Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Proposed Purchasers: **Mr. Ashok Virchand Doshi,**
Mr. Anand Ashok Doshi &
Mrs. Moni Anand Doshi

Name of Owner: **The Bombay Dyeing & Manufacturing Company Limited**

Residential Flat No. 5901, 59th Floor (55th Floor as per Approved OC Plans), **"Two - ICC"**, Building No. 2, G. D. Ambedkar Marg, Dadar (East), Mumbai – 400 014, State – Maharashtra, Country – India.

Longitude Latitude: 19°00'38.8"N 72°51'01.1"E

Valuation Done for:
State Bank of India
RACPC - Chinchpokli (East)

Retail Assets Centralized Processing Centre, Mumbai South Voltas House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State - Maharashtra, Country – India.

CIN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
An ISO 9001:2015 Certified Company

Vastukala Consultants (I) Pvt. Ltd.
Think.Innovate.Create

Vastu/Mumbai/03/2023/30331/46141
17/19-335-SKVSM
Date: 17.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 5901, 59th Floor (55th Floor as per Approved OC Plans), **"Two - ICC"**, Building No. 2, G. D. Ambedkar Marg, Dadar (East), Mumbai – 400 014**,** State – Maharashtra, Country – India belongs to **The Bombay Dyeing & Manufacturing Company Limited.** Name of Proposed Purchasers is **Mr. Ashok Virchand Doshi, Mr. Anand Ashok Doshi & Mrs. Moni Anand Doshi.**

Boundaries of the property.

North	:	Building "One – ICC"
South	:	ICC Internal Road / Open Plot / Adarsh CHS
East	:	Bombay Realty Spring Tower
West	:	Wadala Telephone Exchange

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 for this particular purpose at **₹ 8,93,76,000.00 (Rupees Eight Crore Ninety Three Lakh Seventy 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=ADMIN, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.17 17:12:45 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Vastukala Consultants (I) Pvt. Ltd.
121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,
The Branch Manager,
State Bank of India
RACPC - Chinchpokli (East)
Retail Assets Centralised Processing Centre,
Mumbai South Voltas House, 'A', 1st Floor,
Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033,
State - Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	**General**			
1.	Purpose for which the valuation is made		:	To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	:	15.03.2023
	b)	Date on which the valuation is made	:	17.03.2023
3.	Copy of documents produced for perusal: 1. Copy of Draft Agreement to Sell between The Bombay Dyeing & Manufacturing Company Limited (the Developer) AND Mr. Ashok Virchand Doshi, Mr. Anand Ashok Doshi & Mrs. Moni Anand Doshi (the Purchasers). 2. Copy of Final Possession Demand Letter Ref. No. TWO ICC / 5901 / 2022 dated 10.02.2023 in the name of Mr. Ashok Virchand Doshi, Mr. Anand Ashok Doshi & Mrs. Moni Anand Doshi issued by The Bombay Dyeing & Manufacturing Company Limited. 3. Copy of Booking Confirmation cum Allotment Letter Ref. No. TWO ICC / 5901 / 2022 dated 27.02.2023 in the name of Mr. Ashok Virchand Doshi, Mr. Anand Ashok Doshi & Mrs. Moni Anand Doshi issued by The Bombay Dyeing & Manufacturing Company Limited. 4. Copy of Letter of Confirmation for TWO ICC OC floor numbers as per sales plans and approved plans in the name of Mr. Ashok Virchand Doshi, Mr. Anand Ashok Doshi & Mrs. Moni Anand Doshi issued by The Bombay Dyeing & Manufacturing Company Limited. 5. Copy of RERA Registration Certificate No. P51900008726 dated 19.08.2017. 6. Copy of Part Occupancy Certificate No. EB / 605 / FS / A / OCC / 9 / New dated 18.02.2022 issued by Municipal Corporation of Greater Mumbai for development work of residential building comprising of part occupation for proposed building no. 2 (Two ICC) from 51st to 58th Upper Floors except one Flat No. 4 on 58th Floor (i.e., comprising of 51st 53rd upper residential floors + 54th refuge + 55th to 56th upper residential floors + 3rd service floor + 57th to 58th residential floors. 7. Copy of Amended Commencement Certificate No. EEBPC / 605 / FS / A dated 27.08.2018 issued by Municipal Corporation of Greater Mumbai.			
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		:	**Name of Proposed Purchasers:** Mr. Ashok Virchand Doshi, Mr. Anand Ashok Doshi & Mrs. Moni Anand Doshi **Name of Owner:** The Bombay Dyeing & Manufacturing Company Limited

				Address: Residential Flat No. 5901, 59th Floor (55th Floor as per Approved OC Plans), **"Two - ICC",** Building No. 2, G. D. Ambedkar Marg, Dadar (East), Mumbai – 400 014, State – Maharashtra, Country – India. **Contact Person:** Karishma Madam (CRM) Mobile No.: 9768775712 Name of Proposed Purchasers: Joint Ownership Name of Owner: Limited Company Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)		:	The property is a Residential Flat located on 59th Floor (55th Floor as per Approved OC Plans). As per Agreement Sale Plan, the composition of flat is 4 Bedrooms + Living / Dining + Kitchen + 4 Toilets + Staff Room + Staff Toilet + Passage + Enclosed Balcony **(i.e 4BHK + 4 Toilets + Staff Room + Staff Toilet).** The property is at 600M. travelling distance from nearest railway station Naigaon Monorail.
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	-
	b)	Door No.	:	Residential Flat No. 5901
	c)	C.T.S. No. / Village	:	Cadastral Survey Nos. 233, 120, 1/983 and 1/128 of Dadar Naigaon Division
	d)	Ward / Taluka	:	Ward - F/S, Taluka – Mumbai
	e)	Mandal / District	:	District – Mumbai City
	f)	Date of issue and validity of layout of approved map / plan	:	As Part Occupancy Certificate is available, we assumed that the construction is as per approved plan.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan		No
7.	Postal address of the property		:	Residential Flat No. 5901, 59th Floor (55th Floor as per Approved OC Plans), **"Two - ICC",** Building No. 2, G. D. Ambedkar Marg, Dadar (East), Mumbai – 400 014, State – Maharashtra, Country – India.
8.	City / Town		:	Dadar (East), Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	

	i) High / Middle / Poor	:	High Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Dadar Naigaon Division Municipal Corporation of Greater Mumbai.	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	Boundaries of the property			
			As per Site	**As per Document**
	North	:	Building "One – ICC"	Property bearing CS No. 2/223, 236, 243 & 245
	South	:	Open Plot & Adarsh CHSL	Property bearing CS No. 10/223, 826, 827, 983, 11/223, 216, 128, partly by Vitthal Mandir Road (Road No. 39) and Partly by Municipal Cemetery
	East	:	Spring Tower	Property bearing CS No. 1/123, 366, 380, 245, 243
	West	:	MTNL Wadala	Property bearing CS No. 2/223, 236 and 1/120 and Partly by G. G. Ambedkar Marg
13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	**RERA Carpet Area in Sq. Ft. = 2,102.00** **Deck Area in Sq. Ft. = 26.00** **Total Carpet Area in Sq. Ft. = 2,128.00** **(Area as per Booking Confirmation cum Allotment Letter)** Built Up Area in Sq. Ft. = 2,341.00 (Total Carpet + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°00'38.8"N 72°51'01.1"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	**RERA Carpet Area in Sq. Ft. = 2,102.00** **Deck Area in Sq. Ft. = 26.00** **Total Carpet Area in Sq. Ft. = 2,128.00** **(Area as per Booking Confirmation cum Allotment Letter)**	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II	**APARTMENT BUILDING**		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Cadastral Survey Nos. 233, 120, 1/983 and 1/128 of Dadar Naigaon Division
	Block No.	:	-
	Ward No.	:	F/S
	Village / Municipality / Corporation	:	Dadar Naigaon Division Municipal Corporation of Greater Mumbai.
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 5901, 59th Floor (55th Floor as per Approved OC Plans), **"Two - ICC",** Building No. 2, G. D. Ambedkar Marg, Dadar (East), Mumbai – 400 014, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2019 (As per Part Occupancy Certificate)
5.	Number of Floors	:	3 Level Basement + 1 Ground Level + 1 Podium Level + 2nd to 63rd Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 Flats on 59th Floor (55th Floor as per Approved OC Plans) Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	6 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer
	Car parking - Open / Covered	:	Along with 3 Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	**Residential Flat**		
1	The floor in which the Flat is situated	:	59th Floor (55th Floor as per Approved OC Plans)
2	Door No. of the Flat	:	Residential Flat No. 5901
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Italian Marble + Wooden + Vitrified tiles flooring
	Doors	:	Teak Wood door frame, Flush doors shutters
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings.

			Electrical wiring with concealed
	Finishing	:	Cement Plastering with POP finished
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	**Name of Proposed Purchasers:** Mr. Ashok Virchand Doshi, Mr. Anand Ashok Doshi & Mrs. Moni Anand Doshi **Name of Owner:** The Bombay Dyeing & Manufacturing Company Limited
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 2,341.00 (Total Carpet + 10%)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	**RERA Carpet Area in Sq. Ft. = 2,102.00** **Deck Area in Sq. Ft. = 26.00** **Total Carpet Area in Sq. Ft. = 2,128.00** **(Area as per Booking Confirmation cum Allotment Letter)**
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner occupied
15	If rented, what is the monthly rent?	:	₹ 3,00,000.00 Expected rental income per month with furnished flat
IV	**MARKETABILITY**	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	**Rate**	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 40,000.00 to ₹ 45,000.00 per Sq. Ft. on Carpet Area

2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 42,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 4,000.00 per Sq. Ft.
	II. Land + others	:	₹ 38,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 2,67,684.00 per Sq. M. i.e. ₹ 24,868.00 per Sq. Ft.
	Guideline rate (after deprecation)	:	N.A. the building age is below 5 years
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**		
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 4,000.00 per Sq. Ft.
	Age of the building	:	4 years
	Life of the building estimated	:	56 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. the building age is below 5 years
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 4,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 38,000.00 per Sq. Ft.
	Total Composite Rate	:	**₹ 42,000.00 per Sq. Ft. (Including Car Parking)**
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (including car parking)	2,128.00 Sq. Ft.	42,000.00	**8,93,76,000.00**
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			

10	Others			
	Total / Realizable value of the property			**8,93,76,000.00**
	Insurable value of the property (2,341.00 X 4,000.00)			**93,64,000.00**
	Guideline value of the property (2,341.00 X 24,868.00)			**5,82,15,988.00**

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

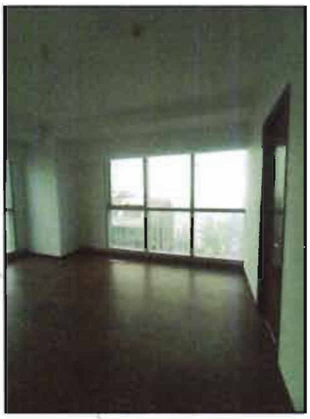
Method of Valuation / Approach

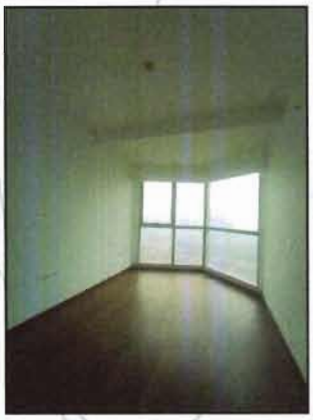
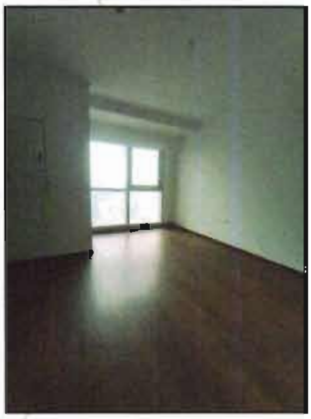
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 40,000.00 to ₹ 45,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc. We estimate ₹ 42,000.00 per Sq. Ft. (Including Car Parking) for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on		There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i)	Saleability	Good
ii)	Likely rental values in future in	₹ 3,00,000.00 Expected rental income per month with furnished flat
iii)	Any likely income it may generate	Rental Income

Actual Site Photographs

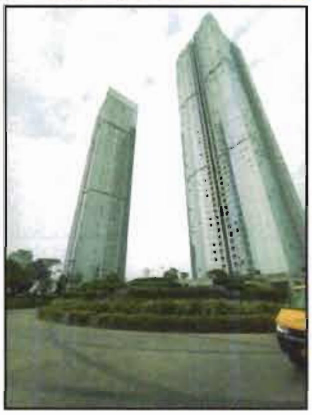




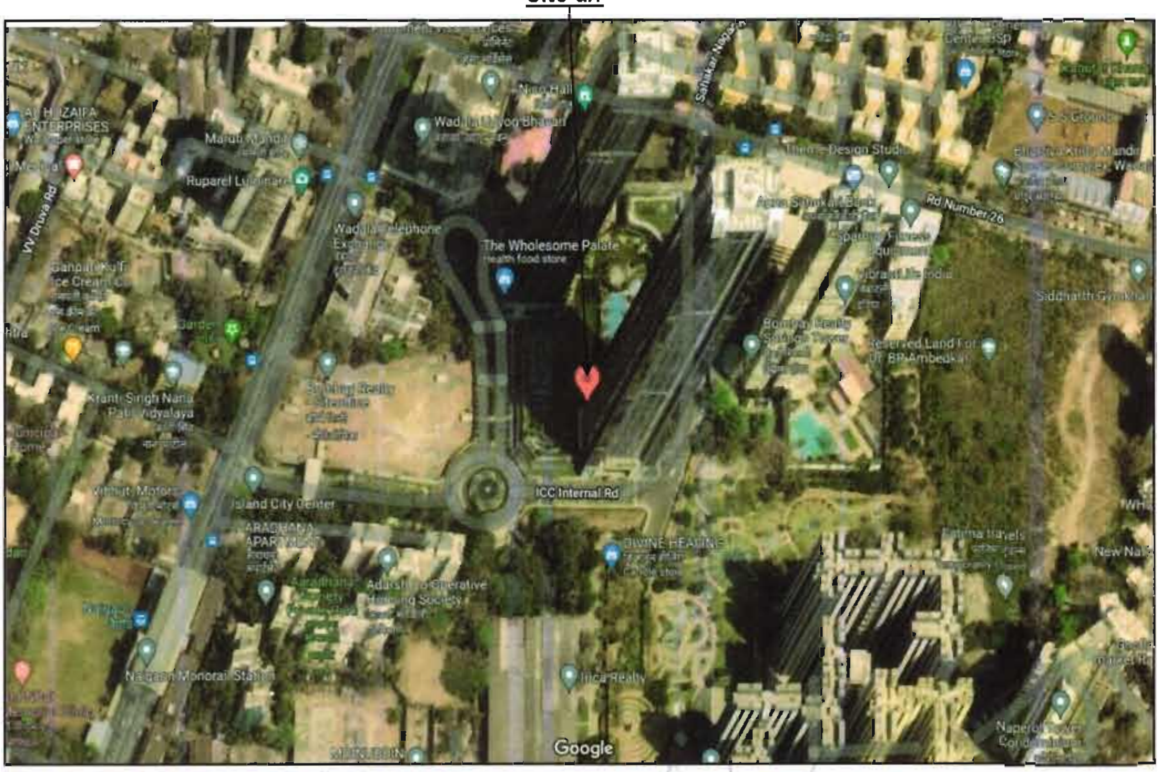






Route Map of the property

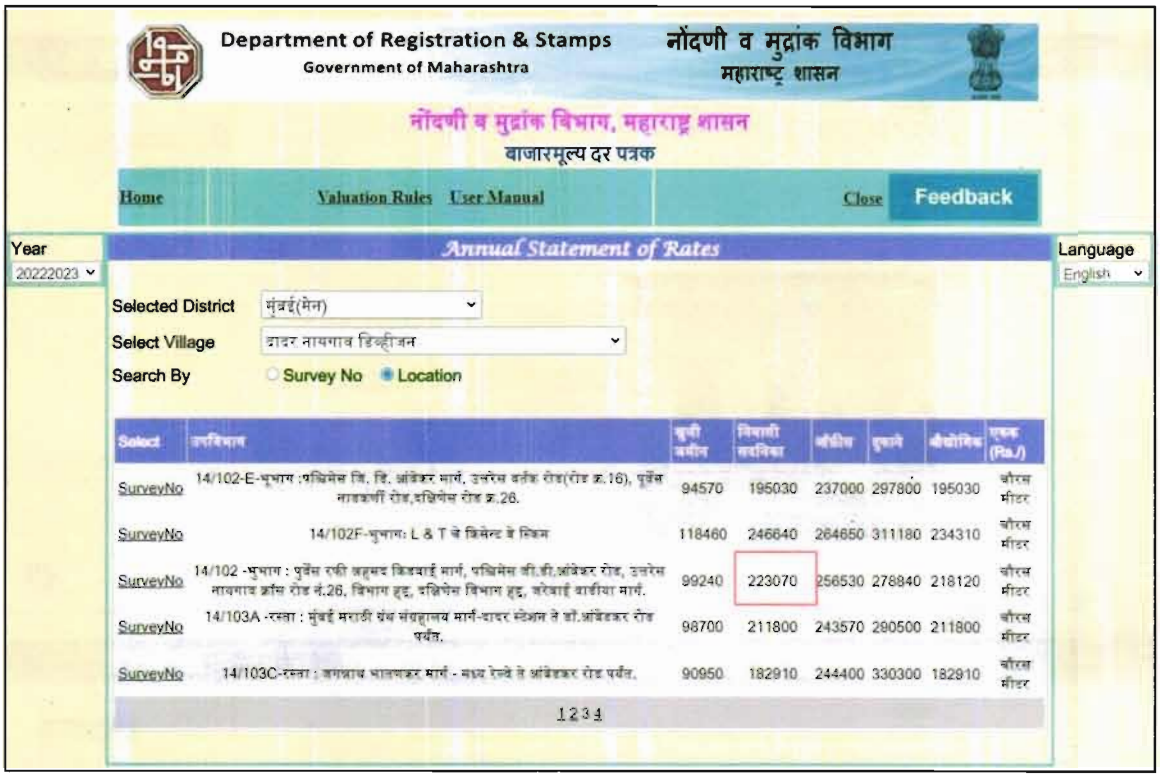
Site u/r



Longitude Latitude: 19°00'38.8"N 72°51'01.1"E

Note: The Blue line shows the route to site from nearest railway station (Naigaon Monorail Station – 600M.)

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 20222023
Annual Statement of Rates
Language English

Selected District मुंबई(मेन)
Select Village दादर नायगाव डिव्हीजन
Search By Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	14/102-E-भूभाग :पश्चिमेस डि. डि. आंबेडकर मार्ग, उत्तरेस वर्तक रोड(रोड क्र.16), पूर्वेस नाडकर्णी रोड,दक्षिणेस रोड क्र.26.	94570	195030	237000	297800	195030	चौरस मीटर
SurveyNo	14/102F-भूभाग: L & T चे क्रिसेन्ट बे मिळकत	118460	246640	264650	311180	234310	चौरस मीटर
SurveyNo	14/102 -भुभाग : पुर्वेस रफी अहमद किडवाई मार्ग, पश्चिमेस डी.डी.आंबेडकर रोड, उत्तरेस नायगाव क्रॉस रोड नं.26, विभाग हद्द, दक्षिणेस विभाग हद्द, वरेवाई वाडीया मार्ग.	99240	223070	256530	278840	218120	चौरस मीटर
SurveyNo	14/103A -रस्ता : मुंबई मराठी ग्रंथ संग्रहालय मार्ग-दादर स्टेशन ते डॉ.आंबेडकर रोड पर्यंत.	98700	211800	243570	290500	211800	चौरस मीटर
SurveyNo	14/103C-रस्ता : जगन्नाथ भातणकर मार्ग - मध्य रेल्वे ते आंबेडकर रोड पर्यंत.	90950	182910	244400	330300	182910	चौरस मीटर

1 2 3 4

Stamp Duty Ready Reckoner Market Value Rate for **Flat**	2,23,070.00			
Increase by 20% as Flat Located on 59th Floor	44,614.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	**2,67,684.00**	**Sq. Mtr.**	**24,868.00**	**Sq. Ft.**

Multi-Storied building with Lift

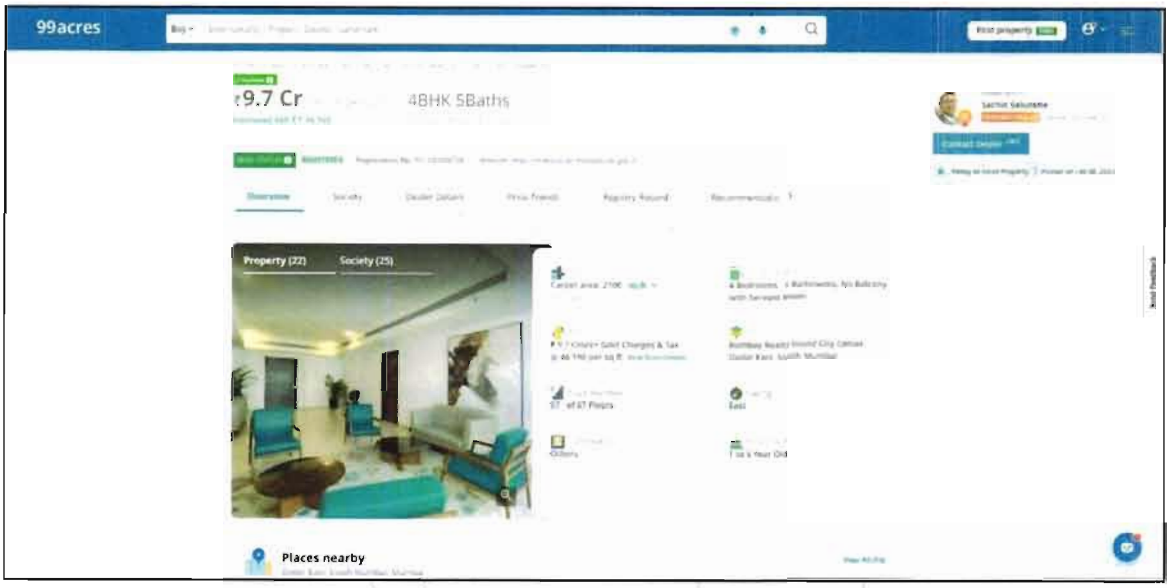
For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

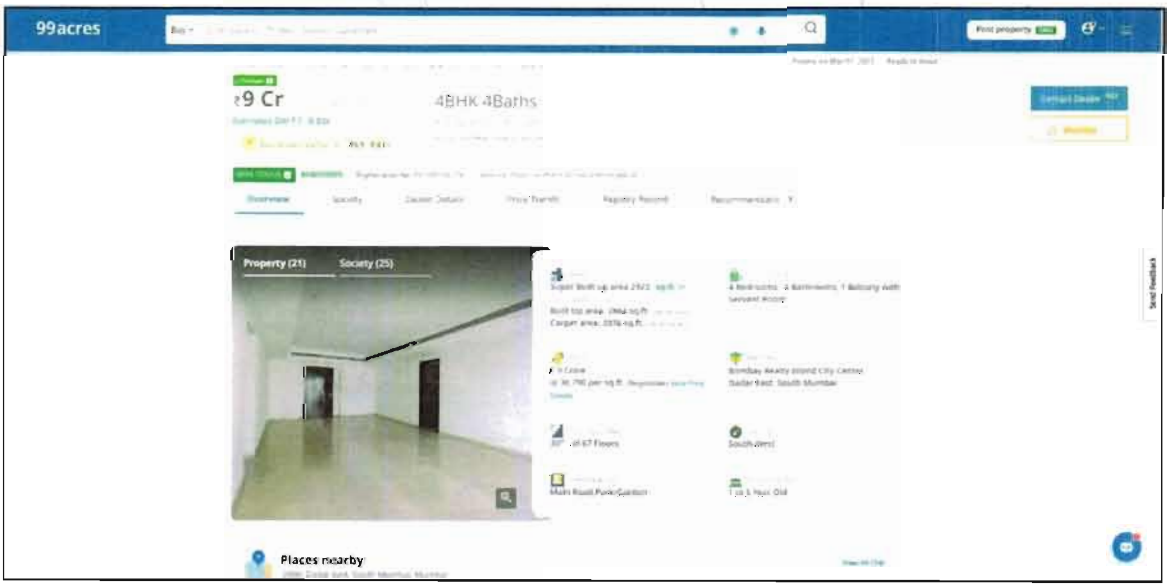
	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	**31 Floors and above**	**Increase by 20% on units located on 31 and above floors**

Table – D: Depreciation Percentage Table

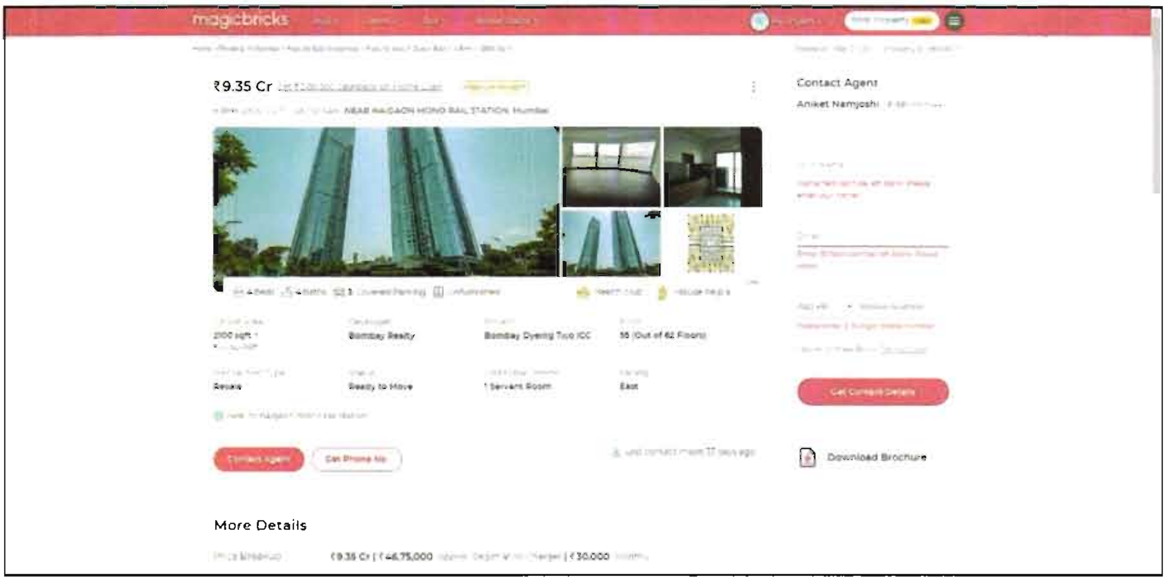
Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

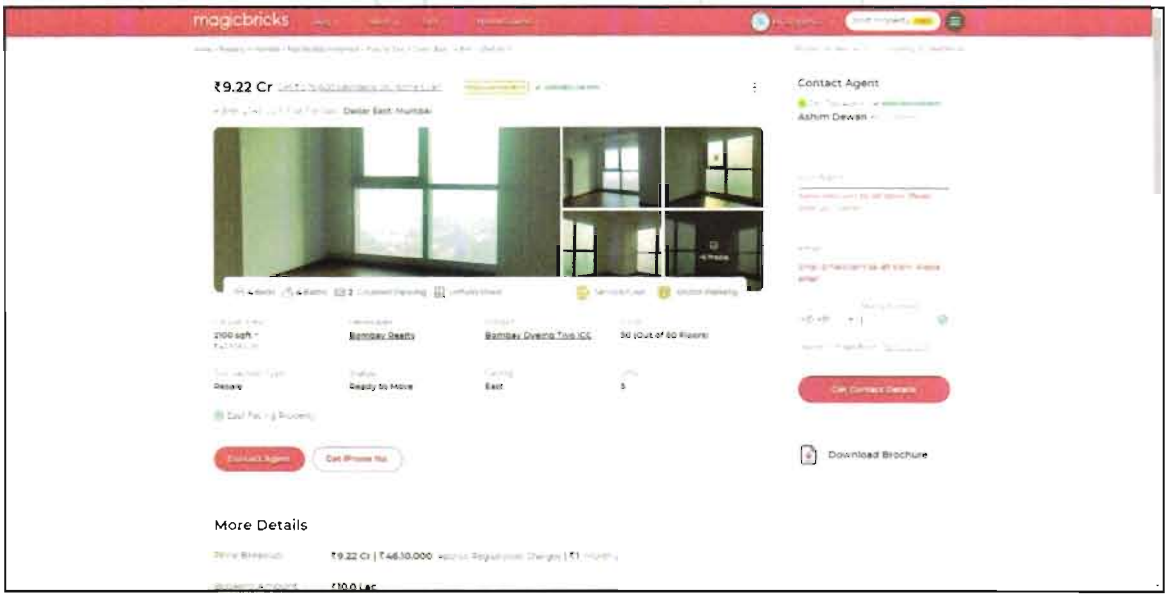
Price Indicators



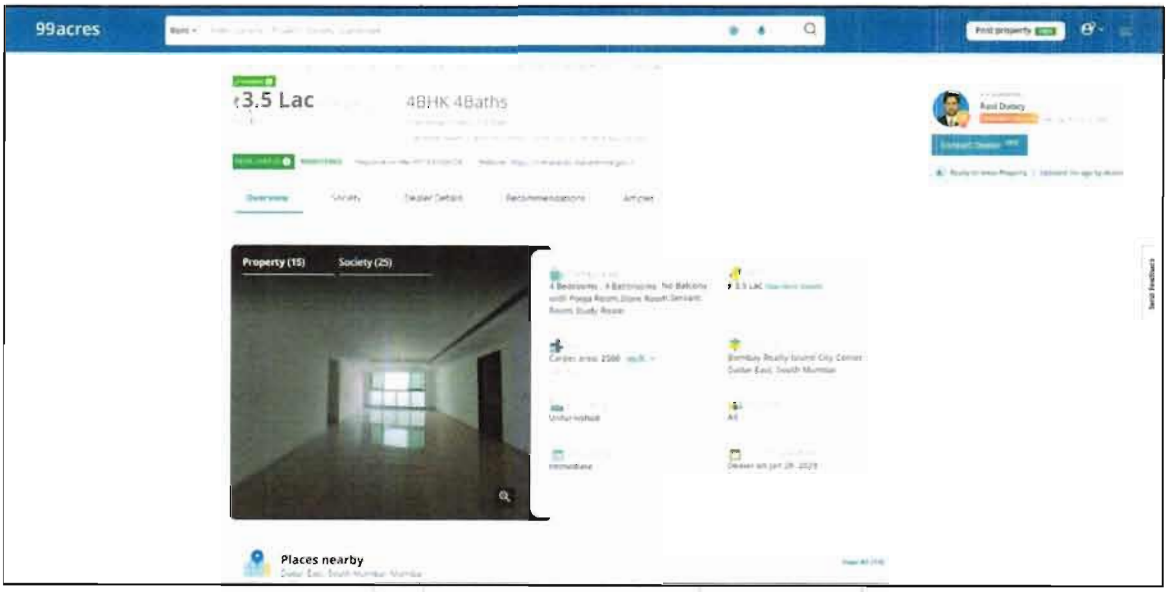


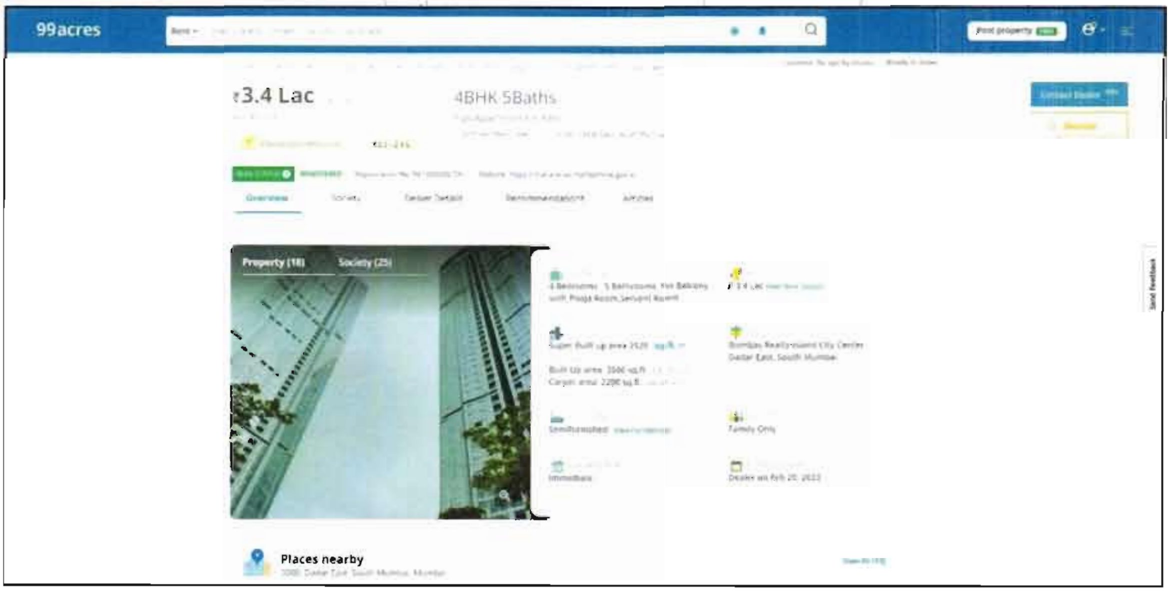
Price Indicators



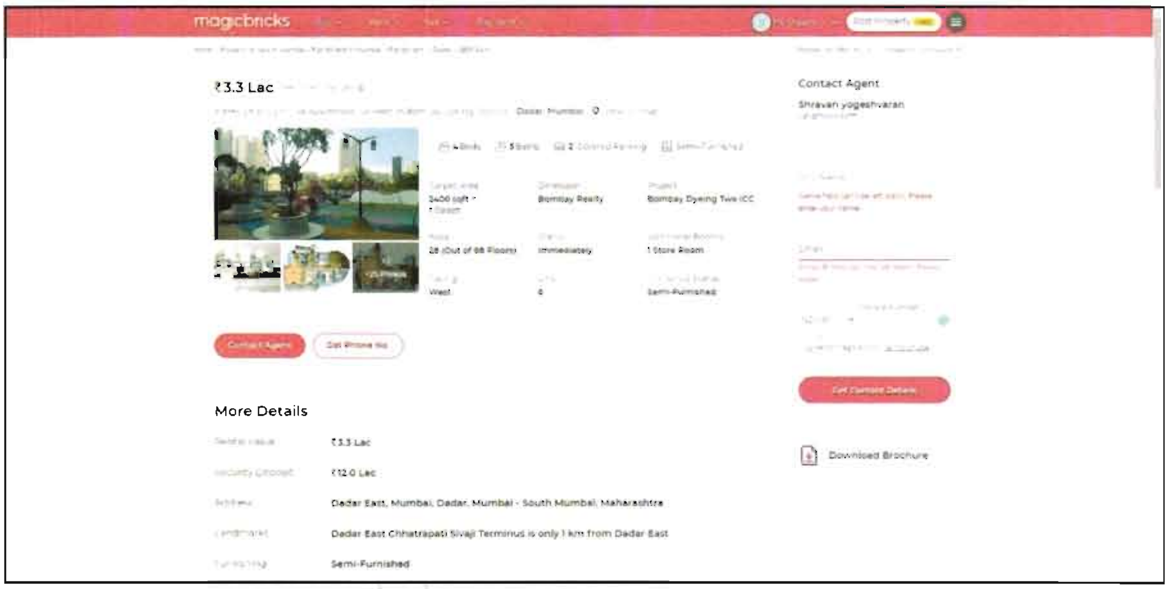


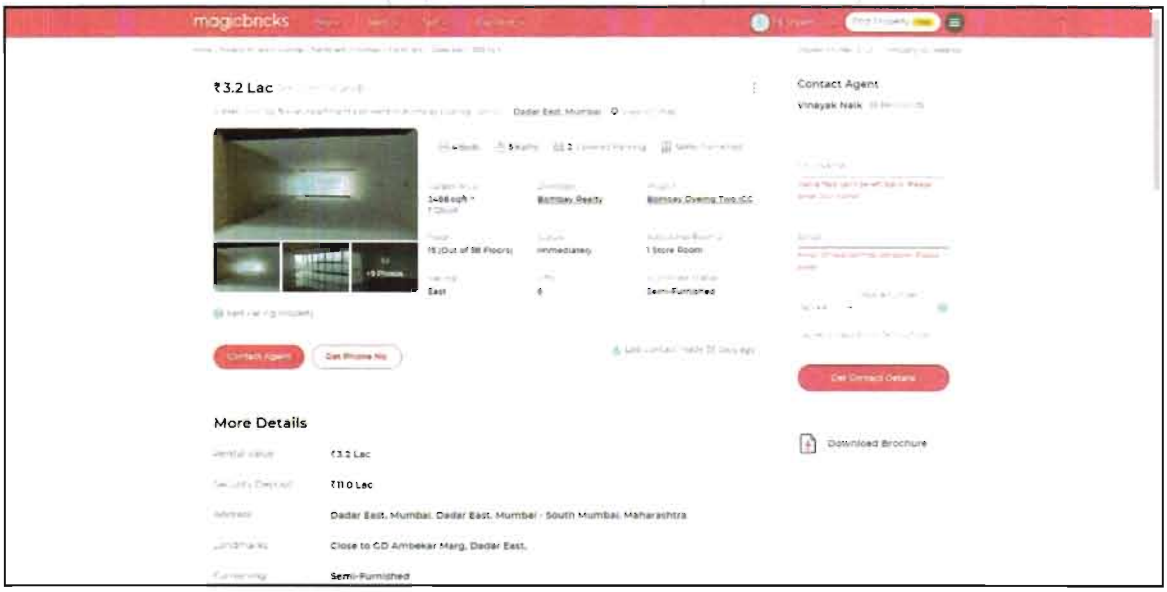
Price Indicators - Rent





Price Indicators - Rent





Sales Instances

1472150
17-03-2023
Note -Generated Through eSearch Module,For original report please contact concern SRO office

सूची क्र.2

दुय्यम निबंधक सह दु. नि. मुंबई शहर 3
दस्त क्रमांक 1472 2023
नोदंणी
Regn 63m

गावाचे नाव : दादर-नायगाव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	76037000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	58234654.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन .. इतर माहिती: सदनिका क्र. 5801.क्षेत्र 2128 चौ. फुट रेरा कारपेट.58 वा मजला.टु आयसीसी बिल्डिंग.जी. डी. आंबेकर मार्ग.दादर पुर्व.मुंबई - 400014..... सोबत 2 कार पार्किंग स्पेस.((C.T.S. Number . 223. 120. 1 983 and 1 128 .))
(5) क्षेत्रफळ	2128 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -दि बॉम्बे डाईंग अँन्ड मॅन्युफॅक्चरींग कंपनी लिमिटेड चे चिफ फायनान्शियल ऑफिसर विनोद जैन तर्फे मुखत्यार अल्फीस परेरा वय -36 पत्ता -प्लॉट नं -, माळा नं -, इमारतीचे नाव नेविल्ले हाउस, ब्लॉक नं जे एन हेरेडिया मार्ग, बॅलार्ड ईस्टेट, मुंबई , ब्लॉक नं -, रोड नं -, महाराष्ट्र, MUMBAI पिन कोड -400001 पॅन नं -AAACT2328K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -अमर रवि शाह - वय -44, पत्ता -प्लॉट नं बी-301 माळा नं - इमारतीचे नाव सुखदा को ऑप हौ सो , ब्लॉक नं सर पोचखानवाला रोड, पोलीस जिमखान्याजवळ, वरळी, मुंबई, रोड नं -, महाराष्ट्र, मुम्बई. पिन कोड -400030 पॅन नं -AAHPS1901R 2) नाव -हितिक्षा अमर शाह - वय -44; पत्ता -प्लॉट नं. बी-301, माळा नं -, इमारतीचे नाव सुखदा को ऑप.हौ.सो ब्लॉक नं सर पोचखानवाला रोड. पोलीस जिमखान्याजवळ, वरळी, मुंब. रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड -400030 पॅन नं -AACPL4989F
(9) दस्तऐवज करुन दिल्याचा दिनांक	23 01 2023
(10)दस्त नोंदणी केल्याचा दिनांक	24 01 2023
(11)अनुक्रमांक,खंड व पृष्ठ	1472 2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4563000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील -	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sales Instances

1472450
17-03-2023
Note -Generated Through eSearch Module,For original report please contact concern SRO office

सूची क्र.2

दुय्यम निबंधक सह दु. नि. मुंबई शहर 3
दस्त क्रमांक 1472 2023
नोदंणी
Regn 63m

गावाचे नाव : दादर-नायगाव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	76037000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	58234654.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका क्र. 5801,क्षेत्र 2128 चौ. फुट रेरा कारपेट,58 वा मजला,टु आयसीसी बिल्डिंग,जी. डी. आंबेकर मार्ग,दादर पुर्व,मुंबई - 400014..... सोबत 2 कार पार्किंग स्पेस.((C.T.S. Number : 223, 120, 1 983 and 1 128 ;))
(5) क्षेत्रफळ	2128 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दि बॉम्बे डाईंग अँन्ड मॅन्युफॅक्चरींग कंपनी लिमिटेड चे चिफ फायनान्शियल ऑफिसर विनोद जैन तर्फे मुखत्यार अल्फीस परेरा वय:-36 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नेविल्ले हाउस, ब्लॉक नं: जे. एन. हेरेडिया मार्ग, बॅलार्ड ईस्टेट मुंबई , ब्लॉक नं: -, रोड न: -, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-AAACT2328K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमर रवि शाह - वय:-44; पत्ता:-प्लॉट नं: बी-301, माळा नं: -, इमारतीचे नाव: सुखदा को.ऑप हौ सो , ब्लॉक नं: सर पोचखानवाला रोड, पोलीस जिमखान्याजवळ, वरळी, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AAHPS1901R 2): नाव:-हितिक्षा अमर शाह - वय:-44; पत्ता:-प्लॉट नं: बी-301, माळा नं: -, इमारतीचे नाव: सुखदा को.ऑप हौ सो , ब्लॉक नं: सर पोचखानवाला रोड, पोलीस जिमखान्याजवळ, वरळी, मुंब, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AACPL4989P
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/01/2023
(10)दस्त नोंदणी केल्याचा दिनांक	24/01/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1472/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4563000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Booking Confirmation cum Allotment Letter

BOMBAY REALTY
— A BETTER LIFE —

BOOKING CONFIRMATION CUM ALLOTMENT LETTER

Date : 27-Feb-23
Ref No: TWO ICC/5901/2022

To,
Mr. Ashok Virchand Doshi
Mr. Anand Ashok Doshi
Mrs. Moni Anand Doshi
K/17, Prathamesh CHS,
Veer Savarkar Marg,
Opp. Siddhivinayak Mandir
Prabhadevi
Mumbai-400 025
8080882648

GSTN No: No
Registered Customer : No

Dear Sir/Madam,

Sub :Your Booking Application Form dated 29-Dec-22 with respect to booking of the Apartment bearing No. 5901 on the 59th Floor at TWO ICC constructed at ICC, G. D. Ambekar Marg, Dadar (East), Mumbai-400014.

1. We acknowledge the receipt of your aforesaid Booking Application Form, along with a cheque for the booking amount of Rs. 1,20,25,500/- (**"Booking Amount – I"**) and (**"Booking Amount – II"**) (**"Total Booking Amount"**)

2. We are pleased to inform you that the Company has agreed to allot the said Apartment bearing No. 5901 in building **TWO ICC**, on the 59th Floor consisting of 4BHK and admeasuring approximately **2102** square feet RERA carpet area along with approx.26.25 square feet utility area/dry balcony area totaling to **2128** sq. ft. Net area along with the right to use 3 **(THREE)** cars parks (**"Apartment"**) constructed on a portion of the said Property for Total consideration of **Rs. 8,01,70,000/- (Rupees Eight Crores One Lakhs Seventy Thousand Only)** as per the terms and conditions mentioned in the said Booking Application Form.

3. This Booking confirmation cum Allotment letter is subject to you complying with all the terms and conditions mentioned in your Booking Application Form dated **29-Dec-22**.

4. You are aware that "ONE ICC and TWO ICC" have been registered as the "Real Estate Phase Two Project" under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 and the Real Estate (Regulation and Redevelopment) Act, 2016 and Maharashtra Real Estate (Regulation and Development)(Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 with the Real Estate Regulatory Authority

5. You are further aware that the Real Estate Regulatory Authority has granted a Certificate of Registration dated 19-Aug-2017 bearing No P5[illegible]8726

Bombay Barmah

Island City Center (ICC) (Bombay Dyeing) G.D Ambekar Marg, Dadar (E), Mumbai - 400 014, India. Regd. Office: Neville House, J.N. Heredia Marg, Ballard Estate, Mumbai - 400 001, India. Office: +91 22 619 12345. Website: www.bombayrealty.in Bombay Realty is a division of The Bombay Dyeing & Mfg. Co. Ltd. CIN: L17120MH1879PLC000037. Email: info@bombayrealty.in

Booking Confirmation cum Allotment Letter

BOMBAY REALTY

— A BETTER LIFE —

6. You are aware that the Company is developing the project in phase –wise manner and as a part of the further development in a phase wise manner, the Company proposes to construct on portions of the land of the said Larger Property admeasuring 1289 sq.mts. and 1801 sq.mts. two multi-storied residential tower namely "ONE ICC" and "TWO ICC" comprising of :-
   i. One ICC is a residential building on the land admeasuring 1289 sq. mts. comprising of 3 (three) Basements, 1 (one) Stilt Level, 1 (one) Podium Level and 52 (part) habitable floors out of which the Apartments located on top 5 habitable floors (48(part), 49, 50, 51 & 52 (part) habitable Floors) are designated as Penthouses, AND
   ii. Two ICC a residential building on the land admeasuring 1801 sq.mts., comprising of 3 (three) Basements, 1 (one) Stilt Level, 1 (one) Podium Level and 58 habitable floors.

   The 3 (three) Basements, 1 (one) Stilt Level, 1 (one) Podium Level of ONE ICC and 3 (three) Basements, 1 (one) Stilt Level, 1 (one) Podium Level of One ICC and TWO ICC are inter-connected to each other".

7. You confirm that you have visited the website of Real Estate Regulatory Authority and has perused all documents/declarations/forms/annexures/schedules uploaded on the website of Real Estate Regulatory Authority in relation to ONE ICC and TWO ICC and confirms that it has fully and completely satisfied with all the documents/declarations/forms/annexures/schedules uploaded on the website of Real Estate Regulatory Authority and has thereafter booked the apartment hereunder and it undertake(s) not to raise any objections in respect of the disclosures provided herein.

8. You agree acknowledge and confirm that you have understood all the terms and conditions of the Agreement to Sell, as reflected on the website of the Real Estate Regulatory Authority and after reading and understanding the same, it/she/him has agreed to purchase the said Apartment.

9. You also agree and acknowledge that all the conditions reflected on the website of the Real Estate Regulatory Authority are applicable to the allotment of the Apartment, hereunder.

You are also requested to deduct 1% (TDS) Tax at Source of the total consideration amount.

Thanking you,

For The Bombay Dyeing & Manufacturing Co. Ltd.,

Authorized Signatory.

DISCLAIMER - The designs, plans, specifications, facilities, dimensions and images etc. are only indicative and for representative purposes only and subject to the approval of the respective authorities. The owner/developer reserves the right to change the same, without any notice or intimation. This does not constitute an offer and/or contract of any nature between the owner/developer and recipient/buyer/purchaser. Omission of providing any of the said amenities or facilities shall not constitute breach and/or ground for litigation against the Company.

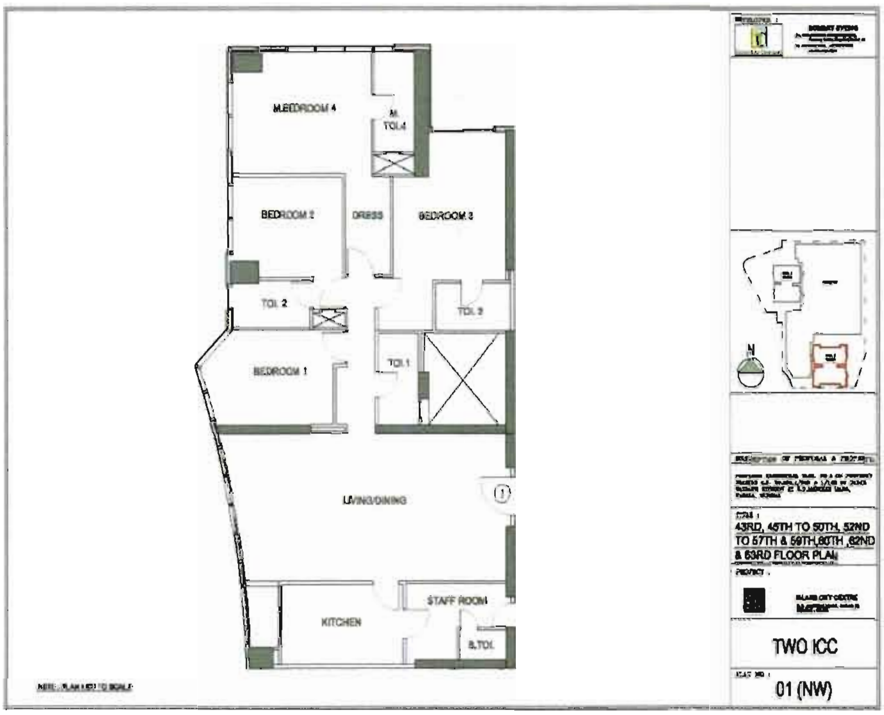
Bombay Burmah

Island City Center (ICC) (Bombay Dyeing) G.D. Ambekar Marg, Dadar (E), Mumbai - 400 014, India. Regd. Office: Neville House, J.N. Heredia Marg, Ballard Estate, Mumbai - 400 001, India.

Agreement Sale Plan

Annexure – 8

Typical Floor Plan of the Apartment



Confirmation Letter

BOMBAY REALTY

— A BETTER LIFE —

Date : 15/03/2023

To,
Mr.Ashok Virchand Doshi,
Mr. Anand Ashok Doshi,
Mrs.Moni Anand Doshi,
K/17, Prathamesh CHS, Veer Savarkar Marg,
Opp. Siddhivinayak Mandir,
Prabhadevi, Mumbai-400 025

Sub : Confirmation for TWO ICC OC floor numbers as per Sales Plans and Approved plans

Ref : ICC 2 Part OC u/no. EB/605/FS/A/OCC/9/New dtd. 18.02.2022

Sir,

I Mr. Alphius Pereira, authorized signatory of Bombay Realty, would like to inform you that ICC 2 Part OC dated 18.02.2022 includes your apartment being 5901 on the 55th floor.

The 55th floor as per Approved OC Plans is one and the same as the 59th Floor as per sales plan as mentioned in the Agreement for **Mr.Ashok Virchand Doshi, Mr. Anand Ashok Doshi** and **Mrs.Moni Anand Doshi,**

Yours Faithfully
For M/s. Bombay Dyeing & Mfg. Co. Ltd.

Pereira

Authorized Signatory

Bombay Burmah

BOMBAY DYEING

THE WADIA GROUP

Island City Center (ICC) (Bombay Dyeing) G D Ambekar Marg, Dadar (E), Mumbai - 400 014, India. **Regd. Office:** Neville House, J.N. Heredia Marg, Ballard Estate, Mumbai - 400 001, India.
Office: +91 22 619 12345. Website: www.bombayrealty.in Bombay Realty is a division of The Bombay Dyeing & Mfg. Co. Ltd.
CIN: L17120MH1879PLC000037 Email: info@bombayrealty.in

Part Occupancy Certificate

MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[EB/605/FS/A/OCC/9/New of 18 February 2022]

To,
The Bombay Dyeing & Mfg. Co. Ltd.
C-1, Wadia International Centre (Bombay Dyeing), Pandhurang Budhkar Marg, Worli, Mumbai - 400 025.

Dear Applicant/Owners,

The **Part 2** development work of **Residential** building comprising of **Part occupation for proposed building no. 2 (Two ICC) from 51st to 58th upper floors except one flat no. 4 on 58th floor (i.e. comprising 51st to 53rd upper residential floors + 54th refuge + 55th to 56th upper residential floor + 3rd service floor + 57th to 58th residential floors) as per last amended approved plan dated 23.08.2018**. on plot bearing C.S.No./CTS No. **120, 1/128 & 223** of Division **Dadar - Naigaon** at **G. D. Ambekar Road** is completed under the supervision of Shri. **HIREN SATYENDRA THAKKER , Licensed Surveyor** , Lic. No. **T/107/LS** , Shri. **Achuyt N Watve** , RCC Consultant, Lic. No. **STR/W/10** and Shri. **A. D. Shintre** , Site supervisor, Lic.No. **S/286/SS-I** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **EB/605/FS/A-CFO** dated **05 December 2018**.

It can be occupied with the following condition/s.

1) That the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking full occupation permission of building.
2) That the remaining work shall be carried out as per approved amended plans.
3) That all the safety and precautionary measures to safeguard the occupants and neighbourhood shall be taken while executing the remaining works and if any incidences happen Owner is fully responsible for any incidences happen.
4) That the conditions mentioned in CFO NOC binding on Owner/Society & Owner/Society is fully responsible for any incidences happen.

Copy To :
1. Asstt. Commissioner, F/South
2. A.A. & C. , F/South
3. EE (V), City
4. M.I. , F/South
5. A.E.W.W. , F/South
6. Licensed Surveyor, HIREN SATYENDRA THAKKER, 335/337 Kailash Plaza, V.B. lane Ghatkopar (E)

For information please

Name : JADHAV RAJENDRA ANANDRAO
Designation : Executive Engineer
Organization : Municipal Corporation of Greater Mumbai
Date : 18-Feb-2022 15: 44:35

EB/605/FS/A/OCC/9/New Page 1 of 2 On 18-Feb-2022

RERA Certificate

Annexure - 4

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number **P51900008726**

Project ***Icc***, *Plot Bearing / CTS / Survey / Final Plot No* ***223, 120, 1/128*** *at* ***FSouth-400015, Ward FSouth, Mumbai City, 400015,***

1. **The Bombay Dyeing And Manufacturing Company Limited** having its registered office / principal place of business at *Tehsil* ***Mumbai City***, *District* ***Mumbai City***, *Pin* ***400025***.
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees.
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **19/08/2017** and ending with **31/08/2019** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:19-08-2017 14:56:54

Dated: **19/08/2017**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹ 8,93,76,000.00 (Rupees Eight Crore Ninety Three Lakh Seventy Six Thousand Only).**

Place: Mumbai

Date: 17.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR

Director   Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated ____________________

on ________________. We are satisfied that the fair and reasonable market value of the property is ₹______________________ (Rupees ____

______________________________only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

a. I am a citizen of India.

b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.

c. The information furnished in my valuation report dated 17.03.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

d. I/ my authorized representative have personally inspected the property on 15.03.2023. The work is not sub - contracted to any other valuer and carried out by myself.

e. Valuation report is submitted in the format as prescribed by the bank.

f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.

g. I have not been removed / dismissed from service / employment earlier.

h. I have not been convicted of any offence and sentenced to a term of imprisonment

i. I have not been found guilty of misconduct in my professional capacity.

j. I have not been declared to be unsound mind

k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;

l. I am not an undischarged insolvent.

m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

o. My PAN Card number as applicable is AERPC9086P

p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer

q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.

s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.

t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)

u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)

v. My CIBIL Score and credit worthiness is as per Bank's guidelines.

w. I am Director of the company, who is competent to sign this valuation report.

x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.

y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was owned by The Bombay Dyeing & Manufacturing Company Limited.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC - Chinchpokli (East) to assess value of the property for Bank Loan Purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Dashrath Jasiwar – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 15.03.2023 Valuation Date – 17.03.2023 Date of Report – 17.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 15.03.2023
7.	nature and sources of the information used or relied upon;	• Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **17th March 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 2,128.00** in the name of **The Bombay Dyeing & Manufacturing Company Limited.** Name of Proposed Purchasers is **Mr. Ashok Virchand Doshi, Mr. Anand Ashok Doshi & Mrs. Moni Anand Doshi.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Based on our discussion with the Client, we understand that the subject property is owned by **The Bombay Dyeing & Manufacturing Company Limited.** Name of Proposed Purchasers is **Mr. Ashok Virchand Doshi, Mr. Anand Ashok Doshi & Mrs. Moni Anand Doshi.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, aadmeasuring **Total Carpet Area in Sq. Ft. = 2,128.00**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 2,128.00**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.

2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.

3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.

4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.

5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.

8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.

9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.

10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.

11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading)Regulations,2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

18. As an independent valuer, the valuer shall not charge success fee.

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

    Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

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