

# 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-1965/23-24</b>	Dated <b>11-Aug-23</b>
Buyer (Bill to) <b>COSMOS BANK - BORIVALI WEST</b> BORIWALI WEST Shop No 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai – 400092, 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>003053 / 2302025</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. Abhishek Kishor Wadkar & Mrs. Tejal Abhishek Wadkar - Residential Flat No. 601, 6th Floor, "Shraddha Chhaya Co-Op. Hsg. Soc. Ltd.", Final Plot No. 441 & 442, Malharrao Kulkarni Marg, Borivali (West), Mumbai – 400 091, 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**

*Rattod*  
 Authorized Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Abhishek Kishor Wadkar & Mrs. Tejal Abhishek Wadkar**

Residential Flat No. 601, 6<sup>th</sup> Floor, "Shraddha Chhaya Co-Op. Hsg. Soc. Ltd.", Final Plot No. 441 & 442,  
Malharrao Kulkarni Marg, Borivali (West), Mumbai – 400 091, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'39.4"N 72°50'30.1"E

### Valuation Prepare for:

**Cosmos Bank**




**Borivali (West)**

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West),  
Mumbai – 400 092, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Nanded     |  Indore    |  Roipur |
|  Delhi/NCR |  Nashik     |  Ahmedabad |  Jaipur |

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

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 601, 6<sup>th</sup> Floor, "Shraddha Chhaya Co-Op. Hsg. Soc. Ltd.", Final Plot No. 441 & 442, Malharrao Kulkarni Marg, Borivali (West), Mumbai – 400 091, State – Maharashtra, Country – India belongs to **Mr. Abhishek Kishor Wadkar & Mrs. Tejal Abhishek Wadkar**.

Boundaries of the property.

North	: Best Quarters
South	: Sai Adarsh CHSL
East	: PM Kulkarni Road
West	: Helicon Heights

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 **₹ 2,23,36,000.00 (Rupees Two Crore Twenty Three Lakh Thirty Six Thousand 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.

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

Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA,  
c=IN, email=manoj.chalikwar@vastukala.com, serial=17, version=3, relativeDistinguishedName=cn=MANOJ BABURAO CHALIKWAR,  
ou=INDIA, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=INDIA, c=IN,  
Date: 2023.08.11 11:52:42+05'30'

Auth. Sign.



### Our Pan India Presence at :

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

Reqd. Office : B1-0011, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
Tele/Fax : +91 22 28371325/24  
mumbai@vastukala.org

**Valuation Report of Residential Flat No. 601, 6<sup>th</sup> Floor, "Shraddha Chhaya Co-Op. Hsg. Soc. Ltd."**

Final Plot No. 441 &amp; 442, Malharrao Kulkarni Marg, Borivali (West), Mumbai – 400 091,

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 11.08.2023 for Bank Loan Purpose
2	Date of inspection	10.08.2023
3	Name of the owner/ owners	<b>Mr. Abhishek Kishor Wadkar &amp; Mrs. Tejal Abhishek Wadkar</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. 601, 6 <sup>th</sup> Floor, "Shraddha Chhaya Co-Op. Hsg. Soc. Ltd.", Final Plot No. 441 & 442, Malharrao Kulkarni Marg, Borivali (West), Mumbai – 400 091, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Kishor Wadkar (Owner's Father) Contact No. 9930032761
6	Location, street, ward no	Ward – R/C, Malharrao Kulkarni Marg, Borivali (West), Mumbai – 400 091
	Survey/ Plot no. of land	Final Plot No. 441 & 442, TPS – III of Village Borivali
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. = 659.00 (Area as per Actual Site Measurement)  <b>RERA Carpet Area in Sq. Ft. = 698.00</b> (Area as per Agreement for Sale)



		Built Up Area in Sq. Ft. = 768.00 (Area as per Index II)  All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.
13	Roads, Streets or lanes on which the land is abutting	Ward - R/C, Malharrao Kulkarni Marg, Borivali (West), Mumbai - 400 091
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?	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 MCGM norms Percentage actually utilized - Details not

		available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 56,000.00 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



**Residential Flat:**

The residential flat under reference is situated on the 6<sup>th</sup> Floor. The composition of residential flat consists of Living Room + Dining + 2 Bedrooms + Kitchen + 2 Toilets + Passage (i.e., **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified flooring, Teak wood door frame with solid flush door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.

**Valuation as on 11<sup>th</sup> August 2023**

<b>The RERA Carpet Area of the Residential Flat</b>	<b>:</b>	<b>698.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2022 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	01 Year
Cost of Construction	:	768.00 X 3,000.00 = ₹ 23,04,000.00
Depreciation $\{(100-10) \times 01 / 60\}$	:	N.A. As building age is below 5 years
Amount of depreciation	:	N.A. As building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,49,699.00 per Sq. M. i.e., ₹ 13,907.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. As building age is below 5 years
Prevailing market rate	:	₹ 32,000.00 per Sq. Ft.
<b>Value of property as on 11.08.2023</b>	<b>:</b>	<b>698.00 Sq. Ft. X ₹ 32,000.00 = ₹ 2,23,36,000.00</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 11.08.2023</b>	<b>:</b>	<b>₹ 2,23,36,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 2,23,36,000.00</b>
<b>The Realizable value of the property</b>	<b>:</b>	<b>₹ 2,01,02,400.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 1,78,68,800.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 23,04,000.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 1,06,80,576.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 601, 6<sup>th</sup> Floor, "Shraddha Chhaya Co-Op. Hsg. Soc. Ltd.", Final Plot No. 441 & 442, Malharrao Kulkarni Marg, Borivali (West), Mumbai – 400 091, State – Maharashtra, Country – India for this particular purpose at **₹ 2,23,36,000.00 (Rupees Two Crore Twenty Three Lakh Thirty Six Thousand Only)** as on **11<sup>th</sup> August 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 11<sup>th</sup> August 2023 is ₹ 2,23,36,000.00 (Rupees Two Crore Twenty Three Lakh Thirty Six Thousand 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	Stilt + Podium + 1 <sup>st</sup> to 12 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 6 <sup>th</sup> Floor
3.	Year of construction	2022 (As per Occupancy Certificate)
4.	Estimated future life	59 Years Subject to proper, preventive periodic maintenance & structural repairs .
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	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	Not Provided
18.	No. of lifts and capacity	2 Lifts
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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## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

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**Annual Statement of Rates**

Year: 20232024 Language: English

Selected District: मुंबई (उपनगर)

Select Village: बोरीवली ( बोरीवली )

Search By:  Survey No  Location

Enter Survey No: 441

उपविभाग	पुणे बचील	निवाची बदलिका	बोकील	डुकाने	बोकोनिक	एकक (Rn.)	Attribute
83/364 -भुभाग: उत्तरेस गावाची हद्द, पुर्वेस एकसर रोड, इशियेस लोकमान्य टिळक रोड, पश्चिमेस लिंक रोड.	56220	131450	151170	178800	131450	चौरस मीटर	सि.टी.एल. नंबर
83/366-भुभाग: एस. व्ही. रोडच्या पश्चिमेकडे व लोकमान्य टिळक रोडच्या इशियेकरील गावातील सर्व मिळकती.	63740	142570	163950	205400	142570	चौरस मीटर	अंतीस प्लॉट नंबर

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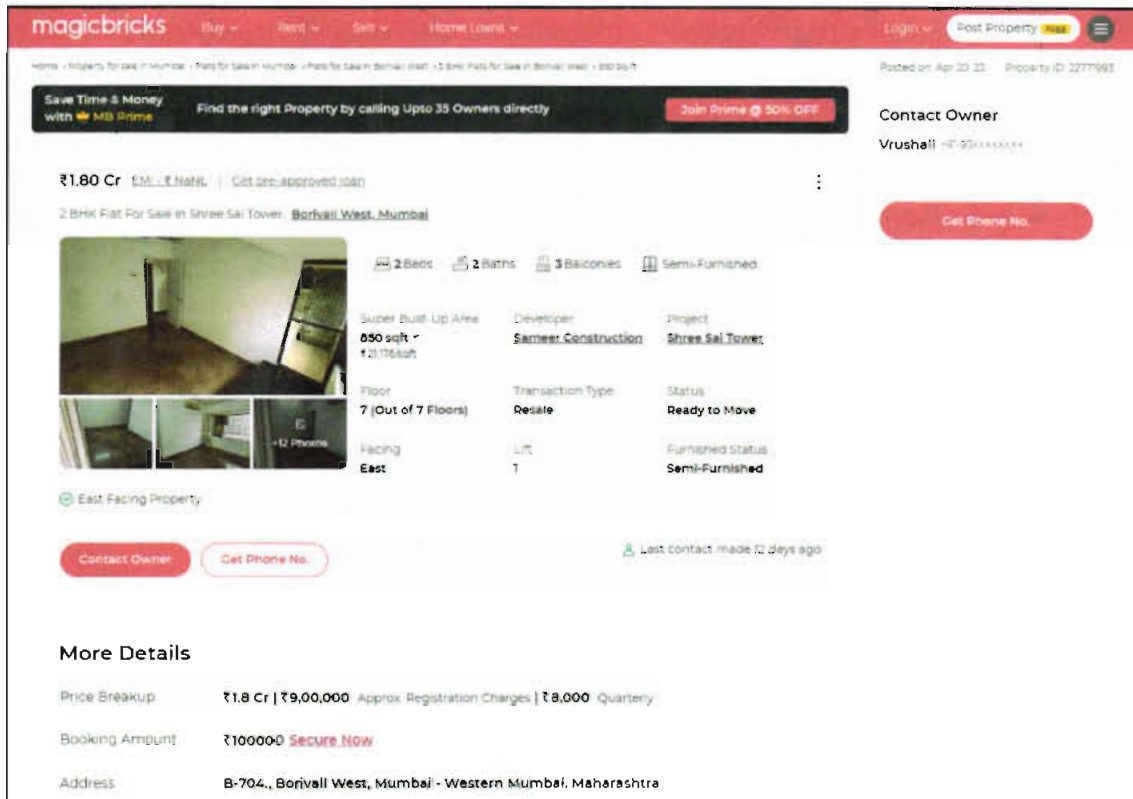
An ISO 9001:2015 Certified Company

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## Price Indicators



**magicbricks** Home Loans

Save Time & Money with **MB Drive** Find the right Property by calling Upto 35 Owners directly **Join Prime 50% OFF**

Posted on: Apr 20, 23 Property ID: 2277993

**Contact Owner**  
Vrushali

**₹1.80 Cr** **EMI** | **₹ HATEL** | Get pre-approved loan

2 BHK Flat For Sale in Shree Sai Tower, **Borivali West, Mumbai**

2 Bed 2 Baths 3 Balconies Semi-Furnished

Super Built-Up Area: **650 sqft** | ₹ 2,769/sqft

Developer: **Sameer Construction** Project: **Shree Sai Tower**

Floor: **7 (Out of 7 Floors)** Transaction Type: **Resale** Status: **Ready to Move**

Facing: **East** Lift: **1** Furnished Status: **Semi-Furnished**

East Facing Property

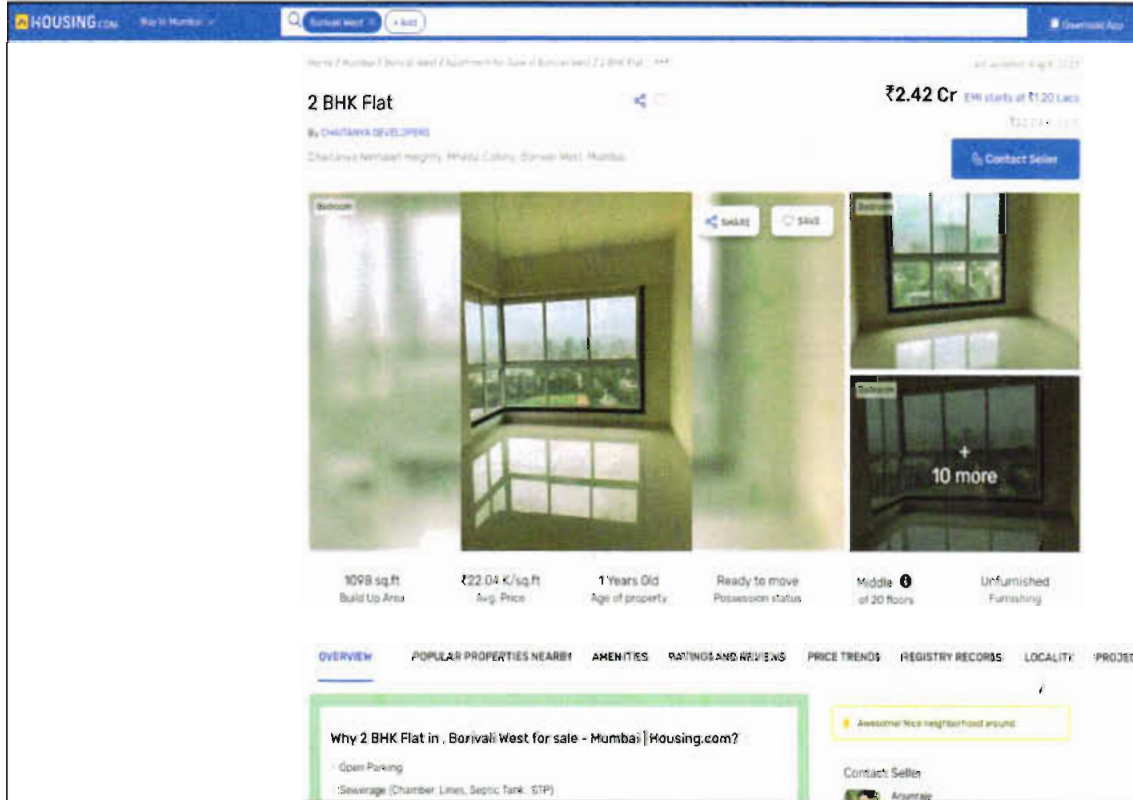
Contact Owner Get Phone No. Last contact made 12 days ago

**More Details**

Price Breakup: **₹1.8 Cr | ₹9,00,000** Approx. Registration Charges | **₹8,000** Quarterly

Booking Amount: **₹100000** **Secure Now**

Address: **B-704., Borivali West, Mumbai - Western Mumbai, Maharashtra**



**HOUSING.com** Borivali West

Home / Mumbai / Borivali West / North West / 2 BHK Flat

**2 BHK Flat** **₹2.42 Cr** EMI starts at ₹120 Lacs

By **DHRUVA DEVELOPERS**

Dhruva Nandan locality, **Winds Colony, Borivali West, Mumbai**

Contact Seller

1098 sq.ft Build Up Area | ₹22.04 K/sq.ft Avg. Price | 1 Years Old Age of property | Ready to move Possession status | Middle of 20 floors | Unfurnished Furnishing

10 more

OVERVIEW POPULAR PROPERTIES NEARBY AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECTS

**Why 2 BHK Flat in , Borivali West for sale - Mumbai | Housing.com?**

- Open Parking
- Sewerage (Chamber, Lines, Septic Tank, STP)

Awesome! Nice neighborhood around

Contact Seller Anantag

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11<sup>th</sup> August 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 **₹ 2,23,36,000.00 (Rupees Two Crore Twenty Three Lakh Thirty Six Thousand Only)**

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, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=India,  
2.5.4.20a922286c41ad35d03ba0d31e2686993490d5834411331  
13279617A8B5652, postalCode=400066, st=Maharashtra,  
serialNumber=412561666669988302584933A01111043439  
4e282a29832766258c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.11 17:20:19 +05'30'

**Auth. Sign.**

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