

D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.

E-mail: dvmaneassociates@gmail.com,
ranjitligade28@gmail.com

Contact No: 9970764003/9987364918

GST No. of Vendors: 29ATDPM4473F1ZI

Pan No. of Vendors: ATDPM4473F

Th- 1056

Date: 12/06/2023

To,
The Branch Manager,
Union Bank of India,
Branch: Mid Corporate Branch, Mumbai.

Dear Sir / Madam,

As per your discussion. Please find enclosed herewith the subject valuation report. Kindly acknowledge the receipt This is To Certify That in my opinion.

Subject: Valuation Report for Bank Loan Purpose.

Name Of Property Owners: National Education Society.

Property Address: Land & Building (Primary School) situated at City Survey No.1374-B-166 as well as Land (Play Ground) situated at City Survey No.120 of Village Versova, Next to MHADA H.I.G. Complex, Taluka Andheri (West), Mumbai-400 053.

Fair Market Value of the above property in the condition with aforesaid specifications is	Rs.293,48,77,737/-	Rs. Two Hundred Ninety-Three Crore Forty-Eight Lakh Seventy-Seven Thousand Seven Hundred Thirty-Seven Only.
Realizable Value of the above property is	Rs.264,13,89,963/-	Rs. Two Hundred Sixty-Four Crore Thirteen Lakh Eighty-Nine Thousand Nine Hundred Sixty-Three Only.
Distress Value of the above property is	Rs.234,79,02,190/-	Rs. Two Hundred Thirty-Four Crore Seventy-Nine Lakh Two Thousand One Hundred Ninety Only.
Government Value	Rs.68,40,84,385/-	Rs. Sixty-Eight Crore Forty Lakh Eighty-Four Thousand Three Hundred Eighty-Five Only.



Dhairyas
hil Vijay
Mane
Digitally signed
by Dhairyashil
Vijay Mane
Date: 2023.07.06
10:45:02 +05'30'

Thanking You!

Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road,
Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.

D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.

E-mail: dvmaneassociates@gmail.com,
ranjitligade28@gmail.com

Contact No: 9970764003/9987364918

GST No. of Vendors: 29ATDPM4473F1ZI

Pan No. of Vendors: ATDPM4473F

VALUATION REPORT FOR LAND AND BUILDING.

I.	GENERAL	:	
1.	Purpose for which the valuation is made	:	To assess the fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 09/06/2023
	b)	Date on which the valuation is made	: 12/06/2023
	c)	Ref. No.	: Th-1056
3.	List of documents produced for perusal	:	1) Indenture of Renewal Lease 31 May 2023. (Piece or Parcel of Plot Reserved for primary School land admeasuring 2870.48 Sq.Mt.) 2) Indenture of Lease 16 November 2010. (Plot reserved-for Play Ground admeasuring 2391.82 Sq.Mt.) 3) Part Occupancy Certificate issued by Mhada vide ref. no. MH/EE/(B.P.)/GM/MHADA-109/821/2023 Date:05/06/2023.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Name Of Property Owner: National Education Society. Property Address: i) All that pieces and parcel of Plot reserved-for Play Ground, adjacent to RSC 25 & 6, admeasuring 2391.82 sq. mtrs., at City Survey No. 120 of Versova Village, Taluka -Andheri, Mumbai Suburban District, Mumbai. ii) All that pieces and parcel of Plot reserved for Primary school land admeasuring 2870.48 Sq.Mt. adjacent to RSC 25 & 6 situated at CTS No.1374 B-166 of Versova Village, SVP Nagar, Taluka Andheri, Mumbai.
	Nature of Ownership	:	Trust Ownership
5.	Brief description of the property	:	i) All that pieces and parcel of Plot reserved-for Play Ground , adjacent to RSC 25 & 6, admeasuring 2391.82 sq. mtrs., at City Survey No. 120 of Versova Village, Taluka -Andheri, Mumbai Suburban District, Mumbai. ii) All that pieces and parcel of Plot reserved for Primary school land admeasuring 2870.48 Sq.Mt. adjacent to RSC 25 & 6 situated at CTS No.1374 B-

Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road,
Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.

2



D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.

E-mail dvmnec@rediffmail.com,
ranjitligade28@gmail.com

Contact No. 9970764003/99871364318

GST No. of Vendors: 20ATYDPM4473F1Z1

Pat. No. of Vendors: ATDPM4473F

		166 of Versova Village, SVP Nagar, Taluka Andheri, Mumbai.
	Landmark	Next - Janki Devi Public School
	Is it freehold or leasehold property?	Leasehold
6.	Location of property	
	a) Plot No. / Survey No.	City Survey No. 120 & CTS No. 1374 B-166
	b) Door No.	NA
	c) T. S. No. / Village	Village- Versova
	d) Ward / Taluka	Taluka - Andheri
	e) Mandal / District	District- Mumbai
7.	Postal address of the property	Land & Building (Primary School) situated at City Survey No. 1374-B-166 as well as Land (Play Ground) situated at City Survey No. 120 of Village Versova, Next to MHADA H.I.G. Complex, Taluka Andheri (West), Mumbai-400 051.
8.	City / Town	Versova, Andheri West
	Residential Area	Yes
	Commercial Area	No
	Industrial Area	No
	Educational Area	Yes
9.	Classification of the area	
	(i) High / Middle / Poor	High
	(ii) Urban / Semi Urban / Rural	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	Under Mhada Area Limit
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 an agricultural land, any conversion to Bungalow site plots is contemplated	No
	Boundaries of the property	As Per Site Visit
	North	The Lumaca, Andheri West
	South	Open Space

Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road, Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.



D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA, OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.

E-mail: dvmancassociates@gmail.com,

Contact No: 9970764003/9987364918

manjitl@rediffmail.com

GST No. of Vendors: 29ATDPM4473F1Z1

Pan No. of Vendors: ATDPM4473F

	East	:	Om Shelter Inn hotel in
	West	:	Moonshine Stations
13	Dimensions of the site		As Per Document Report
			Primary School
			Play Ground
	North		9.00 mtr. Wide road,RSC 25 & 6
	South		Cluster Plot No.65,66,67
	East		Play Ground
	West		Cluster Plot No.75
14	Latitude, Longitude and Coordinates of the site	:	Latitude : 19.137939 Longitude : 72.820651
15	Extent of the site	:	i) All that pieces and parcel of Plot reserved-for Play Ground, adjacent to RSC 25 & 6, admeasuring 2391.82 sq. mtrs., at City Survey No. 120 of Versova Village, Taluka -Andheri, Mumbai Suburban District, Mumbai. ii) All that pieces and parcel of Plot reserved for Primary school land admeasuring 2870.48 Sq.Mt. adjacent to RSC 25 & 6 situated at CTS No.1374 B-166 of Versova Village, SVP Nagar, Taluka Andheri, Mumbai. As per Plan, Built Up Area-12,651.7 Sq.Mt.
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	Play Ground -2391.82 Sq.Mt. Primary School Land -2870.48 Sq.Mt. Total Built Up Area=Built Up Area for Ground Floot to 7 th Floor Area with Refuge Area @ 6 th Floor + Typical Lower Basement + Upper Basement + Terrace Area=9341.56 + 1512.30 + 1512.30 + 285.54 =12,651.7 Sq.Mt.
17	F.S.L.	:	4.88
18	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	National Education Society Primary School:- Renewal Lease Year-2023, Yearly Lease rent Rs.418875/- Play Ground: Year- 2010 The total Lease Premium/ lease rent together paid for 30 Years of the plot is Rs.01,04,19,217/-

Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road, Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.



D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.

E-mail: dvmancassociates@gmail.com,
ranjitligade28@gmail.com

Contact No: 9970764003/9987364918

GST No. of Vendors: 29ATDPM4473F1Z1

Pan No. of Vendors: ATDPM4473F

2.	Total extent of the plot	:	Play Ground=25745.55 Sq. Ft. Primary School Land=30897.84 Sq.Ft.
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs.38,000/- To Rs.44,000/- Per Sq.Ft. for Commercial Land.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	CTS No. 1374 B: Plot Rate=Rs. 42080/-per Sq.Mt. i.e. Rs. 3909 /-per Sq.Ft. CTS No.120 : Plot Rate=Rs. 75520/-per Sq.Mtrs. i.e.Rs.7016/-per Sq.Ft.
5.	Government Valuation	:	Primary School Land Plot Valuation= 2870.48 Sq.Mtrs. X 10.764 X 3909 =Rs.12,07,79,683/- Play Ground Plot Valuation=2391.82 Sq. Mtrs X 10.764 X 7016 =Rs.18,06,30,782/- Total Government Valuation of The Plot =Rs.30,14,10,465/- Now, Built Up Area=12,651.7 Sq.Mt. i.e.136182.89 Sq.Ft. Construction Rate Rs.2810/-per Sq.Ft. Built Up Area Valuation= 136182.89 X 2810=Rs.38,26,73,920/- Total Government Valuation =Rs.68,40,84,385/-
	Assessed / adopted rate of valuation	:	Rs.44000 -Per Sq.Mt. for Primary School Rs.33000/-Per Sq.Mt. for Play Ground
	Estimated value of land	:	A) Primary School= Rs.44000 X 2870.48 Sq.Mtrs. X 10.764=Rs.135,95,05,255/- B) Play Ground =Rs.33000 X 2391.82 Sq. Mtrs X 10.764=Rs.84,96,03,165/- Total=Rs.220,91,08,420/-
RT - B (VALUATION OF BUILDING)		:	
	Technical details of the building	:	
a)	Type of Building (Residential / Commercial / Industrial)	:	School Building
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	RCC
c)	Year of construction	:	Recent Construction as per OC
d)	Future life of construction	:	60 Years

Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road,
Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.



D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.

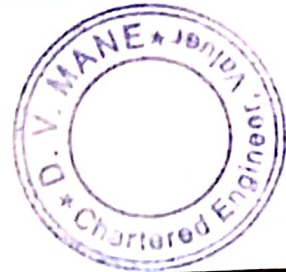
E-mail: dvmaneassociates@gmail.com,
ranjitligade28@gmail.com

Contact No: 9970764003/9987364918

GST No. of Vendors: 29ATDPM4473F1Z1

Pan No. of Vendors: ATDPM4473F

e)	Number of floors and height of each floor including basement, if any	:	Lower Basement + Upper Basement + G + 7 th Floor/ Terrace.
g)	Plinth area floor-wise	:	Lower Basement = 1512.30 Sq.Mt. Upper Basement = 1512.30 Sq.Mt. Ground Floor Area = 1077.23 Sq.Mt. 1 st Floor Area = 1000.50 Sq.Mt. 2 nd Floor Area = 1205.94 Sq.Mt. 3 rd Floor Area = 1205.94 Sq.Mt. 4 th Floor Area = 1205.94 Sq.Mt. 5 th Floor Area = 1205.94 Sq.Mt. 6 th Floor Area = 1141.50 Sq.Mt. 7 th Floor Area = 1205.94 Sq.Mt. Refuge Area @ 6 th Floor = 92.63 Sq.Mt. Terrace Area = 285.54 Sq.Mt. Total Built Up Area = 12651.7 Sq.Mt. i.e., 136182.89 Sq.Ft.
h)	Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Good
	ii) Inferior - Excellent, Good, Normal, Poor	:	Good
i)	Date of issue and validity of layout of approved map / plan	:	Part OC is provided by Greater Mumbai/Mhada : 5 June 2023.
j)	Approved map / plan issuing authority	:	Part OC is provided by Greater Mumbai/Mhada : 5 June 2023.
k)	Whether genuineness or authenticity of approved map / plan is verified	:	Part OC is provided by Greater Mumbai/Mhada : 5 June 2023.
l)	Any other comments by our empanelled valuers on authentic of approved plan	:	No



Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road,
Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.

D.V. MANE & ASSOCIATES
 OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
 OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.
 E-mail: dvmancassociates@gmail.com, Contact No: 9970764003/9987364918
 ranjitligade28@gmail.com
 GST No. of Vendors: 29ATDPM4473F1Z1 Pan No. of Vendors: ATDPM4473F

SPECIFICATION OF CONSTRUCTION

Sr. No.	Description	Details
1.	Foundation	R.C.C.
2.	Basement	Lower and Upper Basement Floors
3.	Superstructure	RCC
4.	Doors & Windows	Doors - Wooden Doors Windows - Aluminum Sliding Windows
5.	RCC works	No
6.	Plastering	Cement Plaster
7.	Flooring	Italian Flooring
8.	Special Finish as marble, granite, wooden paneling, grills, etc	Yes
9.	Roofing including weather proof course	RCC
10.	Drainage	Available
11.	Compound wall	Yes
12.	Electrical installation	Available
13.	Plumbing installation	Available

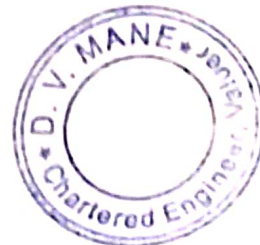
DETAILS OF VALUATION

Sr. no.	Particulars	Construction Area	Rate of Construction	Depreciation Rate	Value of Construction
1.	Lower Basement Floor + 7 th Floor	136182.89 Sq.Ft.	Rs.5300/- per sq. ft.	NA	Rs.72,17,69,317/-
Total					Rs.72,17,69,317/-

(Amount in Rs.)

Part C- (Extra Items)		
1.	Portico	: Not Applicable
2.	Ornamental front door	: Not Applicable
3.	Sit out/ Verandah with steel grills	: Not Applicable

Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road, Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.



D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.

E-mail: dvmaneassociates@gmail.com,
ranjitligade28@gmail.com

Contact No: 9970764003/9987364918

GST No. of Vendors: 29ATDPM4473F1ZI

Pan No. of Vendors: ATDPM4473F

4.	Overhead water tank	:	Not Applicable
5.	Extra steel/ collapsible gates	:	Not Applicable
	Total	:	Not Applicable

Part D- (Amenities)

(Amount in Rs.)

1.	Wardrobes	:	Not Applicable
2.	Glazed tiles	:	Not Applicable
3.	Extra sinks and bath tub	:	Not Applicable
4.	Marble / ceramic tiles flooring	:	Not Applicable
5.	Interior decorations	:	Not Applicable
6.	Architectural elevation works	:	Not Applicable
7.	Paneling works	:	Not Applicable
8.	Aluminum works	:	Not Applicable
9.	Aluminum hand rails	:	Not Applicable
10.	False ceiling	:	Not Applicable
	Total	:	Not Applicable

Part E- (Miscellaneous)

(Amount in Rs.)

1.	Separate toilet room	:	Not Applicable
2.	Separate lumber room	:	Not Applicable
3.	Separate water tank/ sump	:	Not Applicable
4.	Trees, gardening	:	Not Applicable
	Total	:	Not Applicable

Part F- (Services)

(Amount in Rs.)

1.	Water supply arrangements	:	Rs.40,00,000/-
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C. B. deposits, fittings etc.	:	
5.	Others	:	
	Total	:	Rs.40,00,000/-



Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road,
Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.

D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA, OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.

E-mail: dvmaneassociates@gmail.com,
ranjiligade28@gmail.com

Contact No: 9970764003/9987364918

GST No. of Vendors: 29ATDPM4473F1ZI

Pan No. of Vendors: ATDPM4473F

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part- A	Plot	:	Rs.220,91,08,420/-
Part- B	Construction	:	Rs.72,17,69,317/-
Part- C	Extra Items	:	--
Part- D	Amenities	:	--
Part- E	Miscellaneous	:	--
Part- F	Services	:	Rs.40,00,000/-
	Total	:	Rs.293,48,77,737/-

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed)

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis it is my considered opinion that the

Fair Market Value of the above property in the condition with aforesaid specifications is	Rs.293,48,77,737/-	Rs. Two Hundred Ninety-Three Crore Forty-Eight Lakh Seventy-Seven Thousand Seven Hundred Thirty-Seven Only.
Realizable Value of the above property is	Rs.264,13,89,963/-	Rs. Two Hundred Sixty-Four Crore Thirteen Lakh Eighty-Nine Thousand Nine Hundred Sixty-Three Only.
Distress Value of the above property is	Rs.234,79,02,190/-	Rs. Two Hundred Thirty-Four Crore Seventy-Nine Lakh Two Thousand One Hundred Ninety Only.
Government Value	Rs.68,40,84,385/-	Rs. Sixty-Eight Crore Forty Lakh Eighty-Four Thousand Three Hundred Eighty-Five Only.

Place : Thane.

Date : 12/06/2023.



Dhairyashi

I Vijay

Mane

Digitally signed

by Dhairyashil

Vijay Mane

Date: 2023.07.06

10:45:32 +05'30'

Signature

(Name and Official seal of the Approved Valuer)

Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road, Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.

D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.

E-mail: dvmaneassociates@gmail.com,
ranjitligade28@gmail.com

Contact No: 9970764003/9987364918

GST No. of Vendors: 29ATDPM4473F1Z1

Pan No. of Vendors: ATDPM4473F

The undersigned has inspected the property detailed in the Valuation Report dated ___/___/2023.
We are satisfied that the fair and reasonable market value of the property is Rs.-----

Signature

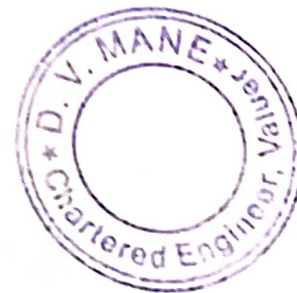
(Name of the Branch Manager/Inspecting Officer with Official seal)

Encl:

1. Declaration from the valuer in Format E (Annexure II of The Policy on Valuation of Properties and Empanelment of Valuers).
2. Model code of conduct for valuer (Annexure III of The Policy on Valuation of Properties and Empanelment of Valuers).

Assumptions:

1. All statutory clearance & regulatory formality are in place.
2. Xerox of documents proved to us.
3. The validity of report reckon only upon payment of full fees.
4. The Fair Market Value may change with time & policies & it is different from Circle Rates as fixed by State Govt. Further, most of the times, the fair market value has no documentary evidence. In case of any doubts regarding Fair Market Value as adopted by valuer, the banks must raise objection before disbursement/ renewal the loan/ Limit or within 15 days of submission of Valuation Report whichever is earlier.
5. Genuineness of documents, Old Liens, Identity of Parties & their relationship with ownership documents & property shown for valuation is to be authenticated by exploring the pervious long records by legal advisor or Bank's representative. Since value is not supported to visit the revenue office, this report does not verify or confirms any ownership/genuineness of documents or title of the property that has been valued.



**Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road,
Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.**

D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.

E-mail: dvmaneassociates@gmail.com,
ranjitligade28@gmail.com

Contact No: 9970764003/9987364918

GST No. of Vendors: 29ATDPM4473F1Z1

Pan No. of Vendors: ATDPM4473F

ANNEXURE – II

DECLARATION FROM VALUERS

I hereby declare that –

- a. The information furnished in my valuation report dated 12/06/2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued.
- c. Our Representative Mr. Piyush Patankar inspected the property on 09/06/2023.
- d. The work is not sub-contracted to any other valuer and carried out by myself.
- e. I have not been convicted of any offence and sentenced to a term of Imprisonment.
- f. I have not been found guilty of misconduct in my professional capacity.
- g. 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.
- h. 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.
- i. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure-II, A signed copy of same to be taken and kept along with this declaration).
- j. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- k. I am the proprietor/ partner/ authorised official of the firm/ company, who is competent to sign this valuation report.
- l. Further, I hereby provide the following information.



Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road,
Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.

D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.

E-mail: dvmaneassociates@gmail.com,
ranjitligade28@gmail.com

Contact No: 9970764003/9987364918

GST No. of Vendors: 29ATDPM4473F1Z1

Pan No. of Vendors: ATDPM4473F

Sr. No.	Particulars	Valuer Comment
1	Background information of the asset being valued.	Plot along with School Building on it.
2	Purpose of valuation and appointing authority.	Loan Purpose The Branch Manager Union Bank of India Branch : Mid Corporate Branch, Mumbai.
3	Identity of the valuer and any other experts Involved in the valuation.	D.V. Mane & Associates
4	Disclosure of valuer interest or conflict, if any.	No
5	Date of appointment, Valuation date and Date of report	Date of inspection: 09/06/2023 Date of Report: 12/06/2023
6	Inspections and/ or investigations undertaken.	Yes
7	Nature and sources of the information used or relied upon.	For Area details : documents provided by Union Bank of India For Rates : Website Instances, i.e. Magic bricks, 99 Acres, Housing.Com
8	Procedures adopted in carrying out the valuation and Valuation standards followed:	Yes
9	Restrictions on use of the report if any	For Loan Purpose Only
10	Major factors that were taken into account during the valuation	Location of the Property, Accessibility, Marketability etc.

Date : 12/06/2023

Place : Thane.



Dhairyas
hil Vijay
Mane

Digitally signed
by Dhairyashil
Vijay Mane
Date: 2023.07.06
10:45:48 +05'30'

Signature

Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road,
Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.

D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.
E-mail: dvmanceassociates@gmail.com, ranjitligade28@gmail.com Contact No: 9970764003/9987364918
GST No. of Vendors: 29ATDPM4473F1ZI Pan No. of Vendors: ATDPM4473F

ANNEXURE – III

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.

**Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road,
Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.**



ශ්‍රී ලංකා වටිනාකම් මණ්ඩලය

ශ්‍රී ලංකා වටිනාකම් මණ්ඩලයේ (Sri Lanka Valuers' Association) සභාපති, 100, පාරේ, 100, පාරේ, 100, පාරේ,
100, පාරේ, 100, පාරේ, 100, පාරේ, 100, පාරේ, 100, පාරේ, 100, පාරේ, 100, පාරේ, 100, පාරේ,
E-mail: valuers@slva.lk, secretary@slva.lk
slva@slva.lk, slva@slva.lk
ශ්‍රී ලංකා වටිනාකම් මණ්ඩලයේ (Sri Lanka Valuers' Association) සභාපති, 100, පාරේ, 100, පාරේ, 100, පාරේ,

- 10. A valuer shall not take any fee, introduction or fee which would be in compliance with the requirements of integrity, objectivity and independence.
- 11. A valuer shall clearly state in his/her report that he/she would be competent to provide only the services to which he/she is entitled to charge as other valuers or professionals in the office who shall not have a separate arrangement with other offices.

Independence and Disclosure of Interest

- 12. A valuer shall act with objectivity in his/her professional dealings by ensuring that his/her decisions are made without the pressure of any firm, conflict of interest, requests or other influence of any party, whether directly connected to the valuation assignment or not.
- 13. A valuer shall not take up an assignment if he/she is any of the following categories of persons to not independent in terms of association to the company.
- 14. A valuer shall maintain complete independence in his/her professional relationships and shall conduct his valuation independent of external influences.
- 15. A valuer shall whenever necessary disclose to his clients, possible sources of conflicts of interest and interests, while providing valuation services.
- 16. A valuer shall not deal in securities of any other company after any time when he/she has become aware of the possibility of his/her association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or all the time the valuation report becomes public, whichever is earlier.
- 17. A valuer shall not indulge in "residual marketing" or offering "contingent valuations" in order to cater to a company or client's needs.
- 18. As an independent valuer, the valuer shall not charge success fee (Success Fee may be defined as a compensation, incentive paid to any third party for successful closure of transaction, in the case, approval of credit proposals).

Office Address: Shop No 62, First Floor, One number Walk, G.D. Road,
Kapur Basthi, Nugegoda, Opp Bank of Ceylon, Thane West, Nutharawatta 10001.



D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.

E-mail: dvmaneassociates@gmail.com,
ranjittligade28@gmail.com

Contact No: 9970764003/9987364918

GST No. of Vendors: 29ATDPM4473F1Z1

Pan No. of Vendors: ATDPM4473F

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.

Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road,
Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.



D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
OPP BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.

E-mail: dvmaneassociates@gmail.com,
ranjitligade28@gmail.com

Contact No: 9970764003/9987364918

GST No. of Vendors: 29ATDPM4473F1ZI

Pan No. of Vendors: ATDPM4473F

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.

Date : 12/06/2023

Place : Thane.

Dhairyas
hil Vijay
Mane

Digitally signed
by Dhairyashil
Vijay Mane
Date:
2023.07.06
10:46:02 +05'30'



Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

Office Address: Shop No. 62, First Floor, Cine wonder Mall, G.B. Road,
Kapur Bawdi Naka, Opp Bank of Baroda, Thane West, Maharashtra 400601.

THE BOARD OF DIRECTORS
 OF THE COMPANY
 AND THE MANAGING DIRECTOR
 OF THE COMPANY
 AND THE MANAGING DIRECTOR
 OF THE COMPANY

No.	Description	Amount
1
2
3
4
5
6
7
8
9
10

THE BOARD OF DIRECTORS
 OF THE COMPANY
 AND THE MANAGING DIRECTOR
 OF THE COMPANY
 AND THE MANAGING DIRECTOR
 OF THE COMPANY

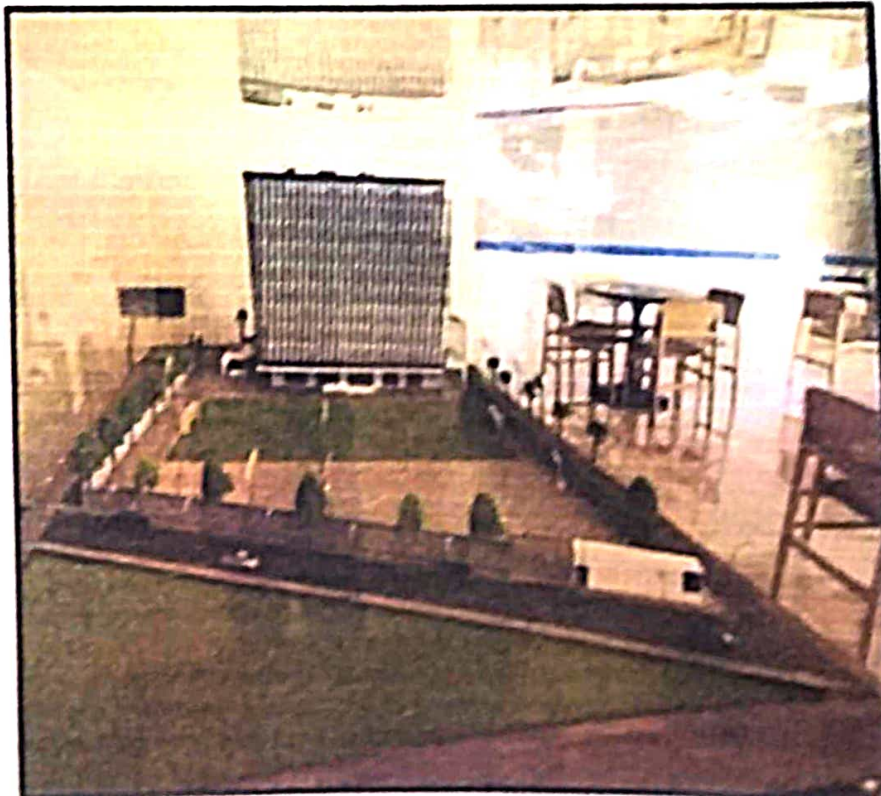
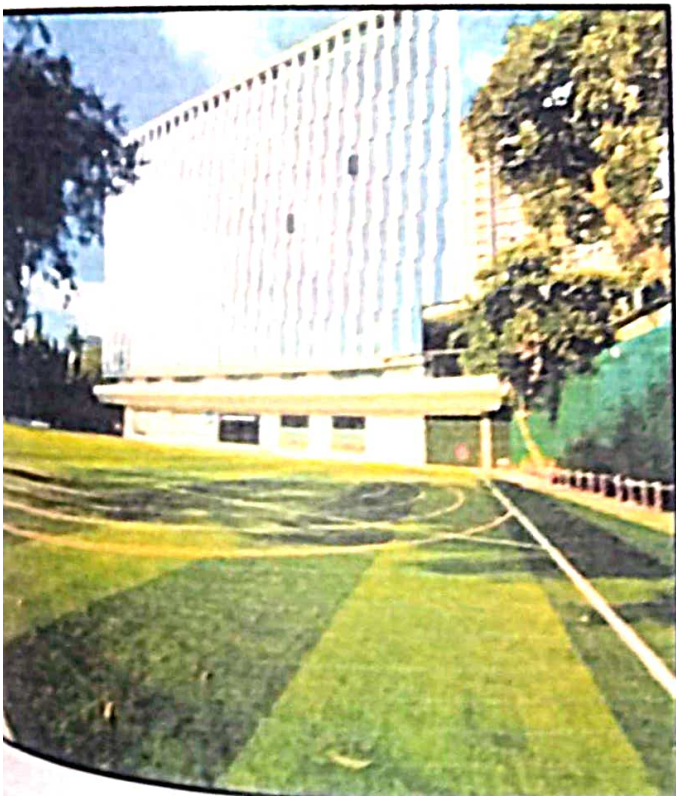
STATE OF ...
 COUNTY OF ...
 I, ...
 DO HEREBY CERTIFY THAT ...
 IS THE ... OF THE ...
 AND THAT ...
 IS THE ... OF THE ...

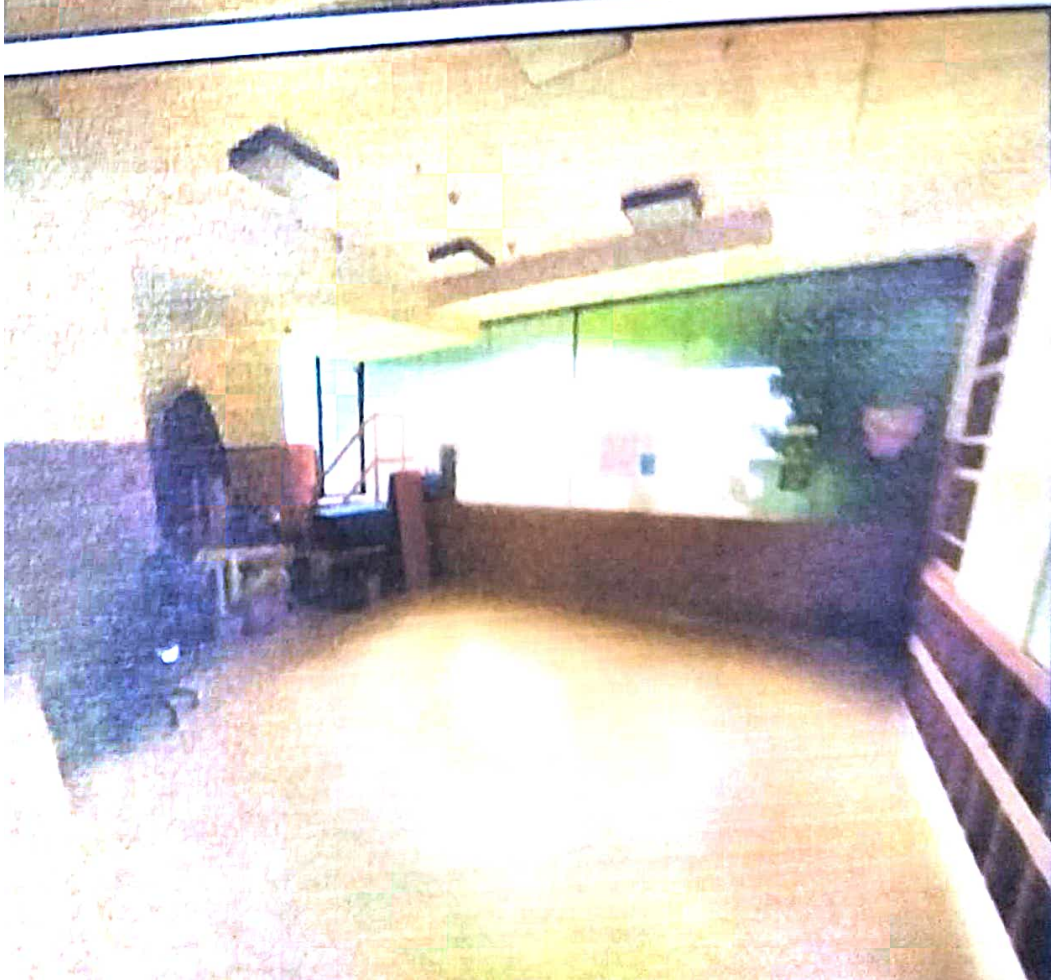
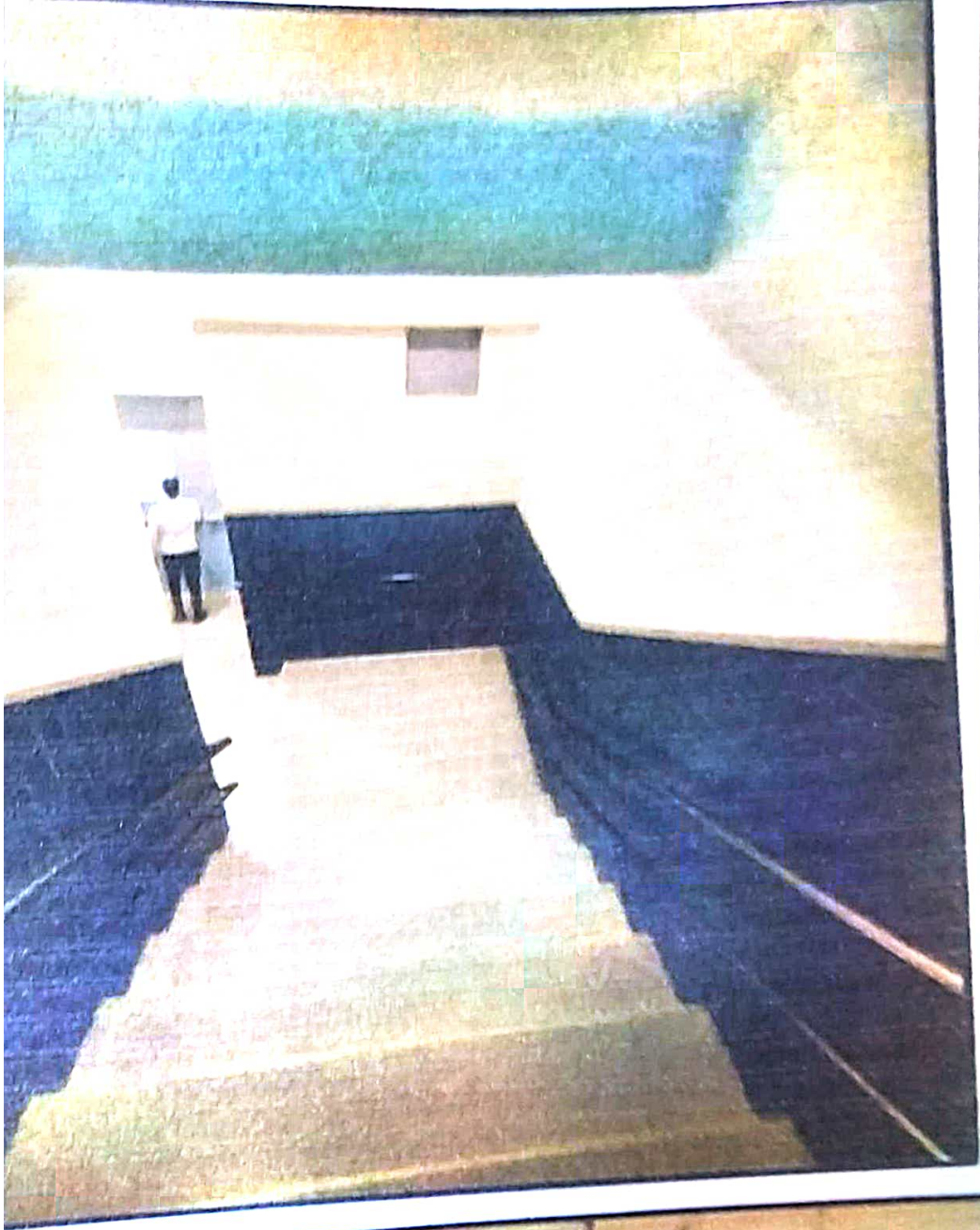


Office Address: Wing No. 42, First Floor, One number Wall, C.R. Road,
 Kengeri, Bangalore, Karnataka, India. Phone No. 9846111111.

D.V. MANE & ASSOCIATES
FLAT NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
BANK OF BARODA, THANE WEST, MAHARASHTRA 400601.
E: dvmanecassociates@gmail.com,
agade28@gmail.com
No. of Vendors: 29ATDPM4473F1ZI
Contact No: 9970764003/9987364918
Pan No. of Vendors: ATDPM4473F

Property Photographs -



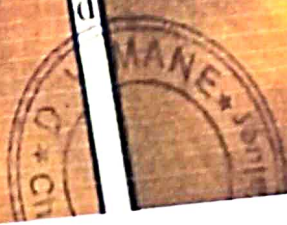
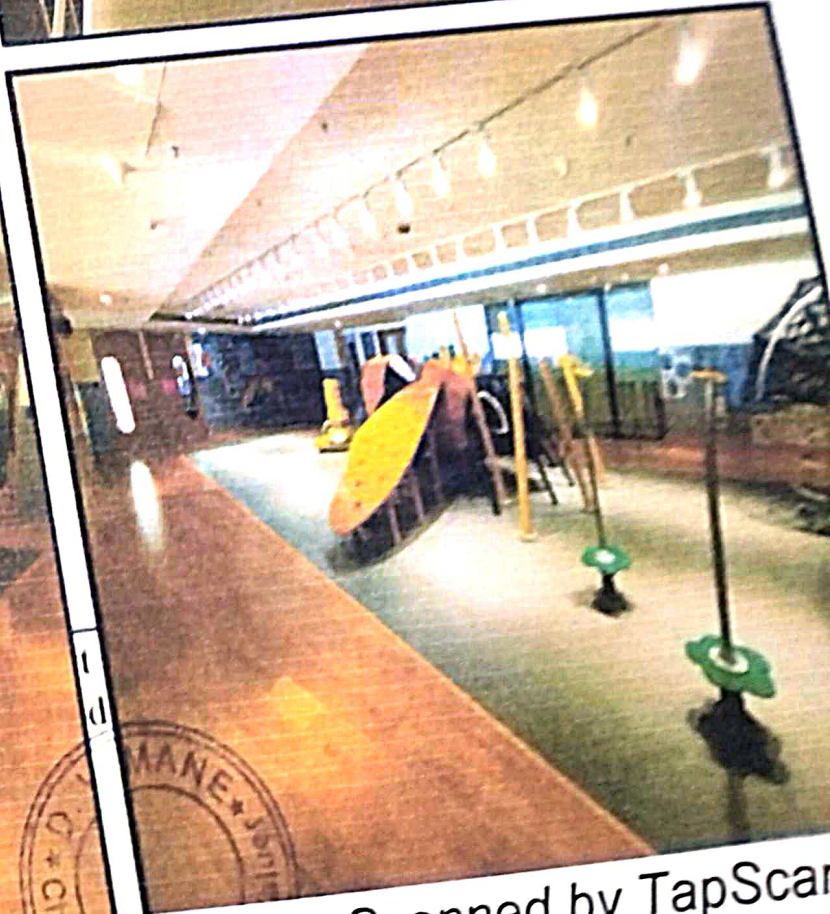
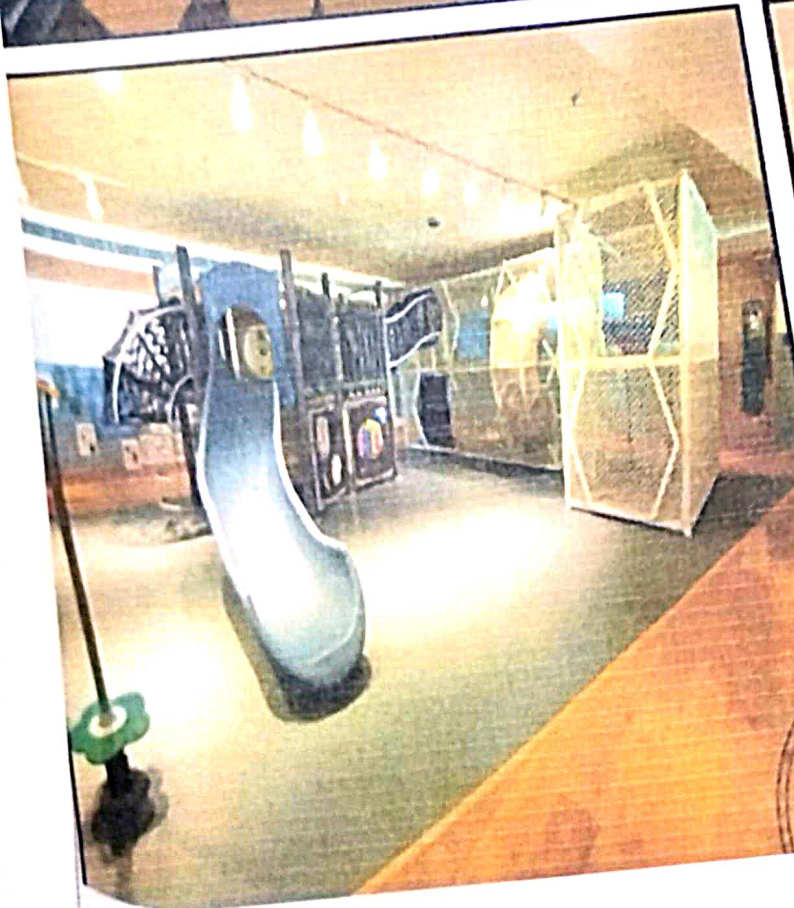
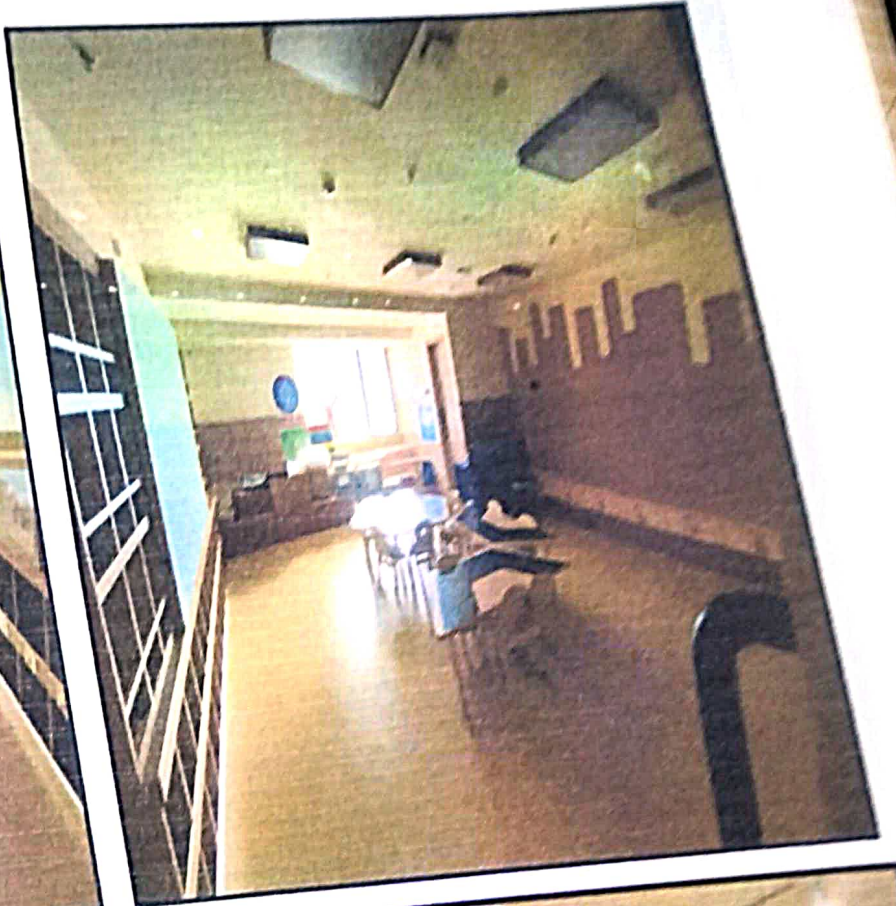
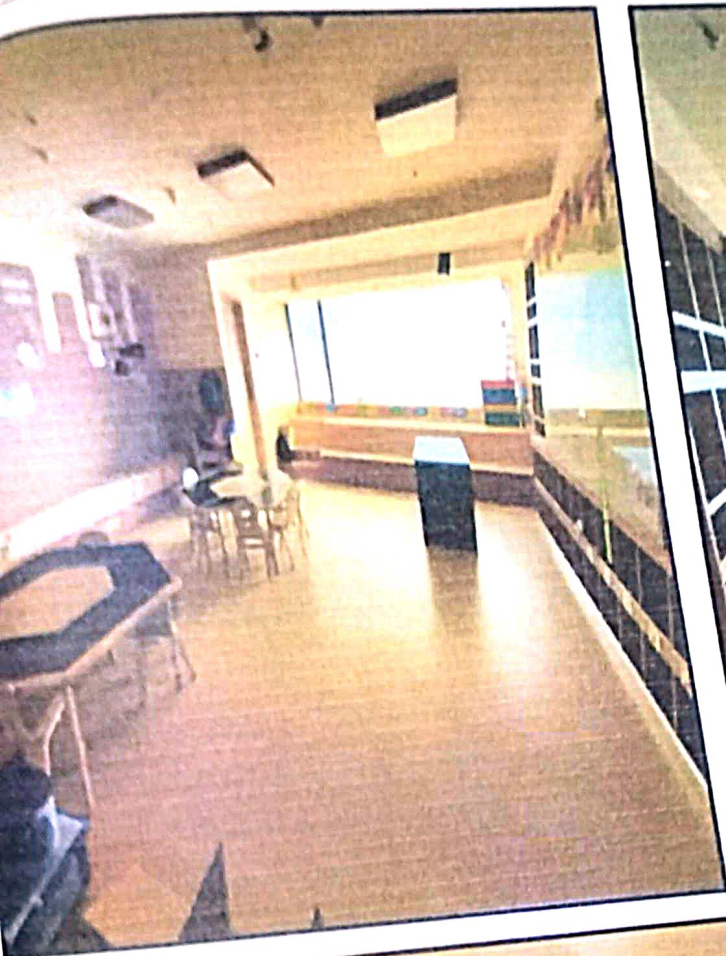


D.V. MANE & ASSOCIATES

OFFICE NO. 62, 1st Floor, CINE WONDER MALL, G.B. ROAD, KAPUR BAWDI NAKA,
WANK OF BARODA, THANE WEST, MAHARASHTRA 400601.
mail: dvmancassociates@gmail.com,
dvmancade28@gmail.com
PAN No. of Vendors: 29ATDPM4473F1ZI

Contact No: 9970764003/9987364918

Pan No. of Vendors: ATDPM4473F



Small, illegible text at the top of the page, possibly a title or introductory paragraph.

