

251

Valuation Report of Residential Flat

Flat No. 251, 25<sup>th</sup> Floor, Enterprises Apartments, The Kapasi Co. Op. Hsg. Soc. Ltd.,  
Forjett Hill Road, Tardeo, Mumbai - 400 036

Owned/Held By  
Mrs. Bela Manoj Kacharia  
Mr. Manoj Pravinchandra Kacharia

By

AV Shetty and Associates



PANEL VALUERS AND TECHNICAL APPRAISERS  
FOR BANKS, FINANCIAL INSTITUTIONS &  
INCOME TAX DEPT.

IBBI REGISTERED VALUERS UNDER THE  
INSOLVENCY AND BANKRUPTCY CODE 2016

103, NAVIN ASHA, FIRST FLOOR,  
126-A, DADASAHEB PHALKE ROAD,  
DADAR (E), MUMBAI - 400 014.  
E-MAIL ADDRESS : rtnaks@gmail.com

AVSA/SBI/28475/2022

February 11, 2022

To,  
State Bank of India,  
Industrial Finance Branch,  
1<sup>st</sup> Floor, Lekhraj Bhavan,  
Saki Vihar Road,  
Saki Naka, Andheri (East),  
Mumbai - 400 072.

VALUATION REPORT  
(IN RESPECT OF FLAT)

I. GENERAL		
1.	Purpose for which the valuation is made	To ascertain Market Value of Flat No. 251, 25 <sup>th</sup> Floor, Enterprises Apartments, The Kapasi Co. Op. Hsg. Soc. Ltd., Forjett Hill Road, Tardeo, Mumbai - 400 036.
2.	a) Date of inspection	February 10, 2022
	b) Date on which the valuation is made	February 10, 2022
3.	Document produced for perusal	1. Deed of sale and transfer dated June 30, 2009 executed between the Transferor - Mr. Sharad C. Jariwala, Mrs. Shobha S. Jariwala and the Purchaser - Mrs. Bela Manoj Kacharia & Mr. Manoj Pravinchandra Kacharia 2. Registration Receipt bearing No. 4552 and Registration No. BBE-1-4440-2009 dated June 30, 2009 indicating Purchase Price of INR 2,25,00,000 and Market Value INR 2,17,79,493 3. Share certificate No. 166 in the name of Mrs. Bela Manoj Kacharia & Mr. Manoj Pravinchandra Kacharia holding 5 Shares of INR 50 each vide distinctive Nos. 831 to 835.
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)	Mrs. Bela Manoj Kacharia Mr. Manoj Pravinchandra Kacharia
5.	Brief description of the property	The said flat is located on 25 <sup>th</sup> Floor of the building known as Enterprise Apartments which is approx. 1.2 km from Mumbai Central railway station.  The said flat is 3 BHK flat (as per site information)
6.	Location of property	
	a) Plot No./ Survey No./ CTS No.	660, 663 & 876
	b) Door No.	Flat No. 251



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	c) F.S.No./Village	Malabar & Cumballa Hill Division	
	d) Ward/Taluka	Mumbai	
	e) Mandal/District	Mumbai City	
	f) Date of issue and validity of layout of approved map/plan	Approved plan not provided for our verification	
	g) Approved map/plan issuing authority	} N.A.	
	h) Whether genuineness or authenticity of approved map/plan is verified		
	i) Any other comments by our empaneled valuers on authentic of approved plan		
7.	Postal address of the property	Flat No. 251, 25 <sup>th</sup> Floor, Enterprises Apartments, The Kapasi Co-Op. Hsg. Soc. Ltd. Forjett Hill Road, Tardeo, Mumbai - 400 036.	
8.	City/Town		
	Residential Area	Yes	
	Commercial Area	Yes	
	Industrial Area	No	
9.	Classification of the area		
	i). High / Middle / Poor	High	
	ii). Urban / Semi-Urban / Rural	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	MCGM	
11.	Whether covered under any State /Central Govt. enactment's (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	Not apparent from documents perused	
12.	Boundaries of the property		
	North	New Jayfalwadi SRA CHSL	
	South	Old Jayfalwadi SRA CHSL	
	East	Gamadia Colony	
	West	Pemino Building	
13.	Dimensions of the site	A	B
		As per the Deed	Actuals
	North	} N.A.	} N.A.
	South		
	East		
	West		
14.	Extent of the site	Not applicable as we are valuing only residential flat	



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14.1	Latitude, Longitude & Co-ordinates of property	18.968850, 72.811868
15.	Extent of the site considered for valuation (least of 14a & 14b)	As identified in Point No. 11 of Part 3 (Flat)
16.	Whether occupied by the owner / tenant?  If occupied by tenant since how long? Rent received per month.	Details not known (we were requested to visit property from outside) - -
<b>II. APARTMENT BUILDING</b>		
1.	Nature of Apartment	Residential flat
2.	Location T.S. No. Block No. Ward No. Village/Municipality/ Corporation Door No., Street or Road (Pin Code)	- - - Malabar & Cumballa Hill Division, MCGM Flat No. 251, Forjett Hill Road, Mumbai - 400 036
3.	Description of the locality Residential / Commercial/ Mixed	Mixed
4.	Year of construction	1960
5.	Number of floors	Stilt + 30 upper floors
6.	Type of structure	RCC framed structure with brick wall masonry
7.	Number of dwelling units in the Building	Not known as property was inspected from outside
8.	Quality of construction	Good
9.	Appearance of the building	Good
10.	Maintenance of the building	Good
11.	Facilities available Lift Protected water supply Underground Sewerage Car Parking - Open/Covered Is compound wall exiting. Pavement around the building	4 lifts are provided for the said building Available Available Open car parking facility is available in the compound of the said building Yes Tar road
<b>III. FLAT</b>		
1.	The floor in which the flat is situated	25 <sup>th</sup> Floor
2.	Door number of the flat	Flat No. 251
3.	Specification of the flat Roof	RCC roof



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	Flooring Doors Windows Fittings Finishing	we were asked to visit property from outside	
4.	House Tax Assessment No. Tax paid in the name of Tax amount	Details not provided - -	
5.	Electricity service connection number Meter Card is in the name of	Details not provided	
6.	How is the maintenance of the flat?	Not known as the property was inspected externally	
7.	Sale Deed executed in the name of	Mrs. Bela Manoj Kacharia Mr. Manoj Pravinchandra Kacharia	
8.	What is the undivided area of land as per sale?	N.A. (Valuation is only for flat)	
9.	What is the <i>plinth</i> area of the flat	1,260 sq. ft. (Built-up)	
10.	What is the floor space index (App.)?	As per local norms	
11.	What is the area of the flat?  Flat No. 251	<i>As per agreement/ Index II</i>	<i>As per measurements</i>
		1,050 sq. ft. (Carpet area)	We were requested by Bank to visit property from outside
	Area calculation for valuation Flat No. 251	Carpet area in sq. ft. 1,050	Built-up area in sq. ft. 1,260
12.	Is it <del>Posh</del> /A Class/Medium/Ordinary	Medium	
13.	Is it being used for residential or commercial purpose?	Residential	
14.	Is it owner occupied or let out?	Details not known	
15.	If tenanted, what is the monthly rent?	N.A.	
<b>VI. MARKETABILITY</b>			
1.	How is the marketability	Good	
2.	What are the factors favoring for an extra potential value?	Nil	
3.	Any negative factors observed which affect the Market Value in general	Nil	



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V RATE.								
1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Along with details / reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	INR 47,000 to INR 50,000 per sq. ft. on Built-up Area						
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (Give details)	INR 49,700 per sq. ft. on Built-up (Considering floor rise benefit)						
3.	<b>Break- up for the rate</b>  Building + Services  i) Land + others	INR 3,000 per sq. ft.  INR 46,700 per sq. ft.						
4.	Guideline rate obtained from the Registrar's office - Stamp Duty Ready Reckoner Rate 2021-22 (evidence thereof to be enclosed)  Guideline Value (Agreement area)	INR 3,78,810/- per sq. mtr. i.e. INR 35,192/- per sq. ft. on built up  <table border="1"> <thead> <tr> <th>Built-up Area in sq. ft.</th> <th>Unit Rate INR/sq. ft.</th> <th>Total Value INR</th> </tr> </thead> <tbody> <tr> <td>1,260</td> <td>35,192</td> <td>4,43,41,920</td> </tr> </tbody> </table>	Built-up Area in sq. ft.	Unit Rate INR/sq. ft.	Total Value INR	1,260	35,192	4,43,41,920
Built-up Area in sq. ft.	Unit Rate INR/sq. ft.	Total Value INR						
1,260	35,192	4,43,41,920						
VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:								
a.	Depreciated Building Rate  Replacement cost of flat with Services(v(3)i) (Insurable Value)  Age of the building  Life of the building estimated  Depreciation percentage assuming the salvage value as 10%  Depreciated Ratio of the building	INR 3,000 – INR 2,295= INR 705 per sq. ft. on Built up Area INR 3,000 X 1260 sq. ft. = INR 37,80,000 say INR 38,00,000  51 years (as identified in the agreement)  09 years depending on the regular preventive maintenance of the building 76.50%  23.50%						
b.	Total Composite rate arrived for valuation  Depreciated Building rate VI(a)  Rate for Land & other V(3) ii  Total Composite Rate	Flat – INR 47,405 per sq. ft. on Built-up Area  INR 705 per sq. ft.  INR 46,700 per sq. ft.  INR 47,405 per sq. ft. on Built-up Area. However, we have considered INR 47,500 per sq. ft. on Built-up Area for valuation purpose						



VIII. DETAILS OF VALUATION.					
Sl No.	Description	Area in Sq. ft.	Unit Rate (INR/sq. ft.)	Estimated/ Present Value (INR)	
1.	Present value of the Flat (incl. car parking, if provided)	(Built-up Area) 1,260	47,500	5,98,50,000	
2.	Show cases				
3.	Kitchen arrangements				
4.	Superfine finish				
5.	Interior decorations				
6.	Electricity deposits/ electrical fittings, etc.,				
7.	Extra collapsible gates / grill works etc.,				
8.	Potential value, if any				
9.	Others				
Total.				5,98,50,000	
<p><b>Valuation Methodology</b></p> <p>The method adopted for valuation of the residential premises is Sales Comparison Method in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the Market Rates are derived by using the experience and expertise of the valuer. Also, the valuation of the residential premises is based on the Present Market Value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises. We have considered the valuation on Built-up area for the premises, which is an increase of 20% over that of its Carpet Area which is identified in agreement.</p> <p>The Realizable Value of the said residential premises is considered at 90% of the Present Market Value of the said premises, while the Forced Sale Value for the said residential premises is considered at 80% of its Present Market Value.</p>					
<p><b>Remarks:</b></p> <ul style="list-style-type: none"> <li>➤ The said property is residential flat.</li> <li>➤ We were requested by Bank to visit the said property from outside.</li> <li>➤ We have adopted the Sale Rate based on our local inquiries and as per prevailing Market Rate in the vicinity.</li> <li>➤ We were not provided with any technical documents of the said building, we request bank to verify the same at your end.</li> </ul>					



  
**a.v.shetty & associates**  
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 PHONE: 91-22-24115420/42, 24168955, DIRECT - 91-22-24152664  
 EMAIL ADDRESS : rtnaks@gmail.com

## A. V. Shetty & Associates

As a result of our appraisal and analysis, it is our considered opinion that the value of the above referred Flat No. 251, 25<sup>th</sup> Floor, Enterprises Apartments, The Kapasi Co-Op. Hsg. Soc. Ltd., Forjett Hill Road, Tardeo, Mumbai - 400 036, in its present prevailing condition with aforesaid specifications is as under:

Market Value (MV)	INR 5,98,50,000	(Rupees five crore ninety-eight lakh fifty thousand)
Realizable Value (90% of MV).	INR 5,38,65,000	(Rupees five crore thirty-eight lakh sixty-five thousand)
Distress Sale Value (80% of MV)	INR 4,78,80,000	(Rupees four crore seventy-eight lakh eighty thousand only)
Book Value (Year 2009)	Rs. 2,25,00,000/-	(Rupees two crore twenty-five lakh only)
Rental Value	If given on rent it may fetch rent between Rs. 90,000/- to Rs. 1,00,000/- per month	

FOR A. V. SHETTY AND ASSOCIATES



Place: Mumbai



Date: February 11, 2022

The undersigned has inspected the property detailed in the Valuation Report dated February 11, 2022 on February 10, 2022. I am satisfied that the *Fair and Reasonable Market Value* of the property is INR 5,98,50,000 (Rupees five crore ninety-eight lakh fifty thousand)

Signature  
(Name of the Branch Manager with Office Seal).



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 endeavor 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.



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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 necessarily 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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

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 authorized by the authority, the registered valuers organization 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 organization 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.



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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.

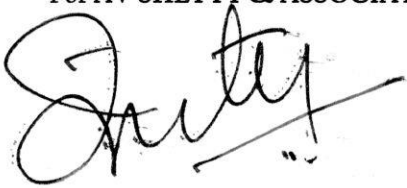
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### 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 organization discredits the profession.

For AV SHETTY & ASSOCIATES



Place: Mumbai



**a.v.shetty & associates**

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# PHOTOGRAPHS



# GOOGLE MAP



## STAMP DUTY READY RECKONER RATE 2021-22


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

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Year	Annual Statement of Rates		Language
2021/2022			English
<b>Selected District</b>	मुंबई(मैत)		
<b>Select Village</b>	मलबार व खंडाळा हिल डिव्हिजन		
<b>Search By</b>	<input checked="" type="radio"/> Survey No <input type="radio"/> Location		
<b>Enter Survey No</b>	660	<input type="button" value="Search"/>	
उपविभाग	खुली जमीन	निवासी सदनिका	Attribute
7/64 -पुंजाग : पश्चिमेस खंडाळा हिलच्या मध्यापासून पूर्वेकडे असलेला उभा उताराचा भाग, पुंजेस बावकी दादाजी मार्ग, हाजी अली चौकापर्वत, उत्तरेस हाजी अली चौक व पश्चिमेस ऑगस्ट क्रांती मार्ग घामधील पुंजाग	204000	378810	चौरस मीटर. सि.टी.एस. नंबर.

### COMPARABLE MARKET RATE/ VALUE

**₹ 6.20 Cr**

[See other Charges](#)

**3 BHK Apartment for Sale in Tardeo**

CARPET AREA	STATUS	FLOOR	TRANSACTION
1050 sqft	Ready to Move	25 out of 30 floors	Resale

It is very good property for investment in very good locality

Contact Owner
Get Phone No.
Save
Share Feedback

Ov

**₹ 6.6 Cr** @ 55,932 per sq.ft.

Estimated EMI ₹ 5,27,145

**3BHK 3Baths**

Residential Apartment for Sale in Universal Height, Tardeo, Mumbai South, Mumbai

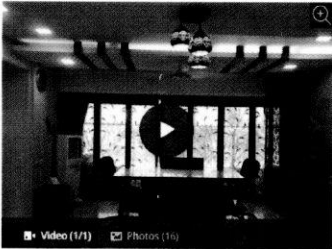
REERA STATUS: NOT AVAILABLE    Website: <https://maharera.maharatnline.gov.in>

Overview
Owner Details
Recommendations
Price Trends

Contact Owner FREE

Shortlist

PROPERTY (17)



Video (1/1)    Photos (16)

<p><b>Area</b></p> <p>Carpet area: 1180 sq.ft. (109.63 sq.m.)</p>	<p><b>Configuration</b></p> <p>3 Bedrooms , 3 Bathrooms, 2 Balconies</p>
<p><b>Price</b></p> <p>₹ 6.6 Crore @ 55,932 per sq.ft. (Negotiable)</p> <p><a href="#">View Price Details</a></p>	<p><b>Address</b></p> <p>Universal Height Tardeo, Mumbai South</p>
<p><b>Floor Number</b></p> <p>6<sup>th</sup> of 23 Floors</p>	<p><b>Facing</b></p> <p>West</p>
<p><b>Overlooking</b></p> <p>Main Road</p>	<p><b>Property Age</b></p> <p>10+ Year Old</p>



DECLARATION-CUM- UNDERTAKING

We A. V. Shetty & Associates, do here solemnly affirm and state that:

- a. We are citizen of India.
- b. We will not undertake valuation of any assets in which we have a direct or indirect interest or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c. The information furnished in our valuation report dated February 11, 2022 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property. We have not been convicted of any offence and sentenced to a term of Imprisonment.
- d. Our engineer has personally inspected the property on February 10, 2022. The work is not subcontracted to any other valuer and carried out by our team
- e. Valuation report is submitted in the format as prescribed by the Bank. We have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during our empanelment with you, we will inform you within 3 days of such depanelment.
- f. We have not been removed/dismissed from service/ employment earlier.
- g. We have not been convicted of any offence and sentenced to a term of imprisonment.
- h. We have not been found guilty of misconduct in professional capacity.
- i. We have not been levied a penalty under section 271
- j. We are not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. We are not an undischarged insolvent
- l. We 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
- m. We 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.
- n. Our PAN Card number/Service Tax number as applicable - .....
- o. We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p. We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q. We 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 our ability.
- r. We 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.
- s. We 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)
- t. We are registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. I, Mr. A.V.Shetty & Associates is a valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. We are the proprietor / partner / authorized official of the firm / company, who are competent to sign this valuation report.
- x. We will undertake the valuation work on receipt of Letter of Engagement generated from the system (Le. LLMS/LOS) only.



## A. V. Shetty & Associates

y. Further, we hereby provide the following information:

Sl No.	Particulars	Valuer comment
1	Background information of the asset being valued	Residential Flat
2	Purpose of valuation and appointing authority	Official of the State Bank of India to ascertain Fair Market Value of the property
3	Identity of the valuer and any other experts involved in the valuation	AV Shetty Associates
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment, valuation date and date of report	February 10, 2022 February 10, 2022 February 11, 2022
6	Inspections and/or investigations undertaken	Measurements and Photographs of the said property
7	Nature and sources of the information used or relied upon	Documents provided
8	Procedures adopted in carrying out the valuation and valuation standards followed	As per standards
9	Restrictions on use of the report, if any	-
10	Major factors that were taken into account during the valuation	Nil
11	Major factors that were taken into account during the valuation	Nil
12	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.	-

For AV SHETTY & ASSOCIATES

Place: Mumbai

 **a.v.shetty & associates**

CHARTERED ENGINEERS & GOVT. REGISTERED VALUERS  
PANEL VALUERS AND TECHNICAL APPRAISERS FOR BANKS, FINANCIAL INSTITUTIONS & INCOME TAX DEPT.  
IBBI REGISTERED VALUERS UNDER THE INSOLVENCY AND BANKRUPTCY CODE 2016.

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