

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 -BORIVALI EAST G-1,G-2,G-3,A Wing, Palkhi Aura, Laxmi Shopping Centre CHSL, Dattapada Road,Near HDFC Bank, Borivali East GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-1728/23-24	Dated 26-Jul-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002387 / 2301785	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 %	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			180.00		180.00	360.00

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

Remarks:
 Mr. Shankar Lal Magaji Kumawat, Mr. Babulal Shankar Lal Kumawat & Mr. Lalit Shankar Lal Kumawat - Residential Flat No. 007, Ground Floor, Building No. 1, Wing - E, "Surbhi Complex - 1E Wing Mohte Wadi S.R. A. Co-op. Hsg. Soc. Ltd.", Surbhi Complex, Sai Nagar, M. G. Cross Road No. 1, 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**



UPI Virtual ID : **Vastukala@icici**
for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Shankar Lal Magaji Kumawat, Mr. Babulal Shankar Lal Kumawat & Mr. Lalit Shankar Lal Kumawat**

Residential Flat No. 007, Ground Floor, Building No. 1, Wing – E, "Surbhi Complex – 1E Wing Mohte Wadi S.R.A. Co-op. Hsg. Soc. Ltd.", Surbhi Complex, Sai Nagar, M.G. Cross Road No. 1, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India.

Latitude Longitude: 19°12'22.5"N 72°50'45.5"E

Valuation Done for:

Cosmos Bank




Borivali East Branch

G-1,G-2,G-3, A Wing, Palkhi Aura, Laxmi Shopping Centre CHSL, Dattapada Road, Near HDFC Bank, Borivali East, 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, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

Valuation Report of Residential Flat No. 007, Ground Floor, Building No. 1, Wing – E, "Surbhi Complex – 1E Wing Mohte Wadi S.R.A. Co-op. Hsg. Soc. Ltd.", Surbhi Complex, Sai Nagar, M.G. Cross Road No. 1, 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 26.07.2023 for Bank Loan Purpose
2	Date of inspection	08.07.2023
3	Name of the owner/ owners	Mr. Shankar Lal Magaji Kumawat, Mr. Babulal Shankar Lal Kumawat & Mr. Lalit Shankar Lal Kumawat
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	Residential Flat No. 007, Ground Floor, Building No. 1, Wing – E, "Surbhi Complex – 1E Wing Mohte Wadi S.R.A. Co-op. Hsg. Soc. Ltd.", Surbhi Complex, Sai Nagar, M.G. Cross Road No. 1, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India.
6	Location, street, ward no	Sal Nagar, M.G. Cross Road No. 1, Kandivali (West), R/S Ward
7	Survey/ Plot no. of land	Survey No. 164, C.T.S. No. 1113 of Village – Kandivali, Taluka – Borivali, Mumbai Suburban District
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Residential
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All available at near by
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Auto, Taxies and Private cars
	LAND	
12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 234.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 225.00 (Area as per Agreement for Sale) Bullt up Area in sq. Ft. = 270.00 (Area as per Index – II)

13	Roads, Streets or lanes on which the land is abutting	Sai Nagar, M.G. Cross Road No. 1, Kandivali (West), R/S Ward
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 increase 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.	N.A.
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?	Seller Occupied – Shri. Ramniklal Laxmishankar Vyas
25	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
26	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA / MCGM norms Percentage actually utilized – Details not available
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	₹ 10,000.00 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 No., sale price and area of land sold.	N.A.
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in an apartment. 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 Construction – 2008 (As per Agreement for Sale)
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.
45	Remarks	



PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Borivali East Branch, we have valued Residential Flat No. 007, Ground Floor, Building No. 1, Wing – E, "**Surbhi Complex – 1E Wing Mohte Wadi S.R.A. Co-op. Hsg. Soc. Ltd.**", Surbhi Complex, Sai Nagar, M.G. Cross Road No. 1, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Shankar Lal Magaji Kumawat, Mr. Babulal Shankar Lal Kumawat & Mr. Lalit Shankar Lal Kumawat.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 19.07.2023
2	Copy of Part Occupancy Certificate No. SRA / Ch. E / 217 / RS / PL / AP Dated 12.01.2016 issued by Slum Rehabilitation Authority
3	Copy of Society Registration Certificate dated 24.01.2017

LOCATION:

The said building is located Survey No. 164, C.T.S. No. 1113 of Village – Kandivali, R/S Ward, Sai Nagar, M.G. Cross Road No. 1, Kandivali (West), Taluka – Borivali, Mumbai Suburban District, State – Maharashtra, Country – India. It is at a travel distance of 850 Mt. from Kandivali railway station. The surrounding locality is residential.

BUILDING:

The building under reference is having Ground + 7 upper floors. It is a R.C.C. Framed Structure framed with 9" thick external walls and 6" thick internal POP finished 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 whole building is used for Residential purpose. Ground floor is having 7 Residential flats. 1 Lift is provided in the building.

Residential Flat:

The Residential flat under reference is situated on the Ground Floor. The Composition of Residential Flat is Living Room + Kitchen + Toilet. (i.e. **Studio Apartment**). The Residential Flat is finished with Vitrified Tile Flooring, Teak Wood door frame with Flush doors, Cement Paint type, Cement Paint painting, Aluminium Sliding windows & Casing Capping electrification & Concealed plumbing.

Valuation as on 26th July 2023

The Carpet Area of the Residential Flat	: 225.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	: 2008 (As per Agreement for Sale)
Expected total life of building	: 60 Years
Age of the building as on 2023	: 15 Years
Cost of Construction	: 270.00 Sq. Ft. X ₹ 2,700.00 = ₹ 7,29,000.00
Depreciation $\{(100-10) \times 15\}/60.00$: 22.50%
Amount of depreciation	: ₹ 1,64,025.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 1,43,500.00 Per Sq. M. i.e. ₹ 13,331.00 Per Sq. Ft.
Guideline rate obtained after Depreciation	: ₹ 1,32,135.00 Per Sq. M. i.e. ₹ 12,276.00 Per Sq. Ft.
Value of property as on 26.07.2023	: 225.00 Sq. Ft. X ₹ 21,000.00 = ₹ 47,25,000.00

(Area of property x market rate of developed land & Residential 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 26.07.2023	: ₹ 47,25,000.00 ₹ - ₹ 1,64,025.00 = ₹ 45,60,975.00
Value of the property	: ₹ 45,60,975.00
The realizable value of the property	: ₹ 41,04,878.00
Distress value of the property	: ₹ 36,48,780.00
Insurable value of the property	: ₹ 7,29,000.00
Guideline value of the property	: ₹ 33,14,411.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 007, Ground Floor, Building No. 1, Wing – E, "Surbhi Complex – 1E Wing Mohte Wadi S.R.A. Co-op. Hsg. Soc. Ltd.", Surbhi Complex, Sai Nagar, M.G. Cross Road No. 1, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. for this particular purpose at ₹ 45,60,975.00 (Rupees Forty Five Lakh Sixty Thousand Nine Hundred Seventy Five Only).

NOTES

I, Sharadkumar 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 **26th July 2023** is at **₹45,60,975.00 (Rupees Forty Five Lakh Sixty Thousand Nine Hundred Seventy Five Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

1. 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.
2. 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:

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ANNEXURE TO FORM 0-1

1	No. of floors and height of each floor	Ground + 7 upper floors
2	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat on Ground floor
3	Year of construction	2008 (As per Agreement for Sale)
4	Estimated future life	34 years Subject to proper, preventive periodic maintenance and 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 door, Aluminium sliding windows
10	Flooring	Vitrified Tile Flooring
11	Finishing	Cement Plastering
12	Roofing and Terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No.
15	(i) Internal wiring: surface/conduit	Casing Capping
	(ii) Class of fittings: Superior/Ordinary/Poor.	Ordinary
15	Sanitary installations	
	(i) No. of water closets	As per requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sinks	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	5'6" High, R.C.C. columns with B. B. Masonry wall.
18	No. of lifts and capacity	1 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 provide as per requirement
22	Roads and paving within the compound approximate area and type of paving	Open car parking. Chequered tile 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



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Route Map of the property

Site u/r



Latitude Longitude: 19°12'22.5"N 72°50'45.5"E

Note: The Blue line shows the route to site from nearest railway station (Kandivali – 850 Mt.)

Ready Reckoner Rate

DIVISION / VILLAGE : KANDIVALI 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	Terrain: 90 Feet, D. P. Road to the North, and Village Boundary to the East and South, Link Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
79	79/353	67730	143500	165020	186400	143500
1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1082, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1100, 1101, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1118, 1119, 1128, 1130, 1144, 1145, 1146, 1147, 1151, 1152, 1153, 1154, 1155, 1160, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201,						

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Price Indicators

NOBROKER

1 BHK Flat in Surlbi Complex For Sale in Kandivli West
 Mumbai, Maharashtra, India

₹ 42 Lacs

₹ 24,372/Month

225 sq.ft

Apr 02, 2023

1 Bedroom

1 Bathroom

Apartment

Call to view details

Priority to NBHome

Report what you've seen in this property

Activity On This Property

Similar Properties

Overview

Apartment Type	Self Build
Planning	RAI
Clearing Status	Ready to Build
Construction	

NOBROKER

1 BHK Flat in Surlbi Complex For Sale in Kandivli West
 Mumbai, Maharashtra, India

₹ 42 Lacs

₹ 24,372/Month

225 sq.ft

Apr 07, 2023

1 Bedroom

1 Bathroom

Apartment

Call to view details

Priority to NBHome

Report what you've seen in this property

Activity On This Property

Similar Properties

Overview

Apartment Type	Self Build
Planning	Master Grade
Clearing Status	RAI
Construction	Ready to Build

Price Indicators

magicbricks Buy | Rent | Sell | Home Loans | Login | Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kandivli West > 1BHK Flats for Sale in Kandivli West > 325 sq.ft.

Posted on Jul 11, 2021 | Property ID: 85559377

₹45.0 Lac [How much loan can I get?](#) | **Contact Agent**

1 BHK, 325 Sq.ft Flat For Sale in **Kandivli West, Mumbai**

1 Bed | 1 Bath | Unfurnished

Get Phone No.

Carpet Area 225 sqft * ₹2,000/sqft	Developer Surabi Home Promoters	Project Surbhi Complex
Floor 7 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
1st	Furnished Status Unfurnished	Type of Ownership Co-operative Society

Contact Agent | **Get Phone No.**

99acres Buy | Rent | Society | Project | Society | Landmark | Post property

Posted on Apr 04, 2021 | Ready to move

₹48 Lac [How much loan can I get?](#) | **1RK 1Bath**

Estimated (EM) ₹38,339

NEW STARTED | NOT AVAILABLE | Website: <https://mumbai.99acres.com/>

Overview | Society | Owner Details | Recommendations | Articles

Property ID: | Society ID:

1RK 1Bath
Carpet area: 225 sq.ft. | 1 Room, 1 Bathroom, No Balcony

₹48 Lac + Govt Charges & Tax
@ 21,333 per sq.ft. (all inclusive, Negotiable)

1RK 1Bath
7 of 7 Floors

10+ Year Old
10+ Year Old

Surbhi Complex
Molhe Wadi, Mumbai Andheri-Dahisar

North-East

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Bank Loan** purpose as on date **25th July 2023**

The term Fair Market 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.

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 is at **₹ 45,60,975.00 (Rupees Forty Five Lakh Sixty Thousand Nine Hundred Seventy Five Only)s.**

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

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
(DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India, email=manojbaburaochalikwar@vastukala.com, postalCode=400066, st=Maharashtra,
serialNumber=1a56a566ab8cc99f02a55a8f6e3f6b3f31bd,
2a56a566ab8cc99f02a55a8f6e3f6b3f31bd, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.07.26 17:01:10 +05'30'

Auth. Sign.

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