

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Rajesh Ravjibhai Khokhariya, Shobhna Rajesh Khokhariya & Prakash Ravjibhai Khokhariya**

Residential Flat (Pent House) No. 1901, 19th & 20th Floor, C Wing, "Valencia Tower C Wing Co-op. Hsg. Soc. Ltd.," Tukaram Jivaji Marg, Chikalwadi Lane, C. S. No. 293, Tardeo Division, Near Bhatia Hospital, Tardeo, Grant Road (West), Mumbai – 400007, State – Maharashtra, Country – India.

Longitude Latitude: 18°57'54.2"N 72°48'53.5"E

Valuation Done for:

Central Bank of India

Corporate Finance Branch BKC

Mumbai Suburban Regional Office, 2rd Floor, NCI Building, Plot No. 6, E-Block, Bandra Kurla Complex, Bandra (East), Mumbai, State - Maharashtra, Country - India.



Our Pan India Presence at :

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

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat (Pent House) No. 1901, 19th & 20th Floor, C Wing, "Valencia Tower C Wing Co-op. Hsg. Soc. Ltd.," Tukaram Jivaji Marg, Chikalwadi Lane, C. S. No. 293, Tardeo Division, Near Bhatia Hospital, Tardeo, Grant Road (West), Mumbai – 400007, State – Maharashtra, Country – India belongs to **Rajesh Ravjibhai Khokhariya, Shobhna Rajesh Khokhariya & Prakash Ravjibhai Khokhariya.**

Boundaries of the property.

North : Tukaram Jivaji Marg
South : Clothia Building
East : Solitaire Building
West : Residential Building

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 **₹ 10,34,92,060.00 (Rupees Ten Crore Thirty Four Lakh Ninety Two Thousand Sixty 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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India,
c=IN,
email=manoj@vastukala.org,
serial=1428677623567, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.20 14:25:07 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
CBI Emp. No. SMRO/CREDIT/2017-18/1311
Encl: Valuation report.



Our Pan India Presence at :

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

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

		Shobhna Rajesh Khokhariya (Owner) Contact No. 9820080970						
		Joint Ownership (Details of ownership share not available)						
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat (Pent House) located on 19 th & 20 th Floor. The property is at 350 M. walkable distance from nearest railway station Grant Road. The composition of Flat (Pent House) are as under:						
		<table border="1"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>19th Floor</td> <td>2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Internal Staircase to the upper floor</td> </tr> <tr> <td>20th Floor</td> <td>2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Internal Staircase to the lower floor</td> </tr> </tbody> </table>	Floor	Composition	19 th Floor	2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Internal Staircase to the upper floor	20 th Floor	2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Internal Staircase to the lower floor
Floor	Composition							
19 th Floor	2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Internal Staircase to the upper floor							
20 th Floor	2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Internal Staircase to the lower floor							
6.	Location of property	:						
	a) Plot No. / Survey No.	: C.S. No. 293 of Tardeo Division						
	b) Door No.	: Residential Flat (Pent House) No. 1901						
	c) C.T.S. No. / Village	: Tardeo Division						
	d) Ward / Taluka	: D Ward						
	e) Mandal / District	: Mumbai						
	f) Date of issue and validity of layout of approved map / plan	: Copy of Occupancy Certificate No. EB / 9020 / D / A dated 05.10.2011 issued by Municipal Corporation of Greater Mumbai.						
	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 (Pent House) No. 1901, 19 th & 20 th Floor, C Wing, "Valencia Tower C Wing Co-op. Hsg. Soc. Ltd.," Tukaram Jivaji Marg, Chikalwadi Lane, C. S. No. 293, Tardeo Division, Near Bhatia Hospital, Tardeo, Grant Road (West), Mumbai – 400007, State – Maharashtra, Country – India.						
8.	City / Town	: Grant Road (West), 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	: Tardeo Division						



	Village / Municipality / Corporation	:	Tardeo Division Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat (Pent House) No. 1901, 19 th & 20 th Floor, C Wing, "Valencia Tower C Wing Co-op. Hsg. Soc. Ltd.," Tukaram Jivaji Marg, Chikalwadi Lane, C. S. No. 293, Tardeo Division, Near Bhatia Hospital, Tardeo, Grant Road (West), Mumbai – 400007, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2011 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground + 1 st (Pt) to 2 nd (Pt) School + 1 st (Pt) to 2 nd (Pt) Parking + 3 rd to 4 th Parking + 5 th to 20 th Upper Floors (As per Occupancy Certificate)
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	2 Flats (Pent Houses) on 19 th & 20 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer
	Car parking - Open / Covered	:	3 Car Parking Nos. 40, 17, 17A
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	Residential Flat (Pent House)		
1	The floor in which the Flat (Pent House) is situated	:	19 th & 20 th Floor
2	Door No. of the Flat (Pent House)	:	Residential Flat (Pent House) No. 1901
3	Specifications of the Flat (Pent House)	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Wooden + Italian marble tiles flooring
	Doors	:	Teak Wood door frame with flush doors
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP false ceiling
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

3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 83,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 3,27,921.00 per Sq. M. i.e. ₹ 30,465.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 3,05,508.00 per Sq. M. i.e. ₹ 28,382.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Flat (Pent House) with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	12 Years
	Life of the building estimated	:	48 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	18.00%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,460.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 83,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 85,460.00 per Sq. Ft. (Including Car Parking)
	Remarks:		
	1. To assess fair market value of the property for the purpose of release of the property.		
	2. As per Site Inspection, Actual Total Carpet Area 2,292.00 Sq. Ft. (19 th & 20 th Floor) is more than Carpet Area 1,211.00 Sq. Ft. mentioned in Agreement for Sale of Flat No. 1901 only. Hence, to give proper weightage to the value of the property, higher rate i.e., ₹ 85,460.00 per Sq. Ft. is considered.		
	3. Legal documents of 20 th Floor Area and Terrace Area not provided; hence we have not considered for valuation. For the purpose of valuation, we have considered the Carpet Area as per Agreement for Sale.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (Pent House)	1,211.00 Sq. Ft.	85,460.00	10,34,92,060.00
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			



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Actual Site Photographs – 19th Floor



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

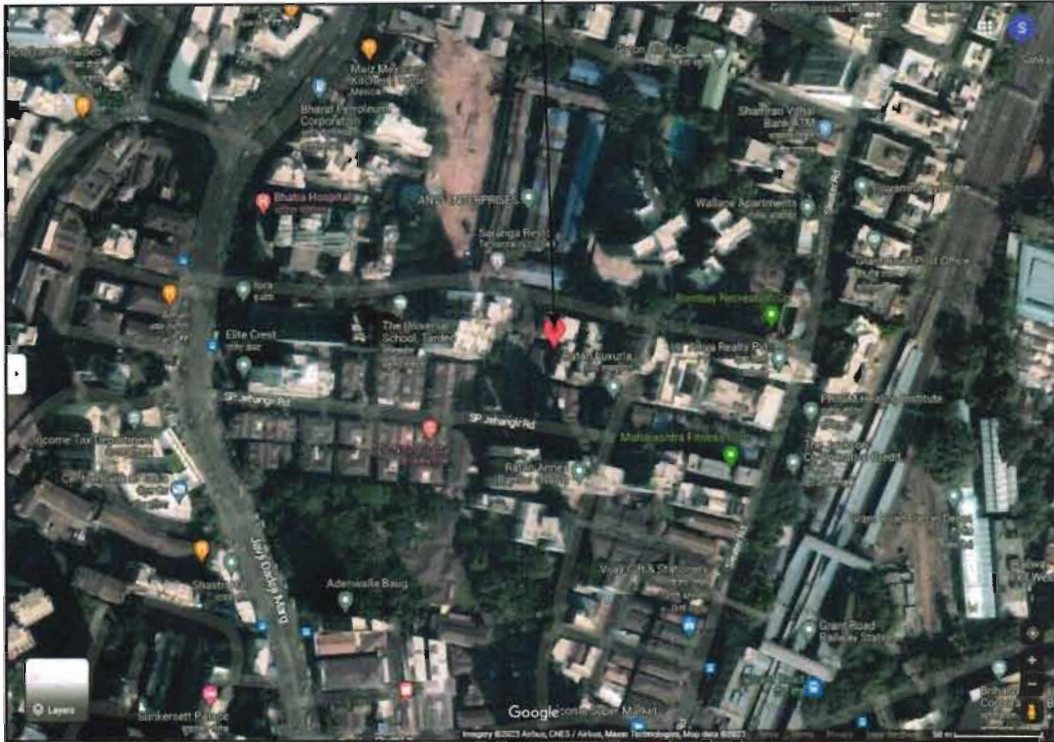
An ISO 9001:2015 Certified Company

www.vastukala.org



Route Map of the property

(Siteur)



Longitude Latitude: 18°57'54.2"N 72°48'53.5"E

Note: The Blue line shows the route to site from nearest railway station (Grant Road – 350 M.)



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Sale Instance

1014935/8 30-03-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक - सह दु.नि.मुंबई शहर 4 दस्त क्रमांक 10449/2022 नोंदणी Regn.63m
गावाचे नाव : ताडदेव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	15500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15268879.02	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन .; इतर माहिती: सदनिका नं 803.8 वा मजला.सी विंग.वालेसिया टॉवर्स सी विंग को ऑप ही सो लि.तुकाराम जावजी मार्ग.ग्रॅंट रोड प मुंबई-400007.इतर माहिती दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number . 293 and 294 ;))	
(5) क्षेत्रफळ	50.97 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव-- परेश व्ही पानसुरिया वय--44 पत्ता.-प्लॉट नं: 3803 माळा नं. -. इमारतीचे नाव दि इम्पेरियल, ब्लॉक नं. बी बी नकाशे मार्ग, हिल सिंग स्कूल जवळ, ताडदेव, मुंबई, रोड नं. -. महाराष्ट्र, मुंबई पिन कोड:-400034 पॅन नं.-AFBPP6758F	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-- . श्वेता हिरेन पारीख वय--45. पत्ता.-प्लॉट नं 75. माळा नं. -. इमारतीचे नाव. मणियार ए-1. ब्लॉक नं. ताडदेव रोड, सोबो सेन्ट्रल जवळ. ताडदेव. मुंबई. रोड नं. -. महाराष्ट्र, मुंबई. पिन कोड:-400034 पॅन नं.- ARKPP3815G 2) नाव-- . हिरेन प्रविणचंद्र पारीख वय--49. पत्ता.-प्लॉट नं. 75. माळा नं. -. इमारतीचे नाव. मणियार ए-1. ब्लॉक नं. ताडदेव रोड, सोबो सेन्ट्रल जवळ. ताडदेव. मुंबई. रोड नं. -. महाराष्ट्र, मुंबई पिन कोड:-400034 पॅन नं.-AACPP9193K	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	24/06/2022	
(11) अनुक्रमांक.खंड व पृष्ठ	10449/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	775000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील.-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद .-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Index II

सूची क्र.2		दुय्यम निबंधक - मुंबई शहर 1 (फोर्ट)
5548318		दस्त क्रमांक - 5548/2011
31-03-2023		नोंदणी
Note :- Generated Through e Search Module For original report please contact concern SRO office.		Regn 63m
गावाचे नाव : ताडदेव		
(1) विलेखाचा प्रकार	कारनामा	
(2) मोबदला	रु 18000000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु 25061500	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	पालिकेचे नाव इतर वर्जन सदनिका नं 1901, 19 वा मजला सी विंग वेलेसीया टॉवर तुकाराम जावजी मार्ग ताडदेव मुंबई 7	
(5) क्षेत्रफळ	135 05 चौ मि बिल्ट अप	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	-	
(7) दस्तावेज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकदिचे नाव व पता.	1) नाव- मेसर्स अलु इंटरप्रायझेस तर्फे भागिदार ईब्राहिम मोमीन तर्फे कु मु नसीम हबीब अन्सारी - - वय- - पता- - पिन कोड- - पॅन नं- AAGFA6587N	
(8) दस्तावेज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकदिचे नाव व पता	2) नाव- राजेश रावजीभाई खोखरीया - - वय -34 पता- - पिन कोड- - पॅन नं- ACFPM0616M 3) नाव- शोधना राजेश खोखरीया - - वय -33 पता- - पिन कोड- - पॅन नं- ANTPK4867D 4) नाव- प्रकाश रावजीभाई खोखरीया - - वय-28 पता- - पिन कोड- - पॅन नं- ANQPK1478F	
(9) दस्तावेज करुन दिल्याचा दिनांक	23/06/2011	
(10) दस्त नोंदणी केल्याचा दिनांक	23/06/2011	
(11) अनुक्रमांक, खंड व पृष्ठ	5548/2011	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1235800	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर	-	



Think. Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Builders NOC

ABU ENTERPRISES

59/61, STATION TERRACE BUILDING, 'A' WING, 1ST FLOOR, NAUSHIR BHARUCHA ROAD, GRANT ROAD STATION (W), MUMBAI - 400 007. • TEL.: (022) 2382 1083 / 2382 1084 • E-MAIL: valencia.group@hotmail.com

Date: 25/06/2011

To,
MR RAJESH RAVJIBHAI KHOKHARIYA
MRS SHOBHNA RAJESH KHOKHARIYA
MR PRAKASH RAVJIBHAI KHOKHARIYA

SUB: FLAT NO. 1901/2001, PENTHOUSE TWO FLOOR WITH TARRACE IN THE BUILDING KNOWN AS VALENCIA TOWER C WING AT TUKARAM JAVJI MARG, TARDEO, MUMBAI 400 007.

Dear Sir/madam,

We are pleased to grant you permission to occupy the said flat penthouse, terrace subject to the terms and condition contained in the agreement for sales deed 23/06/2011 there in and as per the terms and condition mention here in below:

- 1) You have inspected the said flat Penthouse, terrace today and you are fully satisfied with the same. You agree that the flat/premise allotted to you has been constructed as per the approve MCGM plans. You have no complaint whatsoever regarding the construction of the above said premises and have found that all the work are completed as per the specification and amenities provided in the agreement for sale executed between us and you have no complaint whatsoever regarding the construction of the said flat and/building infrastructure work etc.
- 2) We have handed over to you three sets of keys for the above said flat today.
- 3) You will co-operate in the formation of society, pay and contribute all society charges and abide laws rule and regulations.

You have and understood all the above condition and have agree to abide by them, all of the above terms and conditions will be binding on you, your legal heirs, executors, administrations, successors, assignees, transferees and all the those who derive title under or through you.

Yours Sincerely,
For ABU ENTERPRISES

Partner

We confirm above in the presence of:

1. MR RAJESH RAVJIBHAI KHOKHARIYA *Rajesh R. Khokhariya*
2. MRS SHOBHNA RAJESH KHOKHARIYA *Shobhna R. Khokhariya*
3. MR PRAKASH RAVJIBHAI KHOKHARIYA *Prakash R.K.*



Think. Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Car Parking Letter

ABU ENTERPRISES

59/61, STATION TERRACE BUILDING, 'A' WING, 1ST FLOOR, NAUSHIR BHARUCHA ROAD, GRANT ROAD STATION (W), MUMBAI - 400 007. • TEL : (022) 2382 1083 / 2382 1084 • E-MAIL : valencia.group@hotmail.com

Date :
19/11/2011

To,
Mr. Rajesh Ravjibhai Khokhariya
Mrs. Shobhna Rajesh Khokhariya
Mr. Prakash Ravjibhai Khokhariya

Sub:- Allotment of parking space, at "VALENCIA TOWER" 'C' wing of Tardeo Division, Tukaram Javji Marg, Tardeo, Mumbai- 400 007.

Sir,

As per Agreement Dated 23rd June of 2011 we are allotting you one Open parking on the 3rd floor, parking No. 40 for your flat No. 1901 on the 19th floor. In the building known as "VALENCIA TOWER" 'C' Wing situated at Tukaram Javji Marg, Tardeo, Mumbai- 400 007.

We Confirm
[Handwritten Signature]

Thanking you,
Yours faithfully,
For Abu Enterprises
[Handwritten Signature]
Partner

ENCLOSURE: 1 Copy of Parking Plan



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ 10,34,92,060.00 (Rupees Ten Crore Thirty Four Lakh Ninety Two Thousand Sixty Only). The Realizable Value of the above property is ₹ 9,31,42,854.00 (Rupees Nine Crore Thirty One Lakh Forty Two Thousand Eight Hundred Fifty Four Only). The Distress Value is ₹ 8,27,93,648.00 (Rupees Eight Crore Twenty Seven Lakh Ninety Three Thousand Six Hundred Forty Eight Only).

Place: Mumbai
Date: 20.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=PRIVATE LIMITED,
ou=India, c=IN, email=manojbaburaochalikwar@vastukala.com,
serialNumber=1, postalCode=400004
Date: 2023.06.20 14:26:25 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
CBI Emp. No. SMRO/CREDIT/2017-18/1311

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).

Think.Innovate.Create

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

- 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.



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **20th June 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 (Pent House), admeasuring **Carpet Area in Sq. Ft. = 1,211.00** in the name of **Rajesh Ravjibhai Khokhariya, Shobhna Rajesh Khokhariya & Prakash Ravjibhai Khokhariya**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

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 (Pent House), admeasuring **Carpet Area in Sq. Ft. = 1,211.00.**

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.

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).