

PROFORMA INVOICE

| | | |
|---|-----------------------|--|
| Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org | Invoice No. | Dated |
| | PG-2846/23-24 | 10-Oct-23 |
| | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| | Reference No. & Date. | Other References |
| Buyer (Bill to) STATE BANK OF INDIA- IFB MALAD INDUSTRIAL FINANCE BRANCH, NEAR CHINCHOLI PHATAK SINGNAL, S. V. ROAD, MALAD (W) MUMBAI - 400 064 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Buyer's Order No. | Dated |
| | Dispatch Doc No. | 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 % | 7,000.00 |
| | CGST | | | 630.00 |
| | SGST | | | 630.00 |
| Total | | | | 8,260.00 |

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

Indian Rupee Eight Thousand Two Hundred Sixty Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|---------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 7,000.00 | 9% | 630.00 | 9% | 630.00 | 1,260.00 |
| Total | | | 630.00 | | 630.00 | 1,260.00 |

Tax Amount (in words) : **Indian Rupee One Thousand Two Hundred Sixty Only**

| | |
|--|--|
| <p><i>Remarks:</i> Shree Krishna Homes Pvt. Ltd. - Commercial Office No. 601, 6th Floor, "Central Colony Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.", Near Railway Level Crossing, Chembur (East), Mumbai - 400 071, State - Maharashtra, Country - India. Company's PAN : AADCV4303R Declaration NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE. MSME Registration No. - 27222201137</p> | <p>Company's Bank Details Bank Name : State Bank of India A/c No. : 32632562114 Branch & IFS Code: MIDC Andheri (E) & SBIN0007074</p> <div style="text-align: center;">  UPI Virtual ID : vastukala@icici </div> <p style="text-align: right;">for Vastukala Consultants (I) Pvt Ltd Asmita Rathod Digitally signed by Asmita Rathod DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt Ltd, email=asmita.rathod@vastukala.org, c=IN Date: 2023.10.10 12:08:59 +05'30'</p> <p style="text-align: right;">Authorised Signatory</p> |
|--|--|

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shree Krishna Homes Pvt. Ltd.**

Commercial Office No. 601, 6th Floor, "**Central Colony Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.**",
Near Railway Level Crossing, Chembur (East), Mumbai - 400 071, State - Maharashtra, Country - India.

Latitude Longitude: 19°03'49.3"N 72°53'52.5"E

Think.Innovate.Create

Valuation Prepared for:

State Bank of India

Industrial Finance Branch, Malad (West)

Industrial Finance Branch, Near Chincholi Phatak Signal, S. V. Road, Malad (West),
Mumbai – 400 064, 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

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,
State Bank of India****Industrial Finance Branch, Malad (West)**

Industrial Finance Branch, Near Chincholi Phatak Signal,

S. V. Road, Malad (West), Mumbai – 400 064,

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF OFFICE)

| 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 | : 06.10.2023 |
| | b) Date on which the valuation is made | : 10.10.2023 |
| 3. | List of documents produced for perusal: 1) Copy of Supplementary Development Agreement dated 09.11.2012 between Central Colony Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd. (The Society) and Shree Krishna Homes Pvt. Ltd. (The Developers). 2) Copy of Occupation Certificate No. CE / 6422 / BPES / AM dated 28.06.2016 issued by Municipal Corporation of Greater Mumbai. 3) Copy of Approved Plan No. CE / 6422 / BPES / AM dated 28.06.2016 issued by Municipal Corporation of Greater Mumbai. 4) Copy of Amended Commencement Certificate No. CE / 6422 / BPES / AM dated 28.01.2014 issued by Municipal Corporation of Greater Mumbai. 5) Copy of Electricity Bill C.A. No. 152053231 dated 27.09.2023 in the name of Shree Krishna Homes Pvt. Ltd. issued by Adani Electricity 6) Copy of Society Maintenance Bill No. 64 dated 10.08.2022 in the name of Shree Krishna Homes Pvt. Ltd. issued by Central Colony Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd. | |
| 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) | : Shree Krishna Homes Pvt. Ltd. Address: Commercial Office No. 601, 6 th Floor, "Central Colony Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.", Near Railway Level Crossing, Chembur (East), Mumbai - 400 071, State - Maharashtra, Country - India. Contact Person: Mr. Gajanan (Broker) Consumer No. 9702603522 Company Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : The property is a Commercial Office No. 601 located on 6 th Floor. The composition of office is Working Area + Passage + 2 Toilets. The property is at 900 Mtr. walking distance from nearest railway station Chembur. |
| 6. | Location of property | : |

| | | | | |
|-----|-----|---|---|---|
| | a) | Plot No. / Survey No. | : | - |
| | b) | Door No. | : | Commercial Office No. 601 |
| | c) | T.S. No. / Village | : | CTS No. 555, 555/1 To 555/8 of Village Chembur |
| | d) | Ward / Taluka | : | Taluka – Kurla |
| | e) | Mandal / District | : | District – Mumbai Suburban |
| | f) | Date of issue and validity of layout of approved map / plan | : | Copy of Approved Plan No. CE / 6422 / BPES / AM dated 28.06.2016 issued by Municipal Corporation of Greater Mumbai. |
| | g) | Approved map / plan issuing authority | : | Greater Mumbai. |
| | 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 | : | Commercial Office No. 601, 6 th Floor, "Central Colony Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.", Near Railway Level Crossing, Chembur (East), Mumbai - 400 071, State - Maharashtra, Country - India. |
| 8. | | City / Town | : | Chembur (East), Mumbai Suburban |
| | | Residential area | : | No |
| | | Commercial area | : | Yes |
| | | Industrial area | : | No |
| 9. | | Classification of the area | : | |
| | i) | High / Middle / Poor | : | Middle Class |
| | ii) | Urban / Semi Urban / Rural | : | Urban |
| 10. | | Coming under Corporation limit / Village Panchayat / Municipality | : | Village – Chembur 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 actual site As per Document |
| | | North | : | Railway Track Kurla – Chembur Harbour Railway Line |
| | | South | : | Shell Colony Road BMC 40 feet Main Road |
| | | East | : | Ramkrishna Chemburkar Marg Ghatkopar Mahul Road Bridge |
| | | West | : | Mumbai – Agra National Highway Eastern Express Highway Road Bridge |
| 13. | | Dimensions of the site | | N. A. as property under consideration is an office in an apartment building. |
| | | | | A B |
| | | | | As per the Deed Actual |
| | | North | : | - - |
| | | South | : | - - |

| | | | | |
|------------------------------|--|---|--|---|
| | East | : | - | - |
| | West | : | - | - |
| 14. | Extent of the site | : | Carpet Area in Sq. Ft. = 854.00 (Area as per Site measurement) | |
| | | | Carpet Area in Sq. Ft. = 806.00 (Area as per Approved Plan) | |
| | | | Built Up Area in Sq. Ft. = 967.00 (Carpet Area + 20%) | |
| 14. | Latitude, Longitude & Co-ordinates of office | : | 19°03'49.3"N 72°53'52.5"E | |
| 15. | Extent of the site considered for Valuation (least of 13A & 13B) | : | Carpet Area in Sq. Ft. = 806.00 (Area as per Approved Plan) | |
| 16. | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner's Employee | |
| II APARTMENT BUILDING | | | | |
| 1. | Nature of the Apartment | : | Commercial | |
| 2. | Location | : | | |
| | C.T.S. No. | : | CTS No. 555, 555/1 To 555/8 of Village Chembur | |
| | Block No. | : | - | |
| | Ward No. | : | - | |
| | Village / Municipality / Corporation | : | Village – Chembur Municipal Corporation of Greater Mumbai | |
| | Door No., Street or Road (Pin Code) | : | Commercial Office No. 601, 6 th Floor, " Central Colony Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd. ", Near Railway Level Crossing, Chembur (East), Mumbai - 400 071, State - Maharashtra, Country - India. | |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Mixed | |
| 4. | Year of Construction | : | 2016 (As per Occupancy Certificate) | |
| 5. | Number of Floors | : | Basement + Ground + 7 th (Part) Upper Floors | |
| 6. | Type of Structure | : | R.C.C. Framed Structure | |
| 7. | Number of Dwelling units in the building | : | 5 Offices on 6 th Floor | |
| 8. | Quality of Construction | : | Good | |
| 9. | Appearance of the Building | : | Good | |
| 10. | Maintenance of the Building | : | Good | |
| 11. | Facilities Available | : | | |
| | Lift | : | 4 Lifts / 2 Car Lifts | |
| | Protected Water Supply | : | Municipal Water supply | |
| | Underground Sewerage | : | Connected to Municipal Sewerage System | |
| | Car parking - Open / Covered | : | Covered Car Parking Space | |
| | Is Compound wall existing? | : | Yes | |
| | Is pavement laid around the building | : | Yes | |

| III | OFFICE | | |
|-----|--|---|---|
| 1 | The floor in which the office is situated | : | 6 th Floor |
| 2 | Door No. of the office | : | Commercial Office No. 601 |
| 3 | Specifications of the office | : | |
| | Roof | : | R.C.C. Slab |
| | Flooring | : | Vitrified tiles flooring |
| | Doors | : | Teak Wood Door Frame with Solid Flush Door |
| | Windows | : | Glass windows |
| | 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.: | : | C.A. No. 152053231 |
| | Meter Card is in the name of: | : | Shree Krishna Homes Pvt. Ltd. |
| 6 | How is the maintenance of the office? | : | Good |
| 7 | Sale Deed executed in the name of | : | Shree Krishna Homes Pvt. Ltd. |
| 8 | What is the undivided area of land as per Sale Deed? | : | Details not available |
| 9 | What is the plinth area of the office? | : | Built Up Area in Sq. Ft. = 967.00 (Carpet Area + 20%) |
| 10 | What is the floor space index (app.) | : | As per MCGM norms |
| 11 | What is the Carpet Area of the office? | : | Carpet Area in Sq. Ft. = 854.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 806.00 (Area as per Approved Plan) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : | Middle Class |
| 13 | Is it being used for Residential or Commercial purpose? | : | Commercial purpose |
| 14 | Is it Owner-occupied or let out? | : | Owner's Employee |
| 15 | If rented, what is the monthly rent? | : | ₹ 60,000.00 Expected rental income per month |
| IV | MARKETABILITY | : | |
| 1 | How is the marketability? | : | Good |
| 2 | What are the factors favouring 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 office with same specifications in the adjoining locality? - (Along with details / reference of at - | : | ₹ 29,500.00 to ₹ 31,500.00 per Sq. Ft. on Carpet Area |

| | | |
|-----------|--|--|
| | least two latest deals / transactions with respect to adjacent properties in the areas) | |
| 2 | Assuming it is a new construction, what is the adopted basic composite rate of the office under valuation after comparing with the specifications and other factors with the office under comparison (give details). | : ₹ 30,000.00 per Sq. Ft. on Carpet Area ₹ 29,706.00 per Sq. Ft. (After Deprecation) |
| 3 | Break – up for the rate | : |
| | I. Building + Services | : ₹ 2,800.00 per Sq. Ft. |
| | II. Land + others | : ₹ 27,200.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : ₹ 1,84,034.00 per Sq. M. i.e., ₹ 17,097.00 per Sq. Ft. |
| | Guideline rate (after depreciation) | : ₹ 1,74,771.00 per Sq. M. i.e., ₹ 16,237.00 per Sq. Ft. |
| 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 / Rgstrn. 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 office with Services (v(3)i) | : ₹ 2,800.00 per Sq. Ft. |
| | Age of the building | : 07 Years |
| | Life of the building estimated | : 53 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : 10.50% |
| | Depreciated Ratio of the building | |
| b | Total composite rate arrived for Valuation | : |
| | Depreciated building rate VI (a) | : ₹ 2,506.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : ₹ 27,200.00 per Sq. Ft. |
| | Total Composite Rate | : ₹ 29,706.00 per Sq. Ft. |
| | Remark: | |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|--|----------------|-------------------|---------------------|
| 1 | Present value of the office (incl. car parking, if provided) | 806.00 Sq. Ft. | 29,706.00 | 2,39,43,036.00 |
| 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 Value of the property | | 2,39,43,036.00 |
| | The realizable value of the property | | 2,15,48,732.00 |
| | Distress value of the property | | 1,91,54,429.00 |
| | Insurable value of the property (967.00 X 2,800.00) | | 27,07,600.00 |
| | Guideline value of the property (967.00 X 16,237.00) | | 1,57,01,179.00 |

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 Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, 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 ₹ 29,500.00 to ₹ 31,500.00 per Sq. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and Commercial application in the locality etc. We estimate ₹ 29,706.00 per Sq. Ft. on Carpet Area (After Deprecation) 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 | |
| i) Saleability | Good |
| ii) Likely rental values in future in | ₹ 60,000.00 Expected rental income per month |
| iii) Any likely income it may generate | Rental Income |

Actual site photographs



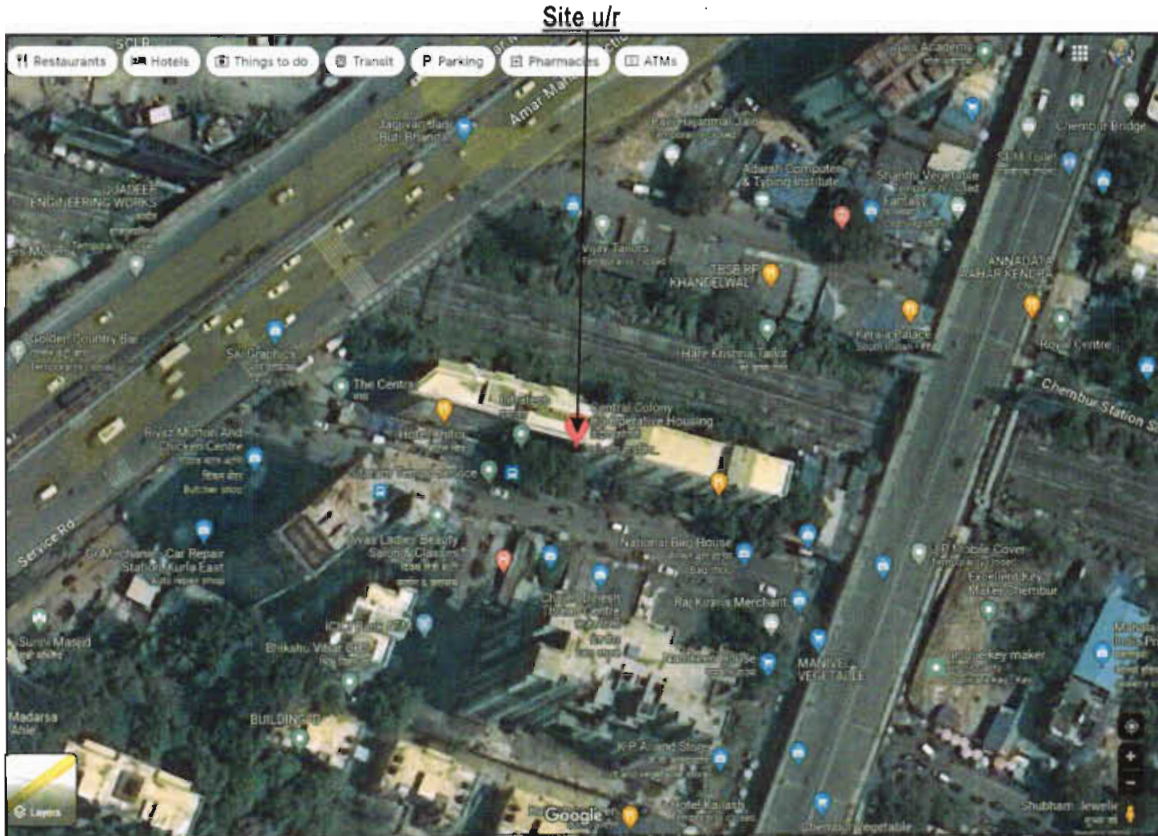
Actual site photographs



Think.Innovate.Create



Route Map of the property



Latitude Longitude: 19°03'49.3"N 72°53'52.5"E

Note: The Blue line shows the route to site from nearest railway station (Chembur – 900 Mtr.)

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मूद्रांक विभाग
महाराष्ट्र शासन

Valuation For Influence Area

*** welcome to valuation

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Zone Name:

Attribute: SubZone Name:

| Open Land | Residence | Office | Shop | Industry | Unit |
|-----------|-----------|--------|--------|----------|--------------|
| 51710 | 152410 | 175270 | 190510 | 152410 | Square Meter |

| | | | | |
|---|--------------------|----------|-----------|---------|
| Stamp Duty Ready Reckoner Market Value Rate for Office | 1,75,270.00 | | | |
| Increase by 05% on Office Located on 6 th Floor | 8,763.50 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,84,033.50 | Sq. Mtr. | 17,097.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 51,710.00 | | | |
| The difference between land rate and building rate (A – B = C) | 1,32,323.50 | | | |
| Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years) | 93% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 1,74,771.00 | Sq. Mtr. | 16,237.00 | 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

99acres Commercial Buy - Eker Ladala / Project / Society / Landmark

Ready to move Office Space for sale in Malad - Ready to move Office Space for sale in Commercial Bldg

₹1.3 Cr (₹34,662 per sq.ft.)

Estimated EMR ₹ 1,03,500

STATUS: **NOT AVAILABLE** Website: <https://maharashtra.gov.in/>

Overview Dealer Details Recommendations Articles

Property (5)

Number of seats: 8 - 15 seats

Carpet Area: 375 sq.ft.

Super Built-up Area: 575 sq.ft.

Aerial/ground view: 1 floor (2nd / 10 floors building)

Sleeping rooms & cabins: 1 meeting room and 1 cabin available

Washrooms: 1 private washrooms available

99acres Commercial Buy - Free Locating / Project / Society / Landmark

Office Space for sale in Malad - Ready to move Office Space for sale in Malad - Ready to move Office Space for sale in Commercial Bldg

₹3 Cr (₹33,333 per sq.ft.)

Estimated EMR ₹ 2,23,857

STATUS: **NOT AVAILABLE** Website: <https://maharashtra.gov.in/>

Overview Dealer Details Recommendations Articles

Property (8)

Number of seats: 25 - 30 seats

Carpet Area: 900 sq.ft.

Super Built-up Area: 1100 sq.ft.

Aerial/ground view: 1 floor (3rd / 7 floors building)

Sleeping rooms & cabins: 1 meeting room and 1 cabin available

Washrooms: 1 private washroom available

Places nearby

(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 10.10.2023 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 06.10.2023. 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 Shree Krishna Homes Pvt. Ltd. |
| 2. | purpose of valuation and appointing authority | As per the request from State Bank of India, IFB – Malad 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 Brakat Hodekar – Valuation Engineer Rashmi Jadhav – Technical Manager Pradnya Rasam – 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 - 06.10.2023 Valuation Date - 10.10.2023 Date of Report - 10.10.2023 |
| 6. | inspections and/or investigations undertaken; | Physical Inspection done on 06.10.2023 |
| 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 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, Commercial Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and residential 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 **10th October 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 and site visit conducted, we understand that the subject property is Commercial Office, admeasuring **806.00 Sq. Ft. Carpet Area** in the name of **Shree Krishna Homes Pvt. Ltd.** 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 subject property is owned by **Shree Krishna Homes Pvt. Ltd.** 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, we understand that the Commercial Office, admeasuring **806.00 Sq. Ft. Carpet Area.**

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 office 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 Commercial Office, admeasuring **806.00 Sq. Ft. Carpet Area.**

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.

