electrification, Cement plastering. Compound wall with M.S. gate

Valuation as on 29th June 2023

| | | |
|--|----------|----------------------------|
| The Built Up Area of the Residential Bungalow | : | 1,975.00.00 Sq. Ft. |
|--|----------|----------------------------|

Deduct Depreciation:

| | | |
|---|----------|---|
| Year of Construction of the building | : | 2002 (As per site information) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2023 | : | 21 Years |
| Cost of Construction | : | 1,975.00.00 X 2,500.00 = ₹ 49,37,500.00 |
| Depreciation $\{(100-10) \times 21 / 60\}$ | : | 31.50% |
| Amount of depreciation | : | ₹ 15,55,313.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,40,900.00 per Sq. M. i.e., ₹ 13,090.00 per Sq. Ft. |
| Guideline rate (after depreciation) | : | ₹ 1,22,357.00 per Sq. M. i.e., ₹ 11,367.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 16,500.00 per Sq. Ft. |
| Value of property as on 29.06.2023 | : | 1,975.00.00 Sq. Ft. X ₹ 16,500.00 = ₹ 3,25,87,500.00 |

(Area of property x market rate of developed land & Commercial premises as on 2023 – 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| | | |
|--|----------|---|
| Depreciated fair value of the property as on 29.06.2023 | : | ₹ 3,25,87,500.00 - ₹ 15,55,313.00 = ₹ 3,10,32,187.00 |
| Total Value of the property | : | ₹ 3,10,32,187.00 |
| The realizable value of the property | : | ₹ 2,79,28,968.00 |
| Distress value of the property | : | ₹ 2,48,25,750.00 |
| Insurable value of the property (1,975.00.00 X 2,500.00) | : | ₹ 49,37,500.00 |
| Guideline value of the property (1,975.00.00 X 11,367.00) | : | ₹ 2,24,49,825.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Bungalow No. 1 (Bungalow No. 4 as per Plan), Type – B, “**Landmark**”, Final Plot No. 60, Eastern Express Highway, Louiswadi, Panchpakhadi, Thane (West), District – Thane – 400 604, State – Maharashtra, Country – India for this particular purpose at **₹ 3,10,32,187.00 (Rupees Three Crore Ten Lakh Thirty Two Thousand One Hundred Eighty Seven Only)** as on 29th June 2023.

NOTES

1. I, Sharadkumar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **29th June 2023 is ₹ 3,10,32,187.00 (Rupees Three Crore Ten Lakh Thirty Two Thousand One Hundred Eighty 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 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is an Independent bungalow |
| 3 | Year of construction | 2002 (As per site information) |
| 4 | Estimated future life | 39 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 | MS Gate, Teakwood flush doors, Aluminium sliding windows |
| 10 | Flooring | Vitrified tiles flooring |
| 11 | Finishing | Cement plastering |
| 12 | Roofing and terracing | R.C.C. Slab |
| 13 | Special architectural or decorative features, if any | Yes |
| 14 | (i) Internal wiring – surface or conduit | Concealed electrification |
| | (ii) Class of fittings: Superior/ Ordinary/ Poor. | Ordinary |
| 15 | Sanitary installations | As per Requirement |
| | (i) No. of water closets | |
| | (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 | No Lift |
| 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 | 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 |

Actual site photographs



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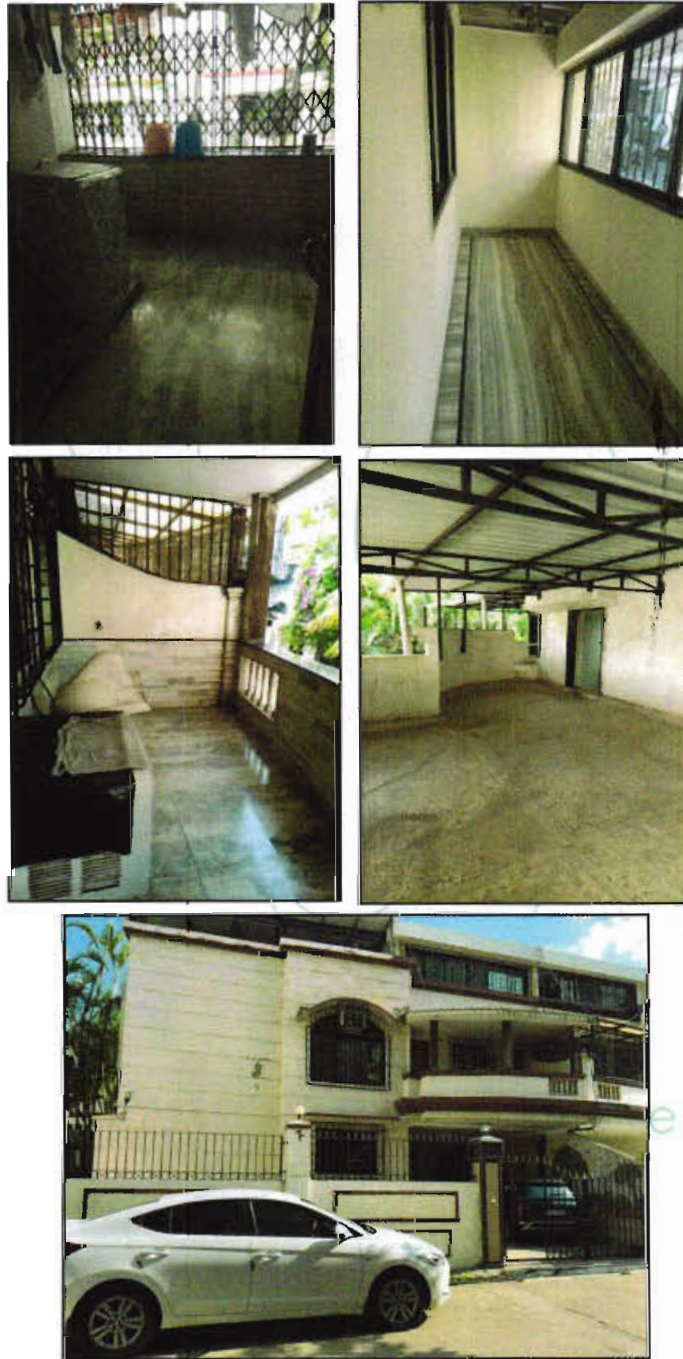
Vastukala Consultants (I) Pvt. Ltd.

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Actual site photographs



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Vastukala Consultants (I) Pvt. Ltd.

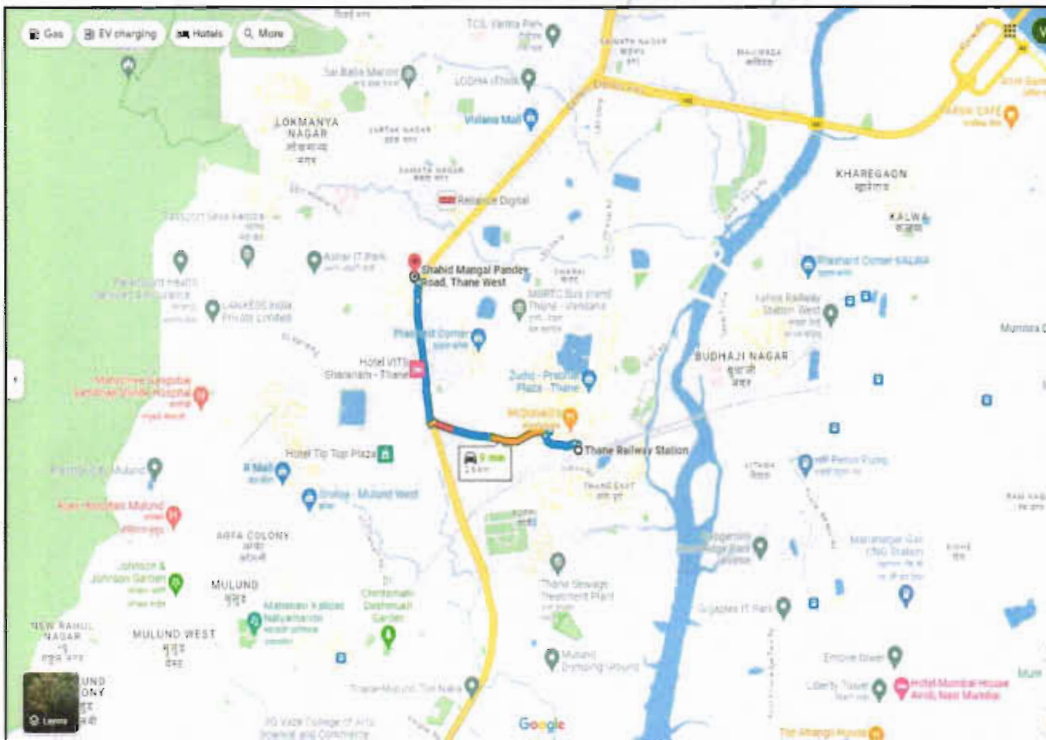
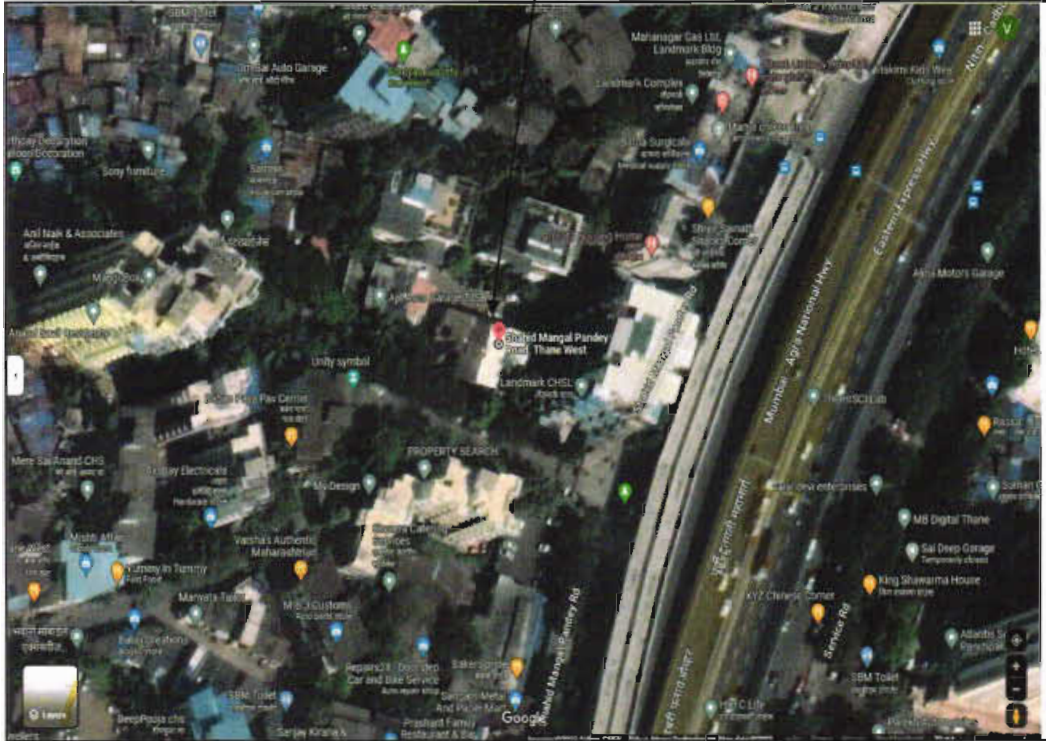
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Route Map of the property

Site u/r



Latitude Longitude - 19°11'54.7"N 72°57'43.8"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 2.6 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : PANCHPAKHADI
Commence From 1st April 2023 To 31st March 2024

| | | | | | | |
|-----------------|--|-----------------|-----------------------|--|--|--|
| Type of Area | Urban Area | Local Body Type | Class "B" Corporation | | | |
| Local Body Name | Thane Municipal Corporation | | | | | |
| Land Mark | SE) Properties Facing Mumbai-Agra Express Highway on Both the Sides. Town Planning Scheme No., Final Plot No. / Survey No. | | | | | |

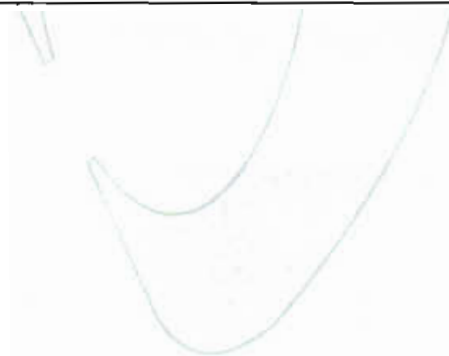
Rate of Land + Building in ₹ per sq. m. Built-Up

| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
|------|----------|-------|-------------|--------|--------|------------|
| 5 | 5/18 | 52600 | 140900 | 160600 | 190100 | 160600 |

Town Planning Scheme No.
Survey No. 14, 32, 33, 34, 35, 36, 37, 38, 44, 45, 46, 47, 48, 49, 50, 51, 78, 79, 80, 81, 85, 86, 87, 88, 89, 90, 93A, 95, 114, 115, 116

Final Plot No. 25, 26, 31, 32, 33, 34, 40, 56, 57, 58, 60, 78, 79, 80, 81, 85, 86, 119, 120, 121, 122, 289, 290, 291, 292, 293, 294, 297, 298, 299, 300A, 300B, 300C, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 320, 325, 411, 412, 413, 414, 415, 416, 418, 419, 421, 422, 423, 424, 463, 495, 498, 499, 500, 501, 502

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Price Indicators

HOUSING.COM Buy in Mumbai

Thane West

5 BHK Villa ₹5.98 Cr EMI starts at ₹2.93 Lacs

3500 sq.ft Build Up Area ₹17.09 K/sq.ft Avg. Price 15 Year Old Age of property Ready to move Possession status East facing Facing Fully Furnished Furnishing

OVERVIEW PROMOTIONS FURNISHINGS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY CALCULATOR

MAGICBRICKS Buy Sell Rent Home Loans

₹6.50 Cr Get ₹1.95 Lacs Lakshadweep Home Loan

4 Beds 3 Baths 3 Balconies 2 Covered Parking

Carpet Area: 3000 sqft - ₹21,667/sqm

Transaction Type: New Property

Ready to Move

Additional Space: 1 Store Room

Facing: East

Furnished Status: Unfurnished

Car Parking: 2 Covered

Type of Ownership: Freehold

Call Contact Agent

Get Phone No.

Price Estimate: ₹6.5 Cr

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 neighbourhood 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 ₹ 3,10,32,187.00 (Rupees Three Crore Ten Lakh Thirty Two Thousand One Hundred Eighty Seven Only).

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: 2023.06.29 17:49:14 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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