



STCI FINANCE LIMITED

(Formerly Securities Trading Corporation of India Limited)

Regd. Off.: A/B 1-802, A - Wing, 8th Floor, Marathon Innova, Marathon Nextgen Compound,
Off. Ganpatrao Kadam Marg, Lower Parel (W), Mumbai - 400 013.

CIN : U51900MH1994PLC078303, Website :- www.stcionline.com

Ref: CL/ASL/Val/2024-25/322

Date: 30/05/2024

In Duplicate

To,
Mr. Manoj Chalikwar
Vastukala Consultants(I) Pvt. Ltd
121, Ackruti Star, Central Road,
MIDC, Andheri East,
Mumbai, Maharashtra - 400093

Phone No: 9819597579
Email: manoj@vastukala.org

Kind Attention: Mr. Manoj Chalikwar

Dear Sir,

Sub: Assignment of Valuation
M/s Arihant Superstructures Limited

We are pleased to assign the job of Valuation in respect of property described in table below subject to the following terms and conditions:

1. You will be responsible for the findings/suggestions/implications of your report on the assignment allotted to you in so far as the same has any bearing on our security interest.
2. The report should not contain any subjective clauses/opinion.
3. The Valuation Report must be submitted at the earliest, preferably within 3 working days.
4. Methodology of valuation **must** be mentioned in the report.
5. Please mention the **Fair Market Value, Distress Sale Value, Insurable Value and Stamp Duty Reckoner Value** of the property in your report.
6. Please mention the date of purchase of property, acquisition cost, and tenure of lease along with periodicity, in case of leasehold properties.
7. Please mention recent instances of sale, if any, of similar properties in the area along with the sale consideration in those transactions.
8. You shall maintain confidentiality of the work being assigned to you and shall not disclose information to any other person other than the officials of STCI. You shall ensure that employees of your organization also follow the policy of confidentiality and non-disclosure.
9. You shall not sub-contract the work to any other valuer but shall carry out the work yourself.
10. You will refrain from carrying out any financial transaction with our client and in no case should you contact our client directly for payment of valuation fees.





11. Concealment of any fact and figure in the valuation report or any other report pertaining to the assignment that would menace the interest of STCI would be prospected seriously and the matter would be taken up with the respective body, Institution of Engineers (India), Institution of Valuers with whom the enlisted Consultant is member for appropriate action.
12. Please note that this assignment is purely contractual on case to case basis with STCI and does not amount to any right for such appointment by STCI and STCI is free to engage any valuer of its choice and no right exists for any valuer to claim that he/she alone should be entrusted with STCI's assignment.

You are hereby requested to carry out Valuation in respect of the property detailed below:

| | | |
|---------------------------|---|--|
| Name of the Borrower | : | Arihant Superstructures Limited |
| Name of Security Owner | : | Arihant Paradise Realty Private Limited |
| Name of Project | : | "Arihant Aura" |
| Details of Property | : | Unsold units on three floors (4th, 13th & 14th) admeasuring 1.02 lakh sq ft (each floor plate is 34000 sq ft) in Tower C of Project "Arihant Aura" situated at Plot No.13/1, TTC Industrial Area, Thane-Belapur Road, Turbhe, Navi Mumbai – 400705 in favour of STCI along with proportionate vehicle parking spaces as per approved plan of Project "Arihant Aura". (List enclosed) |
| Address for communication | : | Arihant Aura, 25th floor, B tower, Plot no 13 /1, TTC, Thane - Belapur Rd, Opp. Turbhe Station, Navi Mumbai-400705 |
| Contact details | : | Name: Mr. Dhiraj Jopat Mobile: 9923985850 Email: cfo@asl.net.in |

***Details and documents required for completion of assignment to be provided by the borrower.**

| Details of Security offered List of Units | | | | |
|---|------|----------|--------------------------|----------------------|
| Sr No. | Wing | Unit No. | Chargeable Area (Sq. Ft) | Carpet Area (Sq. Ft) |
| 1 | C | 401 | 8,500 | 5,765 |
| 2 | C | 402 | 8,500 | 5,765 |
| 3 | C | 403 | 8,500 | 5,765 |
| 4 | C | 404 | 8,500 | 5,765 |
| 5 | C | 1301 | 8,500 | 5,765 |
| 6 | C | 1302 | 8,500 | 5,765 |
| 7 | C | 1303 | 8,500 | 5,765 |





| | | | | |
|----|---|------|----------------|--------------|
| 8 | C | 1304 | 8,500 | 5,765 |
| 9 | C | 1401 | 8,500 | 5,765 |
| 10 | C | 1402 | 8,500 | 5,765 |
| 11 | C | 1403 | 8,500 | 5,765 |
| 12 | C | 1404 | 8,500 | 5,765 |
| | | | 102,000 | 69180 |

Kindly submit your report at the earliest. The fee for the assignment of aforementioned property shall be paid to you by **M/s Arihant Superstructures Limited**. This letter is being issued in duplicate. Please return the duplicate copy duly signed by you as your token of acceptance of the terms of the above assignment.

A copy of this letter is being endorsed to **M/s Arihant Superstructures Limited** also for facilitating the assignment.

Thanking you,
Yours truly,



(CA Saurabh Jain)
Authorized Signatory

Cc:

Arihant Superstructures Limited
Arihant Aura, 25th floor, B tower,
Plot no 13 /1, TTC, Thane - Belapur Rd,
Opp. Turbhe Station, Navi Mumbai-400705



Kind Attn: Mr. Dhiraj Jopat
Mob No: 9923985850