

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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	Invoice No. <b>PG-1731/23-24</b>	Dated <b>26-Jul-23</b>
Buyer (Bill to) <b>COSMOS BANK - VILEPARLE EAST</b> Vile Parle (East) Branch Pratik Avenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>002708 / 2031788</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl 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>
<b>Total</b>				<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:*  
 Mr. Chandan Bholanath Pandey & Mr. Shivam Bholanath Pandey - Residential Flat No. 704, 7th Floor, Wing – B, Building No. 1, "Rishabh Tower Co-op. Hsg. Soc. Ltd.", Sector – 3, Padmavati Nagar, Village Bolinj, Virar (West), Palghar – 401 303, 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 : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

*Ratted*  
 Authorized Signatory

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 Owner: **Mr. Chandan Bholanath Pandey & Mr. Shivam Bholanath Pandey**

Residential Flat No. 704, 7<sup>th</sup> Floor, Wing – B, Building No. 1, "Rishabh Tower Co-op. Hsg. Soc. Ltd.",  
Sector – 3, Padmavati Nagar, Village Bolinj, Virar (West), Palghar – 401 303,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°26'55.9"N 72°47'27.8"E

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### Valuation Done for:

**Cosmos Bank**

**Vile Parle (East) Branch**

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East),  
Mumbai – 400 057, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
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**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. 704, 7<sup>th</sup> Floor, Wing – B, Building No. 1, "Rishabh Tower Co-op. Hsg. Soc. Ltd.", Sector – 3, Padmavati Nagar, Village Bolinj, Virar (West), Palghar – 401 303, 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	21.07.2023
3	Name of the owner/ owners	<b>Mr. Chandan Bholanath Pandey &amp; Mr. Shivam Bholanath Pandey</b>
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	<b>Address:</b> Residential Flat No. 704, 7 <sup>th</sup> Floor, Wing – B, Building No. 1, "Rishabh Tower Co-op. Hsg. Soc. Ltd.", Sector – 3, Padmavati Nagar, Village Bolinj, Virar (West), Palghar – 401 303, State – Maharashtra, Country – India.  <b>Contact Person:</b> Radhana Singh (Tenant)
6	Location, street, ward no	Sector – 3, Padmavati Nagar, Village Bolinj, Virar (West), Palghar
7	Survey/ Plot no. of land	Survey No. 13, 22, 387-B, Hissa No. 1, 2, 4 & 5 (P) of Village – Bolinj
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	Carpet Area in Sq. Ft. = 386.00 Flowerbed Area in Sq. Ft. = 69.00 Total Carpet Area in Sq. Ft. = 455.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 386.00</b> <b>Built Up Area in Sq. Ft. = 463.00</b> (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Sector – 3, Padmavati Nagar, Village Bolinj, Virar (West), Palghar – 401 303.
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.
<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?	Tenant Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per VVCMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
(i)	Names of tenants/ lessees/ licensees, etc	Radhana Singh (Tenant)
(ii)	Portions in their occupation	Fully Tenant Occupied

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 6,000.00 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.
		<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 – 2015 (As per occupancy



	year of completion	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: As per Site Inspection, Actual Carpet Area 455.00 Sq. Ft. (Including Flowerbed Area) is more than Built Up Area 463.00 Sq. Ft. mentioned in the agreement provided to us. We have considered area mentioned in the documents.</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess fair market value as on 26.07.2023 for Residential Flat No. 704, 7<sup>th</sup> Floor, Wing – B, Building No. 1, "Rishabh Tower Co-op. Hsg. Soc. Ltd.", Sector – 3, Padmavati Nagar, Village Bolinj, Virar (West), Palghar – 401 303, State – Maharashtra, Country – India belongs to **Mr. Chandan Bholanath Pandey & Mr. Shivam Bholanath Pandey.**

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

1	Copy of Agreement for sale dated 14.07.2023 Between Mr. Satish Krishna Singh & Mrs. Meera Satish Singh (the Vendor) and Mr. Chandan Bholanath Pandey & Mr. Shivam Bholanath Pandey (the Purchasers).
2	Copy of Agreement for Sale dated 28.01.2016 between M/s. Rishabh Realty (the Builders) AND Mr. Satish Krishna Singh & Mrs. Meera Satish Singh (the Purchasers).
2	Copy of Occupancy Certificate No. VVCMV / TP / POC / VP-0536 / 66 / 2015-16 dated 29.06.2015 issued by Vasai Virar Municipal Corporation.
3	Copy of Electricity Bill Consumer No. 001540447019 dated 15.07.2023 in the name of Mr. Satish Krishna Singh & Mrs. Meera Satish Singh issued by MSEDCL.

### LOCATION:

The said building is located at Survey No. 13, 22, 387-B, Hissa No. 1, 2, 4 & 5 (P) of Village – Bolinj of Village – Bolinj, Palghar. The property falls in Residential Zone. It is at a travelling distance 3.1 Km. from Virar railway station.

### BUILDING:

The building under reference is having (Part) Ground / (Part) Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is good. The building is used for residential purpose. 7<sup>th</sup> Floor is having 7 Residential Flat. 1 Lift provided in the building.

**Residential Flat:**

The residential flat under reference is situated on the 7<sup>th</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage. (i.e., 1 BHK + WC & Bath). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.

**Valuation as on 26<sup>th</sup> July 2023**

<b>The Built Up Area of the Residential Flat</b>	:	<b>463.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2015 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	8 Years
Cost of Construction	:	463.00 X 2,500.00 = ₹ 11,57,500.00
Depreciation $\{(100-10) \times 8 / 60\}$	:	12.00%
Amount of depreciation	:	₹ 1,38,900.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 62,580.00 per Sq. M. i.e., ₹ 5,814.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 58,710.00 per Sq. M. i.e., ₹ 5,454.00 per Sq. Ft.
Prevailing market rate	:	₹ 6,700.00 per Sq. Ft.
<b>Value of property as on 26.07.2023</b>	:	<b>463.00 Sq. Ft. X ₹ 7,000.00 = ₹ 32,41,100.00</b>

(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)

<b>Depreciated fair value of the property as on 26.07.2023</b>	:	<b>₹ 32,41,000.00 - ₹ 1,38,900.00 = ₹ 31,02,100.00</b>
<b>Total Value of the property</b>	:	<b>₹ 31,02,100.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 27,91,890.00</b>
<b>Distress value of the property</b>	:	<b>₹ 24,81,680.00</b>
<b>Insurable value of the property (463.00 X 2,500.00)</b>	:	<b>₹ 11,57,500.00</b>
<b>Guideline value of the property (463.00 X 5,454.00)</b>	:	<b>₹ 25,25,202.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 704, 7<sup>th</sup> Floor, Wing – B, Building No. 1, "Rishabh Tower Co-op. Hsg. Soc. Ltd.", Sector – 3, Padmavati Nagar, Village Bolinj, Virar (West), Palghar – 401 303, State – Maharashtra, Country – India for this particular purpose at ₹ 31,02,100.00 (Rupees Thirty One Lakh Two Thousand One Hundred Only) as on 26<sup>th</sup> July 2023.



### NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **26<sup>th</sup> July 2023 is ₹ 31,02,100.00 (Rupees Thirty One Lakh Two Thousand One 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:

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## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	(Part) Ground / (Part) Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 <sup>th</sup> Floor
3.	Year of construction	2015 (As per occupancy certificate)
4.	Estimated future life	52 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 doors, Powder Coated Aluminum 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.	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	Not Provided
18.	No. of lifts and capacity	1 Lift provided
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




## Route Map of the property Site/u/r



**Latitude Longitude - 19°26'55.9"N 72°47'27.8"E**

**Note:** The Blue line shows the route to site from nearest railway station (Virar – 3.1 Km.)

## Ready Reckoner Rate



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

[Home](#) [Valuation Rules](#) [User Manual](#) [Close](#) [Feedback](#)

Year: 2023/2024 Language: English

Selected District: पालघर  
Select Taluka: वसई  
Select Village: गावाचे नांव - मौजे बोळीज  
Search By:  Survey No  Location  
Enter Survey No: 13 Search

उपविभाग	बुली वमीन	निवासी सदनिका	बॉझिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
5-रहिव्रास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	14200	59600	88400	76100	68400	चौ. मीटर	सर्व्हे नंबर

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## Price Indicators

**NOBROKER** | My Bookings | Post Your Property

**1 BHK Flat in Poonam Aura Building Society For Sale in Virar West**  
 ₹ 37 Lacs | ₹ 21,200/Month | 365 Sq Ft

Home | Flats for Sale in Mumbai | Flats for Sale in Virar West | 1 BHK Flat for Sale in Virar West | Property Details

Photos | Location

1 Bedroom | 1 Bathroom | 1 BHK | None | None

Apr 23, 2023 | Immediately | Poonam Aura Build. | None

Get Dealer Details

Price trends by NB Estimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Activity On This Property

0 | 0 | 0

Similar Properties

**Overview**

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.7 Per Sq Ft/M	Flooring	Carpet
Buildup Area	365 Sq Ft	Carpet Area	127 Sq Ft

**NOBROKER** | My Bookings | Post Your Property

**1 BHK Flat in Rishabh Tower For Sale in Virar West**  
 ₹ 32 Lacs | ₹ 18,540/Month | 610 Sq Ft

Home | Flats for Sale in Mumbai | Flats for Sale in Virar West | 1 BHK Flat for Sale in Virar West | Property Details

Photos | Location

1 Bedroom | 1 Bathroom | 2 BHK | Bike and Car | Partial

Jun 11, 2023 | Immediately | Rishabh Tower | Partial

Get Dealer Details

Price trends by NB Estimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Activity On This Property

0 | 0 | 0

Similar Properties

**Overview**

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 3.1 Per Sq Ft/M	Flooring	Marble/Groceries
Buildup Area	610 Sq Ft	Carpet Area	195 Sq Ft

## Price Indicators

**NOBROKER**

1 BHK Flat in Bachraj Avenue, Padmavati Nagar, Boliing For Sale in Virar West

₹ 29 Lacs  
₹ 16,921/Month  
575

3 Bedrooms  
1 Bathroom  
3  
575

Age 12, 2012  
Immediately  
Bachraj Avenue, Pa...  
Full

Get Owner Details

Price trends by NBestimate  
Report error was not correct in this property  
Liked by Broker Sold Out Wrong Info

Activity On This Property  
234  
0  
0

Similar Properties

**Overview**

Age of Building	12 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.9 Per Sq Ft/M	Flooring	Verified Tile
Carpet Area	375 Sq Ft	Carpet Area	375 Sq Ft

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

This exercise is to assess **Fair Market Value** of the property under reference as on **26<sup>th</sup> July 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 knowledgeable 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 **₹ 31,02,100.00 (Rupees Thirty One Lakh Two Thousand One Hundred Only)**.

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

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=RE, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=adms,  
2.5.4.20=f822b0c4fa235d030c739926865913499c73d33041331  
315279617a1865632, postalCode=400005, st=Maharashtra,  
serialNumber=A1a5a36464b0cc890b2a33a8e92f6b377f10d2e  
39e2872c793370e235bc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.26 17:11:56 +05'30'

**Auth. Sign.**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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