

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-898/23-24	Dated 1-Jun-23
Buyer (Bill to) DHARMANANDAN DIAMONDS PRIVATE LIMITED FC-7081-82, BHARAT DIAMOND BOURSE, BANDRA KURLA COMPLEX, BANDRA EAST, Mumbai Suburban, GSTIN/UIN : 27AACCD6676J1Z8 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31627 / 2300899	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	30,000.00
	CGST			2,700.00
	SGST			2,700.00
Total				₹ 35,400.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Thirty Five Thousand Four Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	30,000.00	9%	2,700.00	9%	2,700.00	5,400.00
Total	30,000.00		2,700.00		2,700.00	5,400.00

Tax Amount (in words) : **Indian Rupee Five Thousand Four Hundred Only**

Remarks:

Residential Row House bearing amalgamated Tenement No. A 3/10 on Plot Bearing C.T.S No. 4576 & Tenement No. A 3/11 on Plot Bearing C.T.S No. 4577, Kalina Co-Op. Hsg. Soc. Ltd., Gurudwara Road, Sunder Nagar, Kalina, Kole Kalyan, Santacruz (East), Mumbai - 400 098, State - Maharashtra, Country - India belongs to Name of Owner: Smt. Nirmalaben L. Patel, Smt. Rashmita Hitesh Patel & Smt. Dhara Piyushkumar Patel (Tenement No. A 3/10) AND Name of Owner: Smt. Shobhna P. Goti, Smt. Daxa S. Virani & Smt. Komal S. Goti (Tenement No. A 3/11)

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for **Vastukala Consultants (I) Pvt Ltd**

Rathee
 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Tenement No.	Owner Name
A 3/10	Smt. Nirmalaben L. Patel, Smt. Rashmita Hitesh Patel & Smt. Dhara Piyushkumar Patel
A 3/11	Smt. Shobhna P. Goti, Smt. Daxa S. Virani & Smt. Komal S. Goti

Residential Land and Building bearing amalgamated Tenement No. A 3/10 on Plot Bearing C.T.S No. 4576 & Tenement No. A 3/11 on Plot Bearing C.T.S No. 4577, Kalina Co-Op. Hsg. Soc. Ltd., Gurudwara Road, Sunder Nagar, Kalina, Kole Kalyan, Santacruz (East), Mumbai – 400 098, State - Maharashtra, Country - India

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Longitude Latitude: 19°04'38.5"N 72°51'40.4"E

Valuation Prepared for:

**State Bank of India
Diamond Branch (BKC)**

D/3, West Core, Ground Floor, Bharat Diamond Bourse, 'G' Block, Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051, State - Maharashtra, Country - India



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

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

To,
The Assistant General Manager,
State Bank of India
Diamond Branch (BKC)
 D/3, West Core, Ground Floor, Bharat Diamond Bourse, '
 G' Block, Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND AND BUILDING)

I		General	
1.	Purpose for which the valuation is made	:	As per the request from Diamond Branch (BKC) To assess Fair Market value of the property for Banking Purpose.
2.	a) Date of inspection	:	23.05.2023
	b) Date on which the valuation is made	:	01.06.2023
3.	List of documents produced for perusal		<ul style="list-style-type: none"> i) Copy of Sale Deed dated 25.04.2023 b/w Smt. Manju Gupta & Shri. Pravin Gupta (Transferor) and Smt. Nirmalaben L. Patel, Smt. Rashmita Hitesh Patel & Smt. Dhara Piyushkumar Patel (Transferees) of Tenement No. A 3/10 ii) Copy of Sale Deed dated 25.04.2023 b/w Shri. Ankit Pravin Gupta (Transferor) and Smt. Shobhna P. Goti, Smt. Daxa S. Virani & Smt. Komal S. Goti (Transferees) of Tenement No. A 3/11 iii) Copy of Commencement Certificate No. CE / 730 / WS / AH dated 30.04.2004 issued by Municipal Corporation of Greater Mumbai (Tenement No. A 3/10) iv) Copy of Commencement Certificate No. CE / 1849 / WS / AH dated 03.01.2005 issued by Municipal Corporation of Greater Mumbai. (Tenement No. A 3/11) v) Copy of Full Occupancy Certificate No. CE / 1730 / WS / AH dated 12.06.2006 issued by Brihanmumbai Mahanagarपालिका (Tenement No. A 3/10) vi) Copy of Full Occupancy Certificate No. CE / 1849 / WS / AH dated 12.06.2006 issued by Brihanmumbai Mahanagarपालिका (Tenement No. A 3/11) vii) Copy of Electricity Bill No. 100130966710 dated 13.05.2023 in the name of Smt. Dhara Piyushkumar Patel issued by Adani Electricity (Tenement No. A 3/10) viii) Copy of Electricity Bill No. 100130966709 dated 13.05.2023 in the name of Smt. Shobhna P. Goti issued by Adani Electricity (Tenement No. A 3/11)
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)	:	<p>Tenement No. A 3/10 Smt. Nirmalaben L. Patel, Smt. Rashmita Hitesh Patel & Smt. Dhara Piyushkumar Patel</p> <p>Tenement No. A 3/11 Smt. Shobhna P. Goti, Smt. Daxa S. Virani & Smt. Komal S. Goti</p> <p><u>Address:</u> Residential Land and Building bearing amalgamated Tenement No. A 3/10 on Plot Bearing C.T.S No. 4576 & Tenement No. A 3/11 on Plot Bearing C.T.S No. 4577, Kalina Co-Op. Hsg. Soc. Ltd., Gurudwara Road,</p>

		Sunder Nagar, Kalina, Kole Kalyan, Santacruz (East), Mumbai – 400 098, State - Maharashtra, Country – India. Contact Person: Mr. Amit Maniar (Owner's Staff) Contact No.: + 91 98921 52184 Joint Ownership Details of share of ownership is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	
	The property is a Residential land and Bungalow / Row House thereof. It is a RCC framed structure of Ground + 2 nd floor located on Amalgamated Residential Tenement No. A 3/10 on Plot Bearing C.T.S No. 4576 & Tenement No. A 3/11 Plot Bearing C.T.S No. 4577, Kalina Co-Op. Hsg. Soc. Ltd., Gurudwara Road, Sunder Nagar, Kalina, Kole Kalyan, Santacruz (East), Mumbai – 400 098. The property is at 2.7 KM. distance from nearest Santacruz Railway Station. The composition of residential Row House as per actual site inspection is as under: Ground Floor - Living Room + Kitchen + Servant Room + Bath + 2 W.C. + Passage + 2 Staircase First Floor – 1 Bedroom + Passage + 4 Bathroom + 5 W.C. + 2 Staircase Second Floor – 3 Bedrooms + Passage + 4 Toilets + Washing Area + 2 Staircase.	
6.	Location of property	
	a) Plot No. / Survey No.	Tenement No. A 3/10 on Plot Bearing C.T.S No. 4576 & Tenement No. A 3/11 Plot Bearing C.T.S No. 4577
	b) Door No.	Residential Land and Building bearing amalgamated Tenement No. A 3/10 & Tenement No. A 3/11
	c) C.T.S. No. / Village	Village – Kole Kalyan
	d) Ward / Taluka	Taluka Andheri
	e) Mandal / District	District Mumbai
7.	Postal address of the property	Residential Land and Building bearing amalgamated Tenement No. A 3/10 on Plot Bearing C.T.S No. 4576 & Tenement No. A 3/11 on Plot Bearing C.T.S No. 4577, Kalina Co-Op. Hsg. Soc. Ltd., Gurudwara Road, Sunder Nagar, Kalina, Kole Kalyan, Santacruz (East), Mumbai – 400 098, State - Maharashtra, Country – India.
8.	City / Town	
	Residential area	Yes
	Commercial area	No
	Industrial area	No
9.	Classification of the area	
	i) High / Middle / Poor	Higher Middle Class
	ii) Urban / Semi Urban / Rural	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	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.	In Case it is Agricultural land, any conversion to house site plots is	N.A.

	contemplated		
13.	Boundaries of the property	As per the A	Actuals
	North	Details not available	Residential Property
	South	Details not available	Gurudwara Road then Play Ground
	East	Details not available	Tenement No. 3/12
	West	Details not available	Mohanty Bungalow
14.1	Dimensions of the site		
		A As per the Deed	B Actuals
	North	(18.29 M. X 6.25 M.) X 2 (As per Sale plans)	
	South		
	East		
	West		
14.2	Latitude, Longitude & Co-ordinates of property	19°04'38.5"N 72°51'40.4"E	
14.	Extent of the site	Tenement No. A 3/10 = 1,232.00 Sq. Ft.	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	Tenement No. A 3/11 = 1,232.00 Sq. Ft. Total Plot area = 2,092.00 Sq. Ft. (As per Sale Deeds)	
		As per Sale Deeds of Tenement No. A 3/10 & A 3/11, the building is Stilt + 1 st + 2 nd Floor. The Built up Area is as below - Tenement No. A 3/10 = 1,046.00 Sq. Ft. Tenement No. A 3/11 = 1,046.00 Sq. Ft. Total Built up Area = 2,092.00 Sq. Ft.	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	The property is used by Owner's staff. The property is under Owner's Possession.	
II	CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Higher Middle class	
2.	Development of surrounding areas	Good	
3.	Possibility of frequent flooding/ submerging	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	All available in the nearby.	
5.	Level of land with topographical conditions	Plain	
6.	Shape of land	Regular	
7.	Type of use to which it can be put	For Residential purpose	
8.	Any usage restriction	Residential	
9.	Is plot in town planning approved layout?	M.C.G.M. Approved Layout	
10.	Corner plot or intermittent plot?	Intermittent	
11.	Road facilities	Yes	
12.	Type of road available at present	B.T. Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	More than 20 ft.	
14.	Is it a Land – Locked land?	No	

15.	Water potentiality	:	Available
16.	Underground sewerage system	:	Connected to Municipal Sewerage System
17.	Is Power supply is available in the site	:	Available
18.	Advantages of the site	:	Located in the developed area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Tenement No. A 3/10 = 1,232.00 Sq. Ft. Tenement No. A 3/11 = 1,232.00 Sq. Ft. Total Plot area = 2,092.00 Sq. Ft. (As per Sale Deeds)
	North & South	:	(18.29 M. X 6.25) X 2
	East & West	:	(As per Sale plans)
2	Total extent of the plot	:	Tenement No. A 3/10 = 1,232.00 Sq. Ft. Tenement No. A 3/11 = 1,232.00 Sq. Ft. Total Plot area = 2,092.00 Sq. Ft. (As per Sale Deeds)
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 38,000/- to ₹ 42,000/- per Sq. Ft. Last Two Transactions: Not Available Last two transaction are not available; we have made the online search but could not find out any ready reference for the surrounding locality. Value derived and adopted above is the outcome of local inquiry, searching on Internet, application of personal experience, keeping in mind, the area on which property is falling, its size, shape, surrounding development, nature of surrounding locality, nature of holding of plot, facilities available, civic amenities for communication, permissible and restriction in development, future potentiality etc. Details of online listings are attached with the report.
4	Land circle Rates from Government Portal (an evidence thereof to be enclosed)	:	₹ 86,770/- per Sq. M. i.e. ₹ 8,061/- per Sq. Ft.
	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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	Plot – ₹ 40,000/- per Sq. Ft. including land development such as Compound wall, M.S. gate, open space flooring and roofing etc.
6	Estimated value of land	:	₹ 9,85,60,000/-
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential
	b) Type of construction (Load bearing /	:	R.C.C. Framed Structure

	RCC / Steel Framed)		
c)	Year of construction	:	2006 (As per Occupancy Certificate)
d)	Number of floors and height of each floor including basement, if any	:	As per sale deeds – Stilt + 2 Upper Floors As per Site - Ground + 2 Upper Floors
e)	Plinth area floor-wise	:	As per Brief Description
f)	Condition of the building	:	
i)	Exterior – Excellent, Good, Normal, Poor	:	Normal
ii)	Interior – Excellent, Good, Normal, Poor	:	Normal
g)	Date of issue and validity of layout of approved map	:	Copy of Approved Plan not provided for our verification. However, occupancy certificates are issued for both the tenements.
h)	Approved map / plan issuing authority	:	
i)	Whether genuineness or authenticity of approved map / plan is verified	:	
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	R.C.C. Foundation
2.	Basement	:	No
3.	Superstructure	:	As per Brief Description
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	Teak Wood Door Frame with Flush door
5.	RCC Works	:	Beam, Columns, slab etc.
6.	Plastering	:	Cement
7.	Flooring, Skirting, dado	:	Partly Vitrified, Partly Kotta, Party Marble Flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	No
9.	Roofing including weatherproof course	:	RCC slab
10.	Drainage	:	Connected to Municipal Sewerage System
2.	Compound Wall	:	
	Height	:	5'.6" High, R.C.C. columns with B. B. Masonry wall.
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	Concealed wiring.
	Class of fittings (superior / ordinary / poor)	:	superior
	Number of light points	:	Provided as per requirement
	Fan points	:	Provided as per requirement
	Spare plug points	:	Provided as per requirement
	Any other item	:	-
4.	Plumbing installation	:	
a)	No. of water closets and their type	:	Provided as per requirement

Government Value

Particulars	Area in Sq. Ft.	Rate in ₹	Value in ₹
Land	2,464.00	8,061/-	1,98,62,304/-
Structure	As per valuation table		46,75,620/-
Total			2,45,37,924/-

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	₹ 9,85,60,000/-
Part – B	Building	:	₹ 46,75,620/-
Part – C	Compound wall	:	
Part – D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
	Total Fair Market Value	:	₹ 10,32,35,620/-
	Total Realizable value	:	₹ 9,29,12,058/-
	Total Distress value	:	₹ 8,25,88,496/-
	Total Depreciated Insurable value	:	₹ 39,74,278/-
	(Depreciated Replacement Cost (₹ 46,75,620/-) – Subsoil structure cost (15%))		
Remarks	<u>As per the sale deeds, the Tenement No. A 3/10 & Tenement No. A 3/11 is Stilt + 1st + 2nd Floor Structure. But as per site inspection, both the Tenements are merged and the structure is Ground + 2 Upper floors. For the purpose of valuation, we have considered the area as per sale deeds only.</u>		

Value of the property Tenement wise

Tenement No.	Owner Name	Fair Market Value (₹)	Realizable value (₹)	Distress value (₹)	Insurable Value (₹)
A 3/10	Smt. Nirmalaben L. Patel, Smt. Rashmita Hitesh Patel & Smt. Dhara Piyushkumar Patel	5,16,17,810	4,64,56,029	4,12,94,248	19,87,139
A 3/11	Smt. Shobhna P. Goti, Smt. Daxa S. Virani & Smt. Komal S. Goti	5,16,17,810	4,64,56,029	4,12,94,248	19,87,139
Total		10,32,35,620	9,29,12,058	8,25,88,496	39,74,278

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.

This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used

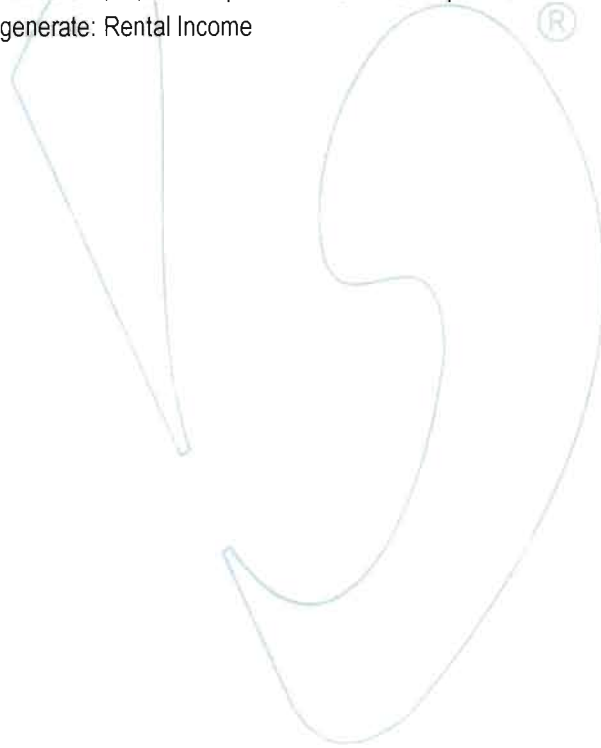
for Residential Bungalow, Industrial Building and properties mentioned above.

As the property is a residential land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of Rs. 38,000/- to Rs. 42,000/- per Sq. Ft. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for residential building / Plot, all round development of commercial and residential application in the locality etc. We estimate ₹ 40,000/- per Sq. Ft. for Land with appropriate cost of construction for valuation.

The saleability of the property is: Good

Likely rental values in future in: ₹ 2,15,000/- expected rental income per month

Any likely income it may generate: Rental Income



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ACTUAL SITE PHOTOGRAPHS

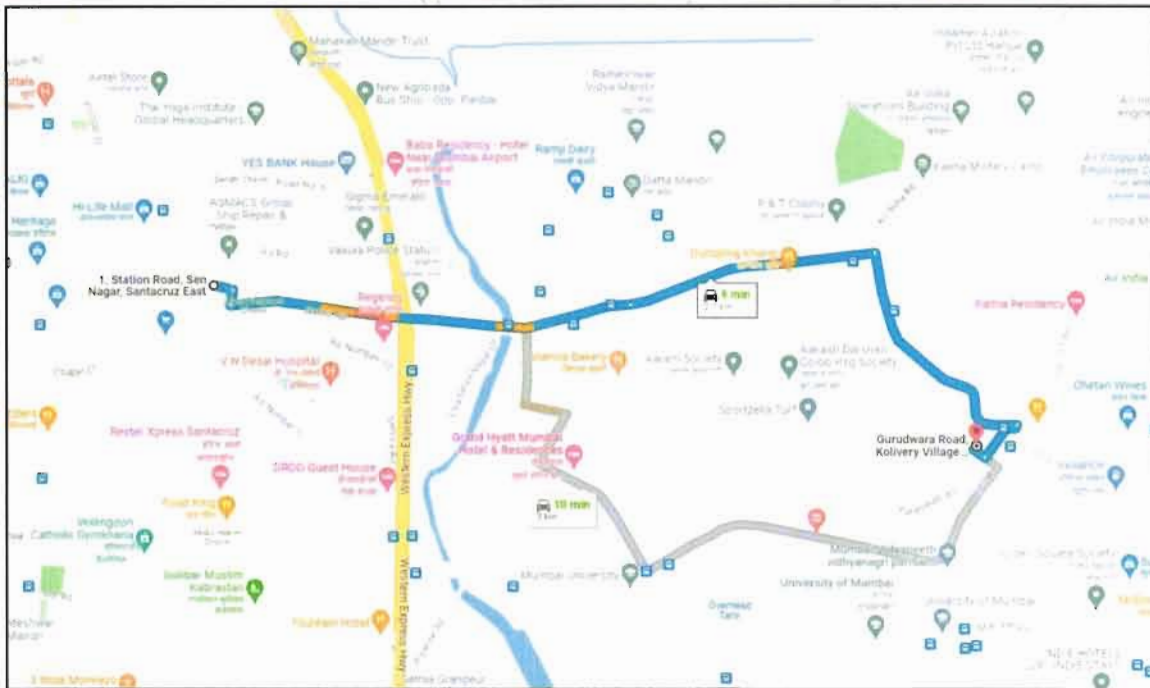


ACTUAL SITE PHOTOGRAPHS



Route Map of the property

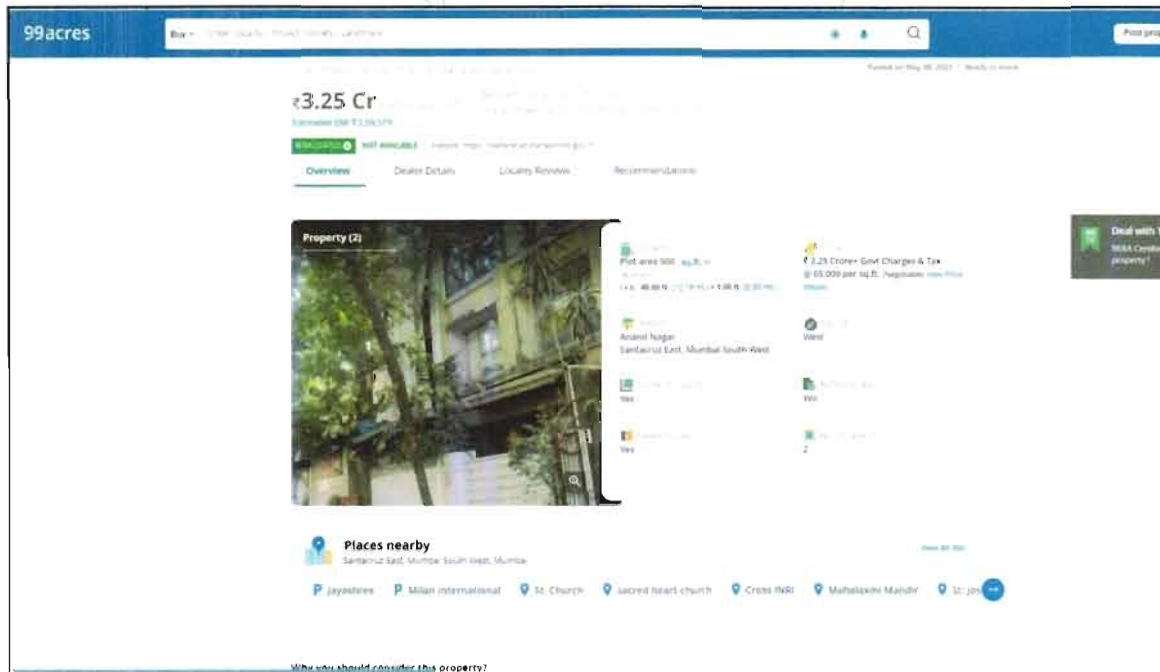
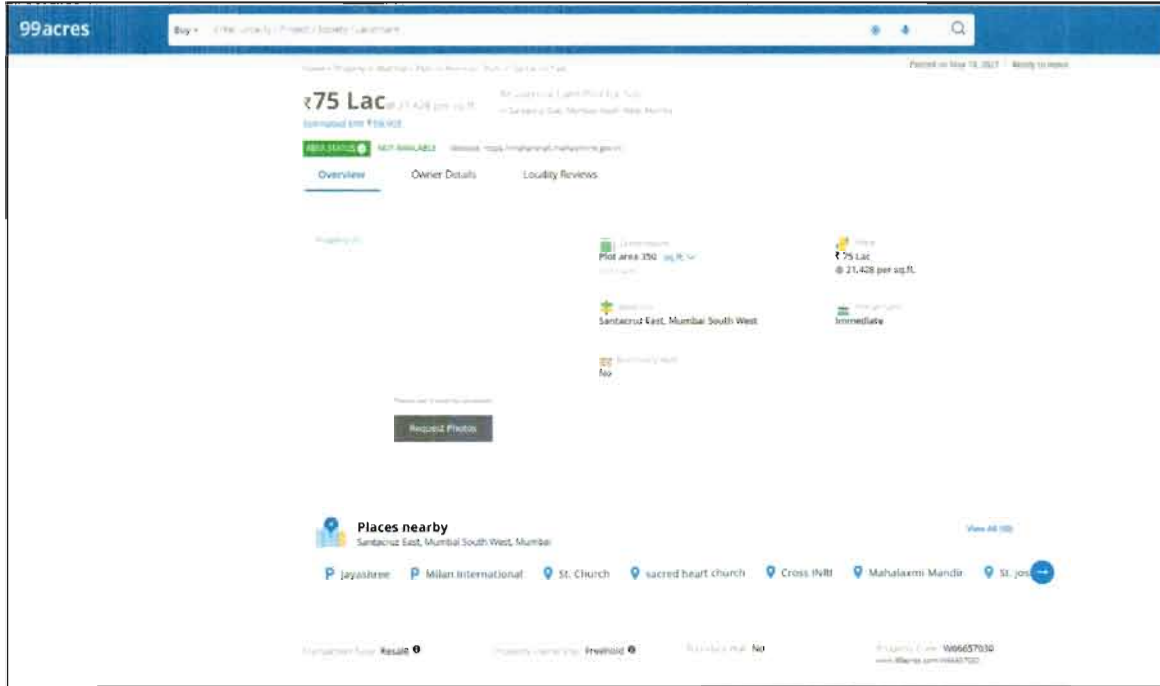
Site u/r



Longitude Latitude: 19°04'38.5"N 72°51'40.4"E

Note: The Blue line shows the route to site from nearest Railway Station (Santacruz – 2.7 KM.)

PRICE INDICATORS



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 / Property Documents 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 / Property Documents 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.

We hope this will satisfy your requirements.

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(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

I, Manoj B. 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 01.06.2023 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 has personally inspected the property on 23.05.2023. 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 the 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	a) Copy of Sale Deed dated 25.04.2023 b/w Smt. Manju Gupta & Shri. Pravin Gupta (Transferor) and Smt. Nirmalaben L. Patel, Smt. Rashmita Hitesh Patel & Smt. Dhara Piyushkumar Patel (Transferees) of Tenement No. A 3/10 b) Copy of Sale Deed dated 25.04.2023 b/w Shri. Ankit Pravin Gupta (Transferor) and Smt. Shobhna P. Goti, Smt. Daxa S. Virani & Smt. Komal S. Goti (Transferees) of Tenement No. A 3/11 As on site, there is a Row House on amalgamated Tenement No. A 3/10 and A 3/11 in the name of the above transferees.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, Diamond Branch (BKC) 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 Umang Patel – Regd. Valuer Bhavika Chavan – Valuation Engineer Akhilesh Yadav - Technical Manager
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 – 23.05.2023 Valuation Date – 01.06.2023 Date of Report – 01.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 23.05.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> Market Survey at the time of site visit Ready Reckoner rates / Circle rates 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;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
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, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by	Attached

valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.

ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **1st 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 advise 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 visualizing 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 currently a contiguous and non-agricultural land parcel admeasuring **2,464.00 Sq. Ft.** and structures thereof. The property is owned by **Smt. Nirmalaben L. Patel, Smt. Rashmita Hitesh Patel & Smt. Dhara Piyushkumar Patel (Tenement No. A 3/10) AND Smt. Shobhna P. Goti, Smt. Daxa S. Virani & Smt. Komal S. Goti (Tenement No. A 3/11)**. At present, The property is used by Owner s staff. The property is under

Owner's Possession. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the property is owned by **Smt. Nirmalaben L. Patel, Smt. Rashmita Hitesh Patel & Smt. Dhara Piyushkumar Patel (Tenement No. A 3/10) AND Smt. Shobhna P. Goti, Smt. Daxa S. Virani & Smt. Komal S. Goti (Tenement No. A 3/11)** 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the documents, we understand that the subject property is contiguous and non-agricultural **Plot area is 2,464.00 Sq. Ft.** and structures thereof.

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 Highest and Best Use model is used for analysing development potential.

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 land 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 currently owner occupied, contiguous and non-agricultural **Plot area is 2,464.00 Sq. Ft.** and structures thereof.

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 - V)

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India, c=IN
2.5.4.20=922236c4f6c35d0340c39a2685918490c7d334813
3313279817a1860552, postalCode=400006, st=Maharashtra,
serialNumber=4155a36a46c93646b27c6a8c3d46831f115d2
+894e281e29a2270a258c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.01 17:50:42 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

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



Think. Innovate. Create.

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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