

YARDI PRABHU
CONSULTANTS & VALUERS PVT. LTD.
ISO 9001-2015 CERTIFIED & CRISIL RATED
CORPORATE VALUERS AND CHARTERED ENGINEERS



STATE BANK OF INDIA
SEEPZ-ANDHERI (E) RANCH
VALUATION REPORT OF

**Unit Nos. GJ-10 on 2nd floor and Basement B-14, SDF -
VII, SEEPZ-SSEZ, Andheri (E), Mumbai - 400 096**

RENAISSANCE GLOBAL LIMITED.

REGD. OFFICE :

3, Samadhan, Agarkar Chowk, Opp. Rly. Station, Andheri (E), Mumbai - 400 069. CIN : U74140MH1999PTC122244.
Tel. : 022-67970100 upto 199 • Mob. : 7045903247 • E-mail : info@valuersindia.in

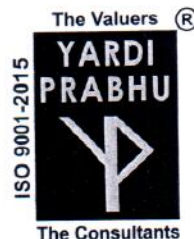
CORP. OFFICE :

7/8, Samadhan, Agarkar Chowk, Opp. Rly. Station, Andheri (E), Mumbai - 400 069.
Tel. : 022-61435200 upto 299 • Mob. : 7045903249 / 9082618964
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CERTIFICATE

We hereby certify that the present fair market value of --

Address of the Property	Unit Nos. GJ-10 on 2 nd floor and Basement B-14, SDF - VII, SEEPZ-SSEZ, Andheri (E), Mumbai - 400 096
Area	Refer Valuation Report
Owner	Renaissance Global Limited.
Fair Market Value (FMV)	Rs. 11.05 Crs.
Realizable Sale Value (RSV)	Rs. 9.95 Crs.
Distress Sale Value (DSV)	Rs. 8.84 Crs.

This valuation is done for ascertaining FMV as instructed by **State Bank of India, Seepz-Andheri (E) Branch.**

We further declare that: --

- The information furnished in Part - I of this Report is true and correct to the best of our knowledge and belief.
- We have no direct or indirect interest in the property valued.
- We / our Engineers have personally inspected the right property on 24.05.2021.
- This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance, or legality.
- This report should be read with Notes & Disclaimers along with legal due diligence report. Value assigned herein is subject to this stipulation. It is presumed that the Xerox of documents is taken from the originals duly tested and verified by ultra violet lamp machine (UVL) about veracity.

Place: Mumbai

Dated: 05.06.2021



For YARDI PRABHU
CONSULTANTS & VALUERS PVT. LTD.

DIRECTOR/ AUTH. SIGN.

(Approved valuer of State Bank of India)

JO. OFFICE : 3, Samadhan, Agarkar Chowk, Opp. Rly. Station, Andheri (E), Mumbai - 400069. CIN : U74140MH1999PTC122244.

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State Bank of India
BRANCH: SEEPZ-ANDHERI (E)

PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Name of Registered Valuer:

Yardi Prabhu Consultants & Valuers Pvt. Ltd.

7/8, 2nd Floor, Samadhan,
 Agarkar Chowk, Andheri (E),
 Mumbai - 400 069

Tel:- 022-61435200 upto 298 Telefax:- 26849966 Fax:
 61435299 M.: 7045903249

E-mail: ypcvl@valuersindia.in / yp@valuersindia.in

FORMAT OF VALUATION REPORT (FOR ALL PROPERTIES OF VALUE MORE THAN Rs. 5 CRORES)

	Ref. No.	YPCVL/56/SBI/2021-22
1	Introduction	Re- valuation for YPCVL
	Name of the Property Owner (with address & Phone nos.)	Renaissance Global Limited.
	Purpose of Valuation	To ascertain present FMV of industrial premises for State Bank of India, SEEPZ - Andheri (E) Branch
	Date of Inspection of Property	24.05.2021
	Date of Valuation Report	05.06.2021
	Name of Developer of the property (in case of developer built properties)	Not applicable
2	Physical Characteristics of the Property	-
	Location of the property	-
	i) Nearby Landmark	Near T.C.S. Building and Opp. Lake of SEEPZ
	ii) Postal address of the property	Unit Nos. GJ-10 on 2 nd floor and Basement B-14, SDF - VII, SEEPZ-SSEZ, Andheri (E), Mumbai - 400 096
	iii) Area of the plot / land (supported by a plan)	50866.55 sq. mtrs.
	iv) Type of Land : Solid, Rocky, Marsh land, reclaimed land, Water – logged, Land locked.	Solid Land
	v) Independent access/approach to the property etc.	Yes
	vi) Google Map Location of the Property with a neighborhood layout map	Attached
	vii) Details of roads abutting the property	Layout Road



viii) Description of Adjoining property	Industrial jewellery buildings and offices					
ix) Plot No. Survey No.	Plot No. 60					
x) Ward / Village / Taluka	K-East Ward, BMC					
xi) Sub – Registry / Block	Andheri					
xii) District	Andheri					
xiii) Any other aspect						
<u>Brief Description :</u> Amalgamated Unit Nos. GJ-10 on 2 nd floor and Basement B-14 are situated in RCC building of Basement + Ground + 6 upper floors. It is at Seepz - Marol industrial areas at Andheri (E) and it is about 2 kms. from Marol Metro station. All the civic amenities are available nearby within easy reach. Land is lease land from MIDC to President of India and is subleased to the concern party for the period of 24 years and clause of renewal period of further 30 years.						
Amenities - Flooring - Kota Doors - Laminated flush, partly glass doors Windows - Powder coated Aluminium sliding windows Electric wiring - Casing capping Plumbing - Concealed						
Accommodation - Accommodation provided in the property consist of 2 nd floor - Offices, Diamond polishing manufacturing activity Basement - Stores						
Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	As per our physical measurement Approx Carpet area are as under: <table><tr><td>2nd floor</td><td>5220 sq. ft.</td></tr><tr><td>Basement</td><td>2678 sq. ft.</td></tr></table> As per our physical measurement Carpet area is 5220 sq. ft. and Basement area 2678 sq. ft. As per Allotment Letter of MIDC area of Basement is 3465 sq. ft. and as per sub lease Deed area of GJ-10 is 630 sq. mtrs. i.e. 6781 sq. ft., which is considered for valuation.		2 nd floor	5220 sq. ft.	Basement	2678 sq. ft.
2 nd floor	5220 sq. ft.					
Basement	2678 sq. ft.					
Boundaries of the Plot	As per Sale Deed / TIR	Actual				
East	Plot No. 62	Plot No. 62				



West	SDF VI building	SDF VI building
North	T.C.S. Office	T.C.S. Office
South	Compound wall of SEEPZ	Compound wall of SEEPZ
3 Town Planning Parameters	-	
i. Master plan provisions related to property in terms of land use	Industrial land	
ii. FAR – Floor Area Rise/ FSI- Floor Space Index permitted & consumed	As per MIDC norms	
iii. Ground Coverage	As per MIDC norms	
iv. Comment on whether OC – Occupancy Certificate has been issued or not	Details not provided	
v. Comment on unauthorized constructions if any	As per MIDC norms	
vi. Transferability of developmental rights if any, Building by – laws provision as applicable to the property viz, setbacks, height restriction etc.	As per MIDC norms	
vii. Planning area/ zone	Industrial	
viii. Development controls	DQR 1991, MCGM, MIDC	
ix. Zoning regulations	DP 1991 MCGM, MIDC	
x. Comment on the surrounding land uses and adjoining properties in terms of uses	Industrial - SEZ	
xi. Comment on demolition proceedings if any	No. Since it is MIDC building	
xii. Comment on compounding / regularization proceedings	No. Since it is MIDC building	
xiii. Any other aspect	None	
4 Document Details and Legal Aspects of Property	-	
a) Ownership documents,	<p><u>We referred to the Xerox copy of the following documents:</u></p> <p>1. Previous Valuation Report Ref. No. YPCVL/465 /SBI/2018-19 dtd. 18.05.2018 for FMV or Rs. 11.93 Crs.</p> <p>2. Rent Bill for the period of 01.01.2021 to 31.03.2021 issued by Seepz Special Economic Zone Authority in the name of Renaissance Global Ltd. against Gala No. GJ10, SDF-VII</p>	



3. Allotment Letter of basement in SDF VII, vide No. MIDC / Seepz / SDF - VII / B-14 / 890 of 2001 dtd. 01.06.2001 issued by MIDC.

4. Letter vide No. MIDC / SEEPZ / Manager (L) / 458 dtd. 03.12.2010 issued by MIDC for grant the permission for amalgamation of M/s. L. J. Creations Pvt. Ltd. in M/s. Renaissance Jewellery Ltd.

5. Sub Lease Deed dtd. 12.09.2008 between President of India (Sub Lessor) and M/s. L. J. Creation Pvt. Ltd. (Sub - Lessee)

6. Approval Letter SEEPZ SEZ / IA-I / NUS / APL / GJ-08 / 2004 - 05 / 2973 dtd. 06.03.2013 for approval of continuation of SEZ project for a further period of 5 years and revision of Export and Import Projection for the period 2013 - 14 to 2017 - 18

7. Execution of Bond - Cum - Legal Undertaking No. SEEPZ - SEZ / IA - I / NUS / APL / GJ -08 / 04 - 05 / 5087 dtd. 01.05.2013 issued by Office of the Development Commissioner, SEEPZ Special Economic Zone, Govt. of India

8. Electricity Bill for the month of Apr 21 issued by adani Electricity in the name of Renaissance Global Limited against Unit - IV, GJ-10, 2nd floor, SDF, Seepz

9. Letter dtd. 29.03.2019 issued by Renaissance Jewellery Ltd. to Change in name of the Company from Renaissance Jewellery Limited (RJL) to Renaissance Global Limited (RGL)

10. Letter dtd. 28.03.2019 issued by Government of India Ministry of Corporate Affairs for Certificate of Incorporation pursuant to change of name has been changed from Renaissance Jewellery Limited to Renaissance Global Limited.

11. Our civil engineer Mr. Nagesh Ghadshi visited the property on 24.05.2021 and have taken few photographs as allowed to us at the time of visit and they are enclosed herewith for your perusal, verification and records.



I. Sale Deed, Gift Deed, Lease Deed	Sub Lease Deed dtd. 12.09.2008 between President of India (Sub Lessor) and M/s. L. J. Creation Pvt. Ltd. (Sub - Lessee)
II. TIR of the Property	TIR copy not provided for our verification
b) Names of Owner/s	Renaissance Global Limited.
c) Ordinary status of freehold or leasehold including restriction on transfer	Leasehold land for 24 years upto 2030 and clause of further renewal period. (From year 20006)
d) Agreements of easements if any	Not applicable
e) Notification of acquisition if any	Not known
f) Notification for road widening if any,	Not Found
g) Heritage restriction, if any,	No
h) Comment on transferability of the property ownership,	Transferable as per local norms.
i) Comment on existing mortgages/charges /encumbrances on the property, if any	As per legal opinion report of bank's panel lawyer
j) Comment on whether the owners of the property have issued any guarantee (personal/ corporate) as the case may be	Details not made available for our verification. The issuance of bank guarantee or any guarantee of personal or corporate nature are known to the bank and the bank is holding all such details. Such guarantee details are not provided to our valuers.
k) Building Plan Sanction :	Approval Letter SEEPZ SEZ / IA-I / NUS / APL / GJ-08 / 2004 - 05 / 2973 dtd. 06.03.2013 for approval of continuation of SEZ project
Authority approving the plan	Approval Letter SEEPZ SEZ / IA-I / NUS / APL / GJ-08 / 2004 - 05 / 2973 dtd. 06.03.2013 for approval of continuation of SEZ project
Name of the office of the Authority	MIDC/SEEPZ
Any violation from the approved Building Plan	No
l) whether property is agricultural land if yes, any conversion is contemplated	The land is industrial plot.
m) Whether the property is SARFAESI compliant	Yes
n) a) All legal documents, receipts related to electricity, water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b) Observation on Dispute or Dues if any in payment of bills / taxes to be reported.	Electricity Bill for the month of Apr 21 issued by adani Electricity in the name of Renaissance Global Limited



o) Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	To be mortgaged to State Bank of India
p) Qualification in TIR / mitigation suggested if any.	Latest LSR not provided. The bank has to obtain latest LSR about the legal ownership / title of ownership as on date of our valuation.
q) Any other aspect	None
5 Economic Aspects of the Property	-
a) I. Reasonable letting value	Rs. 11,93,38,000/- x 8% / 12 = Rs. 7,95,586/-
II. If property is occupied by tenant	No
Number of tenants	Not applicable
Since how long (tenant – wise)	Not applicable
Status of tenancy right	Not applicable
Rent received per month (tenant – wise) with a comparison of existing market rent	Not applicable
III. Taxes and other outings	Details not available
IV. Property Insurance	Details not available
V. Monthly maintenance charges	Details not available
VI. Security Charges	
VII. Any other aspect	None
6 Socio –cultural Aspects of the Property	-
<p>About SEEPZ: Santacruz Electronics Export Processing Zone (SEEPZ) is a Special Economic Zone in Mumbai, India. Situated in the Andheri East area, it is subjected to liberal economic laws as compared to the rest of India to promote rapid economic growth using tax and business incentives and attract foreign investment and technology. Seepz was created in 1973 and was seen as export processing zone. Since then many other SEZ's have been created in rest of India. SEEPZ mainly houses Electronic Hardware Manufacturing Companies, Software Companies and jewellery exporters of India. Despite its name, it is not located near the suburb of Santacruz, rather it is located closer to Andheri that lies further north.</p> <p>The SEZ is a high security entry zone. Employees of various companies need to have permanent SEEPZ gate pass to gain entry. Visitors need special permits to enter. Due to these hassles government proposed making SEEPZ a Free Trade Zone (FTZ) in 1999. However, gate pass and visitor pass rules continue till date. Making SEEPZ a FTZ meant that it would be treated as outside the customs zone of India. This meant no excise or customs duty will be levied on raw material but companies would also not be able to sell their products in domestic market.</p>	
7 Functional and Utilitarian Aspects of the Property	-



a) Description of the functionality and utility of the property in terms of :	-
i) Space allocation	Spacious, provided as per requirement.
ii) Storage spaces	Spacious, provided as per requirement.
iii) Utility of spaces provided within the building	Passage, staircase and lift
iv) Car Parking facility	Open
v) Balconies, etc.	No
b) Any other aspect	None
ii Infrastructure Availability	-
a) Description of aqua infrastructure availability in terms of	Provided as per MCGM norms
i) Water supply	
ii) Sewerage/ sanitation System Underground or Open	Connected to street sewer
iii) Storm water drainage	Provided
b) Description of other physical infrastructure facilities viz.	By individual owner and society
i) Solid waste management	
ii) Electricity	Provided by Reliance
iii) Roads & Public transport connectivity	Layout road connected to public road.
iv) Availability of other public utilities nearby	All the civic amenities are nearby and within easy reach.
c) Social infrastructure in terms of School	<p>Colleges : Tolani College of Commerce, Holy Family high school & Jr. College , Canossa Convent High School (State Board), Prime Academy (ICSE English Medium School)</p> <p>School : Kamla Devi Jain High School, Divine Child High School & Junior College, Shri Ghanshyamdas Poddar Vidhyalaya, St John The Evangelist High School, Marol Pragatik high School, xavier,s high school & Bombay Cambridge School</p>
Medical facilities,	<p>Hotels : The International By Tunga & SAI Palace Hotels, Leela Hotel, Grand Maratha, Hotel Silver Inn, Hotel Suba International , Hyatt Regency Mumbai, ITC Maratha, Trident Hotel</p>
Recreational facility in terms of parks and open space	<p>Cinema Hall : Big Cinemas Sangam, PVR Cinemas, Acme Plaza, Maxus Cinema, INOX Leisure Limited</p>



	Shopping Mall : Gami Mall
9 Marketability of the Property	--
a) Marketability of the property in terms of	-
i) Locational attributes	Good location. Special Economic Zone
ii) Scarcity	No
iii) Demand and supply of the kind of subject property.	Equal
iv) Comparable sale prices in the locality.	Rs. 8,000/- to Rs. 15,000/- Per sq. ft. on Built up area
b) Any other aspect which has relevance on the value or marketability of the property	None
10 Engineering and Technology Aspects of the Property	-
a) Type of construction	R.C.C. framed structure
b) Materials & technology used,	Details not available
c) Specifications	Details not available
d) Maintenance issues	Well maintained
Age of the building	Year – 1998 Age of the building – 23 Years Residual Life - 37 Years (Subject to proper and regular maintenance of the building)
Total life of the building	60 Years
Extent of deterioration	All structures area Satisfactorily maintained.
Structural safety	As per report of concerned structural engineer
Protection against natural disasters viz. earthquakes,	As per report of concerned structural engineer
Visible damage in the building	Not observed
System of air-conditioning	Provided
Provision of fire fighting	Provided as per local norms
Copies of plan and elevation of the building to be included	As Per Annexure
11 Environmental Factors	-
a) Use of environment friendly building materials, Green Building techniques if any,	Not observed
b) Provision of rain water harvesting	Yes. There is a panel (lake) where water can be stored.



c) Use of solar heating and lighting systems, etc.	Not observed
d) Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic, etc.	Not observed
12 Architectural and aesthetic quality of the Property	-
a) Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements, etc.	Building is having plain looking elevation.
13 Valuation	-
a) Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	<p>Prevalent Market Rate: Rs. 8,000/- to Rs. 15,000/- Per sq. ft. on Built up area</p> <p>Rate Adopted for valuation: 2nd floor- Rs. 12000/- per sq. ft. on Built up area Basement - Rs. 8400/- per sq. ft. on Built up area</p> <p>Factors Considered For Valuation:</p> <ol style="list-style-type: none"> 1. Prevailing market value is a result of demand / supply, merits / demerits of properties and various locational, social, economical, political factors and circumstances. Prevailing market value can be estimated through market survey, through dependable data / sale instances, local estate developers / brokers, our database, real estate portal enquiries and verbal enquiries in neighbourhood area. 2. The value of furniture, fixtures, movable items are not considered in our valuation. 3. The dues towards maintenance, taxes are not disclosed to us and we have not considered the same in our valuation. 4. The Fair value of the properties and the Rental Income has come down after implementation of MAHA RERA, GST, Post demonetization. The FMV of the immovable properties has come down in most of the parts of Mumbai.



Value of the property at which it can be sold in the open market at a particular time free from forced value or sentimental value. The market value need not be the same as the present value. Market value may be less than the present value. Market value of the any property gets affected at least by the ten factors: Economy, Physical, Legal, Social, Utility, Marketability, Transferability, Scarcity, Location and the most

Important factor 'Demand'.

Value = Area x Rate

Fair Market Value

Floor	Built up area (sq. ft.)	Rate (Rs. / sq. ft.)	Value
2 nd floor	6781	12000	Rs. 8,13,72,000/-
Basement	3465	8400	Rs. 2,91,06,000/-
Total Value			Rs. 11,04,78,000/-

Value **Rs. 11,04,78,000/-**

Bay **Rs. 11.05 Crs.**

In words **Rupees Eleven Crores Five Lakhs Only**

Realizable Sale Value

To arrive at Realizable Value, we have considered the economic usefulness to the prospective purchaser, functional and economic obsolescence, technical potentiality, financial bankruptcy, management lapses, technical in competency in running the unit. The factors will enable us to arrive at very realistic and reasonable figures of reliability in the present market.

Rs. 9.95 Crs. (Rupees Nine Crores Ninety Five Lakhs Only)

Distress Sale Value

When a property is sold at lesser price than the market value at that time. Such a value may be due to financial difficulties of the seller, court decree, defect in title, property given on long lease etc. When a borrower becomes a defaulter to when he wants to sincerely repay the loan with interest, he is forced to sell his property (which he had offered as security to the bank) and from the sale proceeds, he intends to repay to the bank.

Rs. 8.84 Crs. (Rupees Eight Crores Eighty Four Lakhs Only)

Value for Insurance Purpose (Structure)

We have considered the cost of structure only for our insurance value and land is excluded

Rs. 3,07,00,000/- (Rupees Three Crores Seven Lakhs Only)



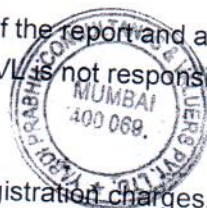
Prevailing Market Rate / Price trend of the Property in the locality / City from property search sites viz. magicbricks. com, 99acres.com, makaan.com etc. if available	Stated in the report
Guideline Rate obtained from Registrar's office / State Govt. Gazette / Income Tax Notification	Village Parajapur Open plot - Rs. 39530/- per sq. mtr. Office - Rs. 101700/- per sq. mtr. i.e. Rs. 9452/- per sq. ft. on Built up area
Summary of Valuation I. Guideline Value Land: Building:	Not applicable
Fair Market Value	Rs. 11.05 Crs.
Realizable Value	Rs. 9.95 Crs.
Forced / Distress Sale Value	Rs. 8.84 Crs.
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.	We have considered the market rates prevalent in the area. The brokers rate, name, contact Nos. are furnished. There is difference between market rate and registration Govt. rate due to difference in market value.
Details of last two transactions in the locality / area to be provided, if available.	Mentioned in the report
Notes & Limitations:	
1. Status of important documents of local authority furnished to us are as under: Copy of the Approved plan – Provided MIDC Permission Copy of Occupancy Certificate – Not Provided	
2. Property identified alongwith Mr. Kuldeep Patil (Manager.) Unit No. IV- GJ-10 and Name of the company - M/s. Renaissance Global Ltd. exhibited at site.	
3. We have considered the area of 2 nd floor as per Allotment Letter of MIDC area for basement and 2 nd floor as per sub lease Deed for valuation.	
4. Property rates have come down in this area.	
5. The estimated future life of the building / structure considered on the basis of data available from the site information. Maximum age of structure considered 60 years. (Subject to RCC Consultant Stability Certificate)	
6. Latest LSR not provided. The bank has to obtain latest LSR of 2017 about the legal ownership / title of ownership as on date of our valuation.	
7. Special Disclaimers relating to COVID-19 Impact:	



- a) The current COVID-19 pandemic situation has affected all business and disrupted daily lives the world over.
- b) It has also given rise to valuation uncertainty, which needs to be addressed before concluding any report.
- c) Valuation uncertainty arises when a market is disrupted at the valuation date by current, or very recent events, for example through panic buying or selling, or a loss of liquidity due to a disinclination of market participants to trade.
- d) If the valuation date coincides with such economic or political crises or immediately follows an event, such as COVID-19 in the instant case, insignificant valuation uncertainty arises because the only inputs and matrix available for valuation are those that relate to market before the event occurred and therefore has limited relevance to the situation on the valuation date.
- e) The impact of the event on the attitude of market participants, and therefore prices, will not be known during its immediate aftermath, owing to which uncertainty caused by market disruption is difficult to be quantified.
- f) In our considered opinion, at this stage when we are still in the middle of opening up of a phase lockdown, it would be better to err on safe side, and hence we have considered a higher discount factor for estimating realizable and distress sale values. Lenders should also factor in necessary provisions before taking any lending decision.

Disclaimers & Caveats:

1. Our valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.
2. The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance, or legality and subject to adequacy of engineering / structural design.
3. As regards to the Authenticity / Genuineness / Verification of documents the onus lies with the lenders. Our report is valid subject to the said property legally cleared by the lenders panel advocates.
4. Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. The said report will not hold good / should not be used for any court / legal matters.
5. It is advisable for the lender or the party to go through the contents of the report and any discrepancy if any should be brought to the notice of YPCVL within 30 days and YPCVL is not responsible for any change in contents after expiry of 30 days from the date of report.
6. Encumbrances of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc. If any are not considered in the valuation. We have assumed that the assets are free from



encumbrances.

7. Our report should be read along with disclaimers. The value given in our report is only an opinion on the FMV as on date. If there is any opinion from others / valuers about increase or decrease in the value of the assets valued by us, we should not be held responsible as the views vary from person to person and based on circumstances. The principle of "BUYERS BEWARE" is applicable in case of any sale/ purchase of assets.

8. This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation.

9. It is presumed that the Xerox of documents are taken from the originals duly tested and verified at ultra violet lamp machine (UVL) about veracity.

10. It should be noted that YPCVL's value assessments are based upon the facts and evidence available at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.

11. The report is issued at the specific request of the party for specific purpose and the said report is not valid if the purpose of use and party is different.

14 Declaration

I hereby declare that:

- a) The information provided is true and correct to the best of my knowledge and belief.
- b) The analysis and conclusions are limited by the reported assumptions and conditions.
- c) I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFI's in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrine in the above Handbook.
- d) I have no direct or indirect interest in the above property valued.
- e) I / My authorized representative by the name of **Mr. Nagesh Ghadshi** who is also a 'valuer', has inspected the subject property on 24.05.2021
- f) I am a registered under Section 34AB of Wealth Tax Act, 1957, Category _____ for valuing property upto _____.
- g) I am / am not an approved Valuer under SARFAESI ACT - 2002 and am approved by the Bank.
- h) I have not been depanelled or removed from any Bank / Financial Institution / Government Organization at any point of time in the past.
- i) I have submitted the Valuation Report(s) directly to the Bank.



15 Enclosures :

Layout plan sketch of the area in which the property is located with latitude and longitude	Attached with the report
Building plan	No
Floor plan	No
Photographs of the property (including geo – stamping with date) and owner (in case of housing loans, if borrower is available) including a “ Selfie” of the Valuer at the site	Yes
Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	No
Google Map location of the property	Yes
Price trend of the Property in the locality / City from property search sites viz. magicbricks.com, 99acres.com, Makaan.com etc.	Mentioned in the report.
Any other relevant documents/ extracts.	No

Place: Mumbai

Dated: 05.06.2021



For YARDI PRABHU
 CONSULTANTS & VALUERS PVT. LTD.

DIRECTOR/ AUTH. SIGN.

(Approved valuer of State Bank of India)

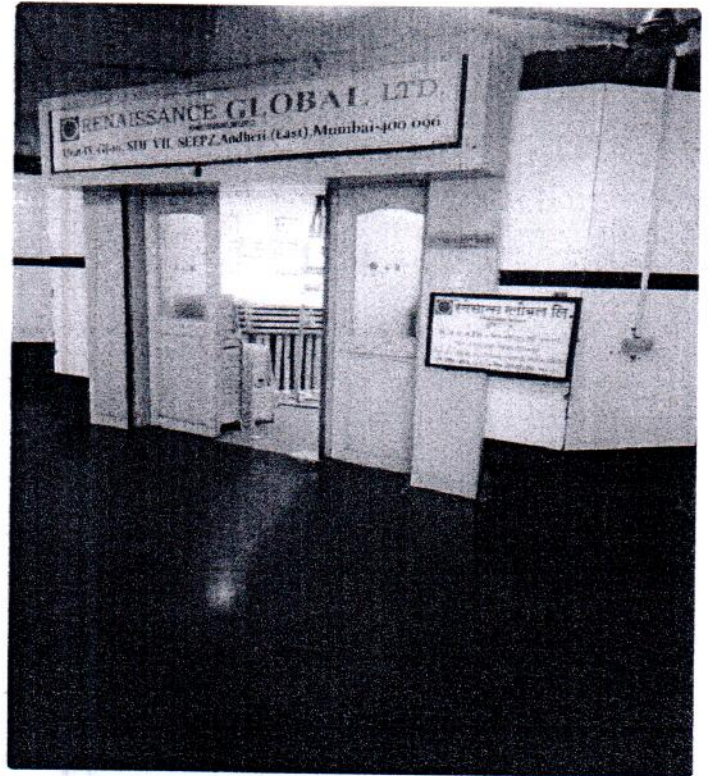
State Bank of India - Seepz-Andheri (E)

Renaissance Global Limited.

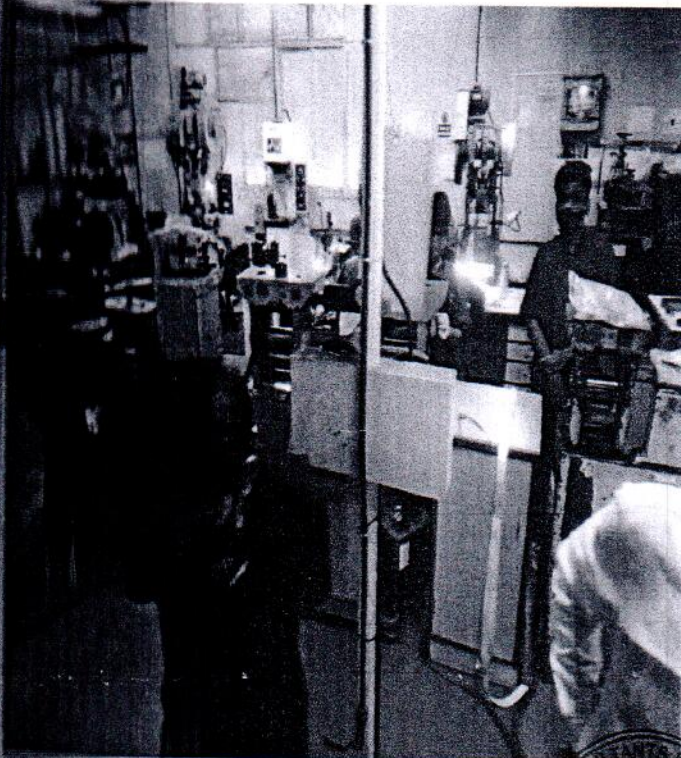
Unit Nos. GJ-10 on 2nd floor and Basement B-14, SDF - VII, SEEPZ-SSEZ, Andheri (E), Mumbai - 400 096
Visit Date: 24-05-2021



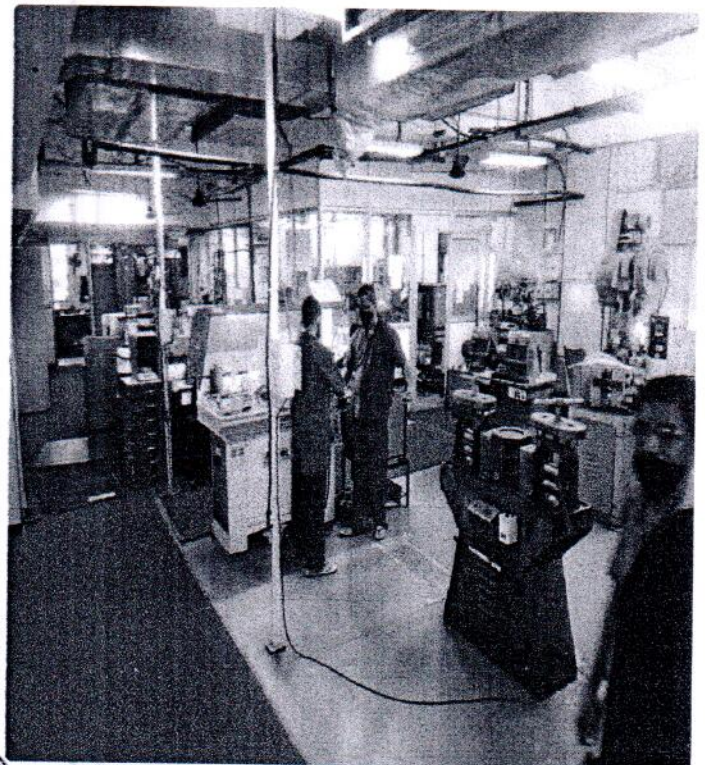
External view of the building.



Main entrance door and name board.



Faceting



Faceting



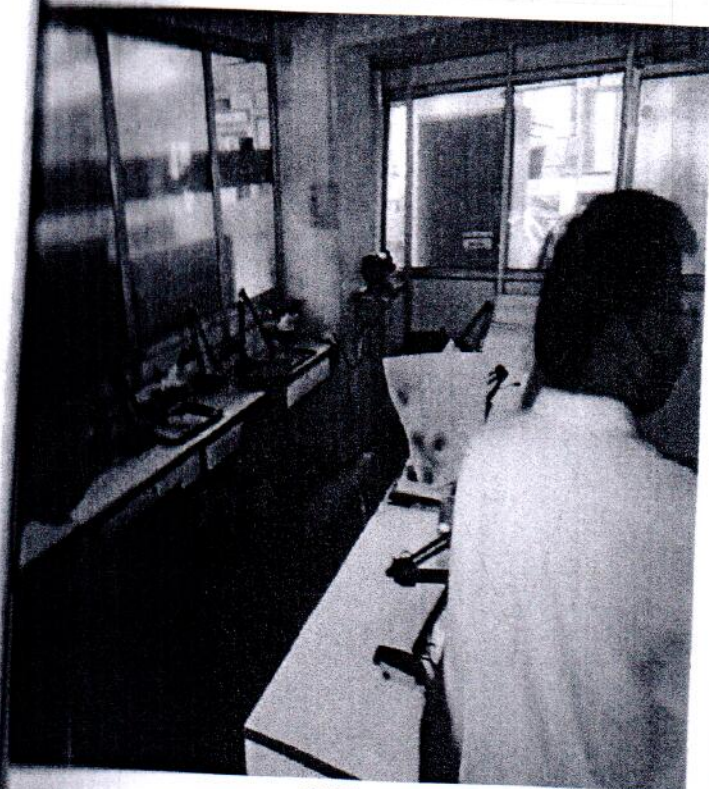
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State Bank of India - Seepz-Andheri (E)

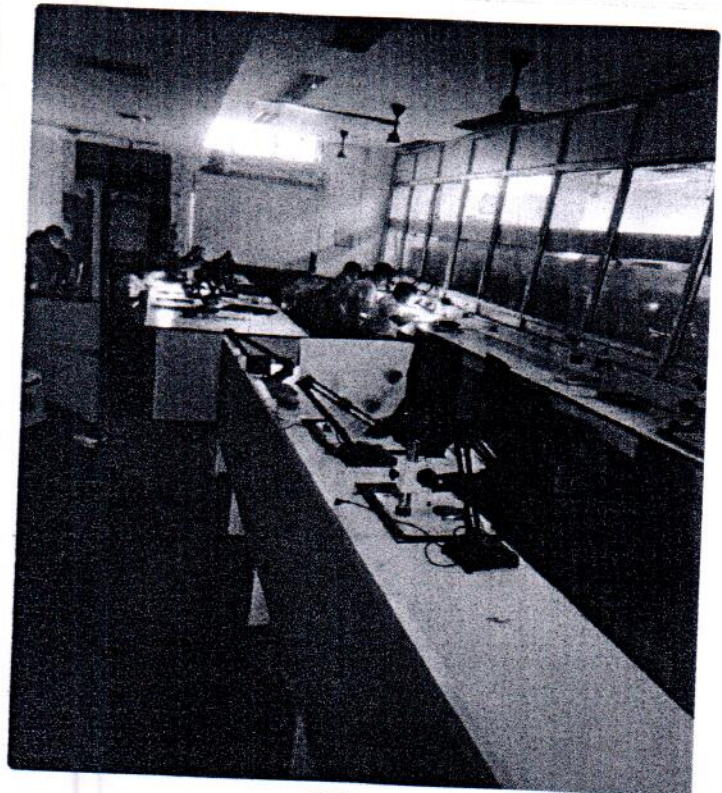
Renaissance Global Limited.

Unit Nos. GJ-10 on 2nd floor and Basement B-14, SDF - VII, SEEPZ-SSEZ, Andheri (E), Mumbai - 400 096

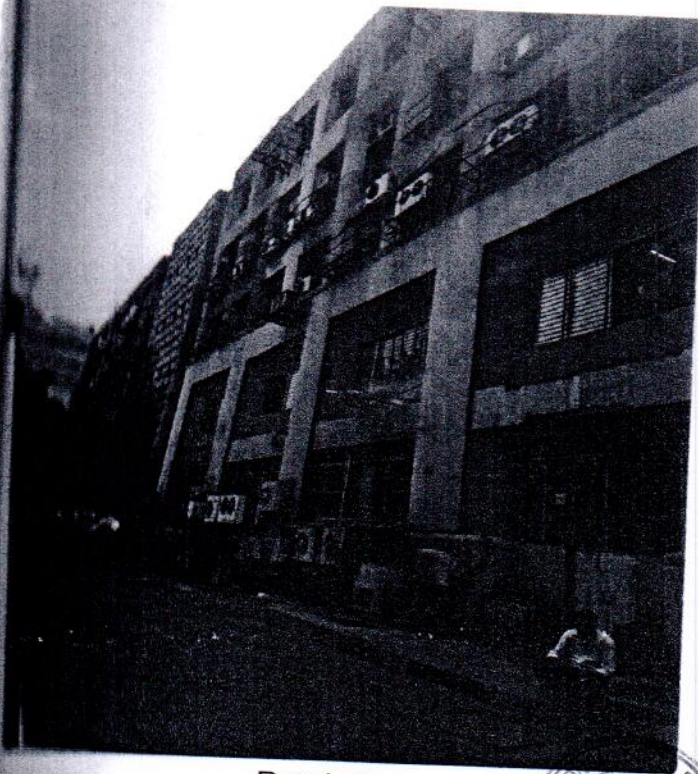
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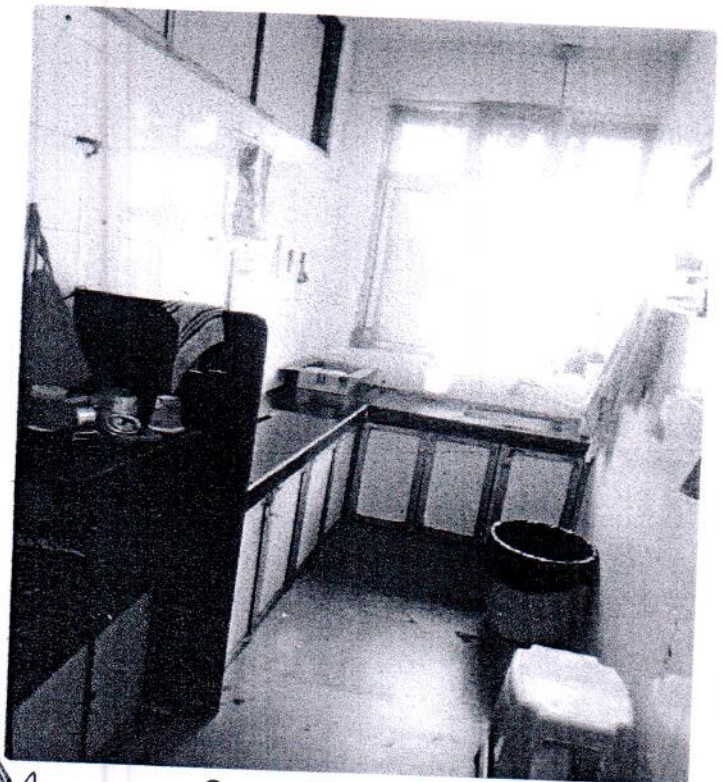
Office



Office



Road view.



Second floor pantry.



Ref # 56/2021-22

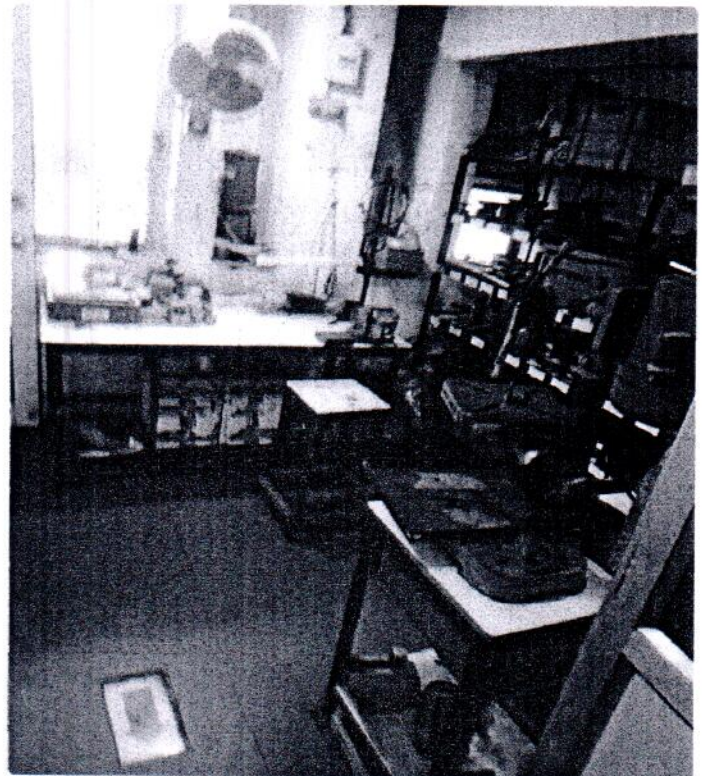
State Bank of India - Seepz-Andheri (E)

Renaissance Global Limited.

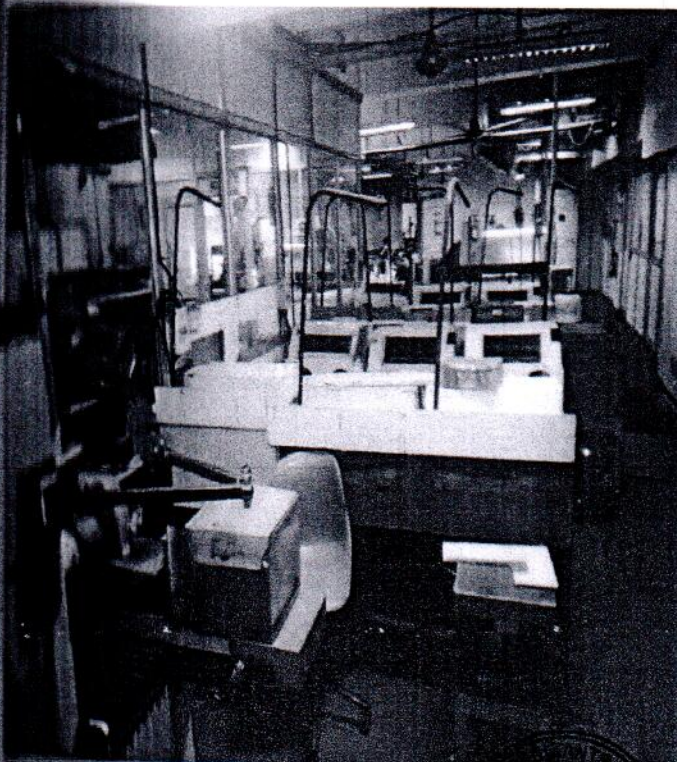
Unit Nos. GJ-10 on 2nd floor and Basement B-14, SDF - VII, SEEPZ-SSEZ, Andheri (E), Mumbai - 400 096
Visit Date: 24-05-2021



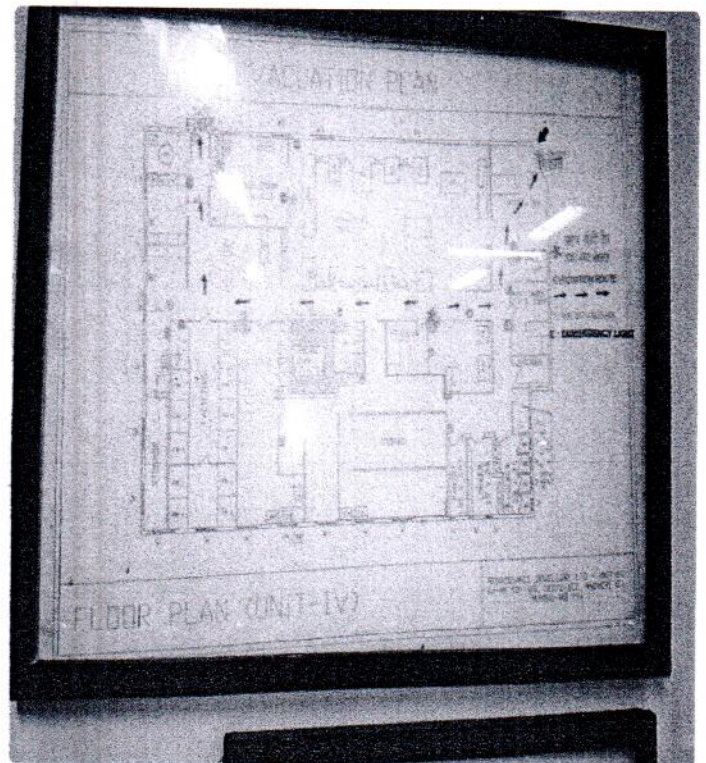
Second floor reception area.



Storage area.



Storage.



WhatsApp Image 2021-05-26 at 1.11.16 PM (1).

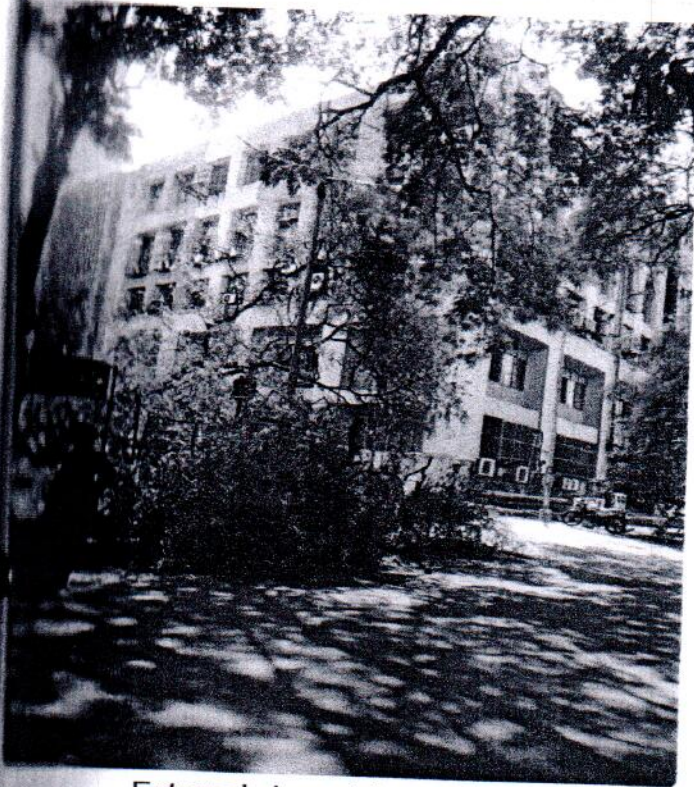


State Bank of India - Seepz-Andheri (E)

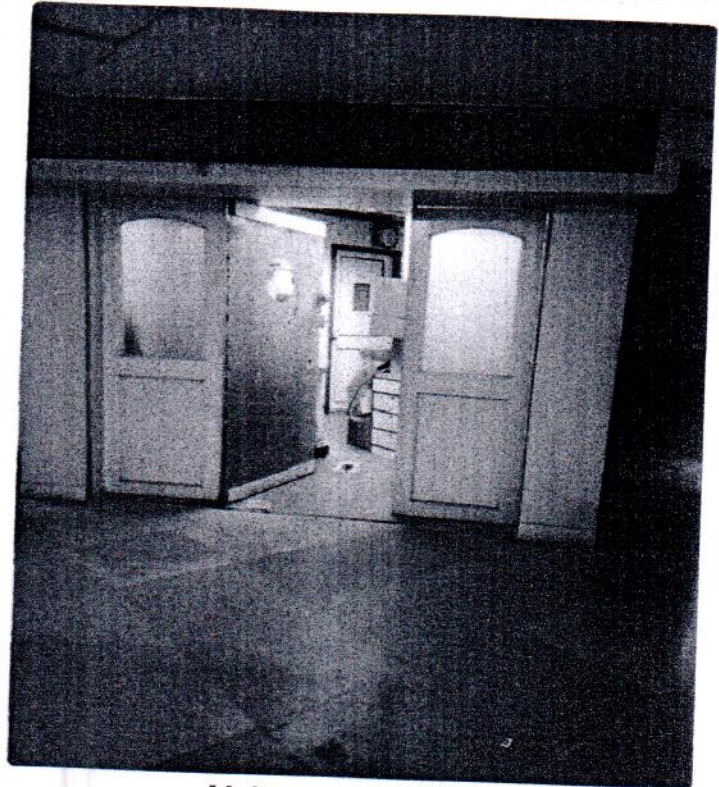
Renaissance Global Limited.

Unit Nos. GJ-10 on 2nd floor and Basement B-14, SDF - VII, SEEPZ-SSEZ, Andheri (E), Mumbai - 400 096

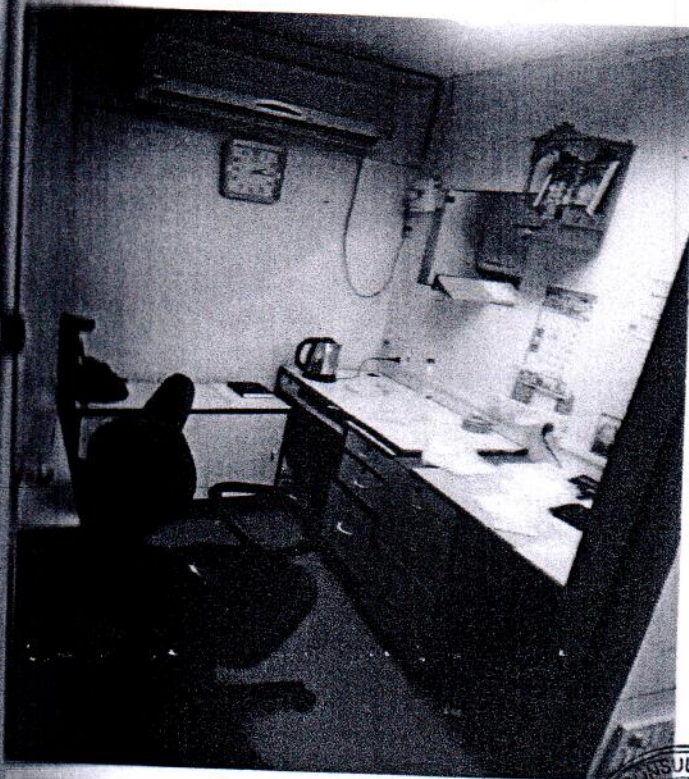
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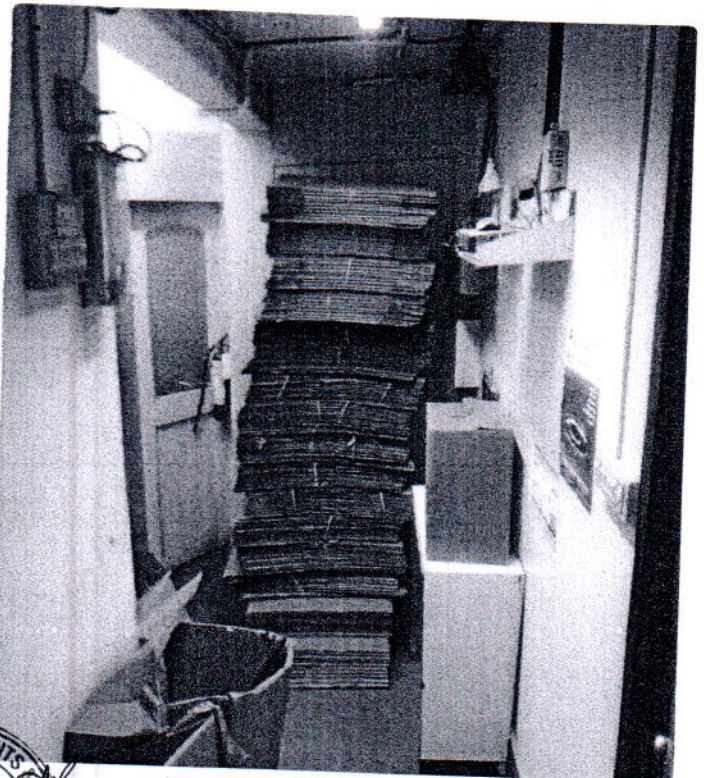
External view of the building.



Main entrance door.



Basement cabin.



Basement internal view

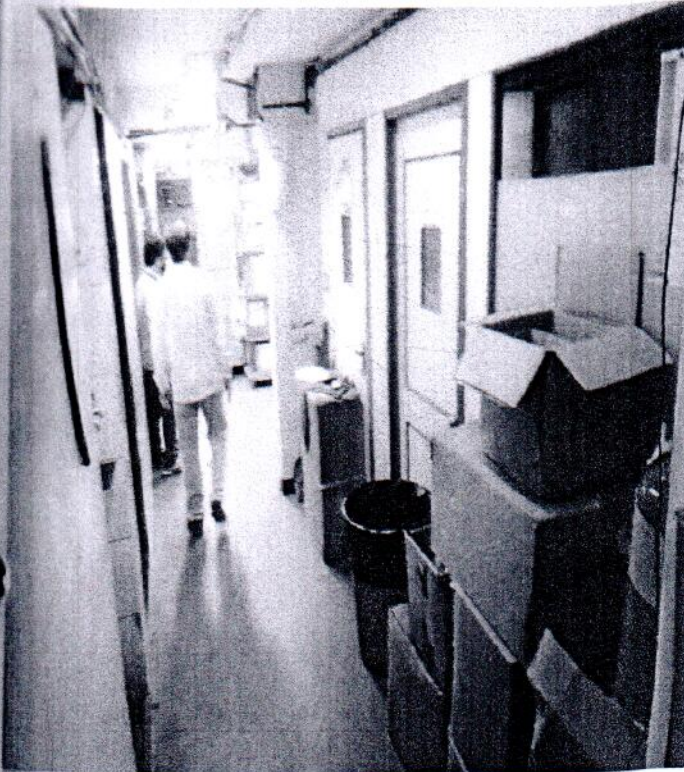


State Bank of India - Seepz-Andheri (E)

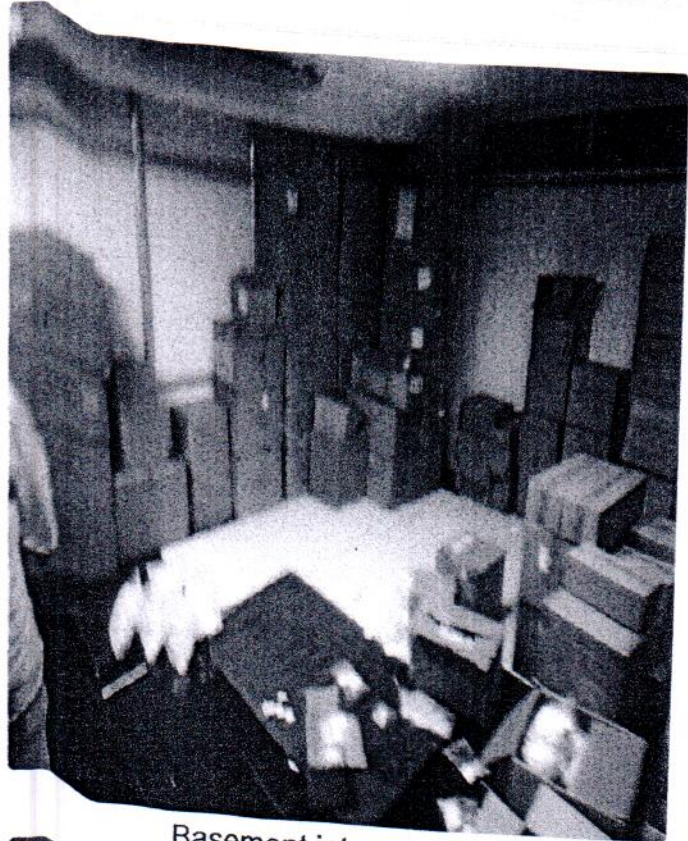
Renaissance Global Limited.

Unit Nos. GJ-10 on 2nd floor and Basement B-14, SDF - VII, SEEPZ-SSEZ, Andheri (E), Mumbai - 400 096

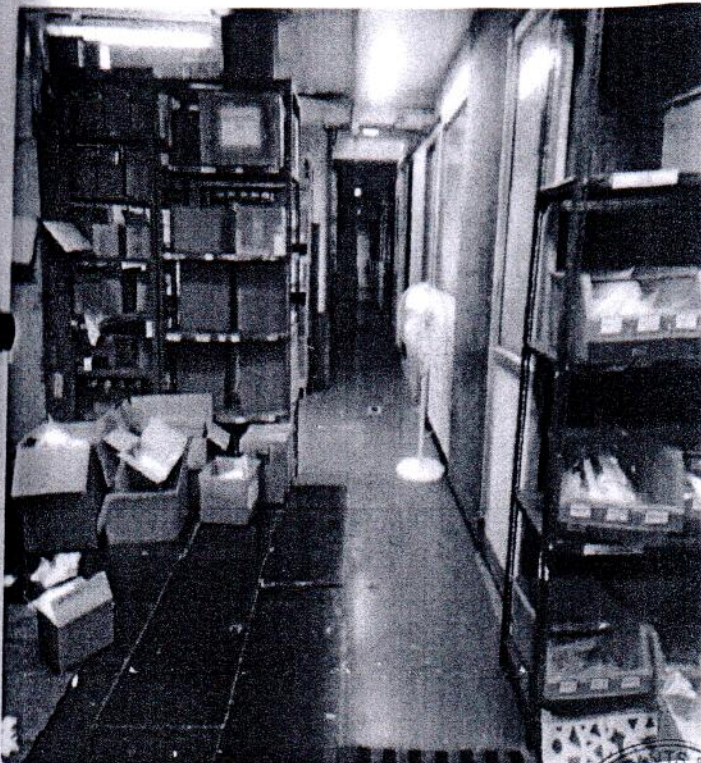
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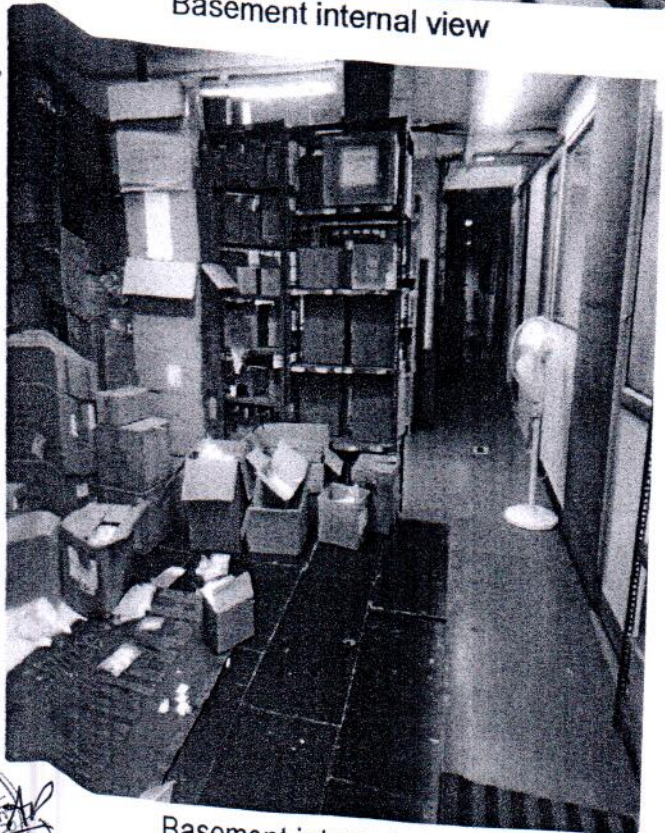
Basement internal view (2).



Basement internal view



Basement internal view



Basement internal view



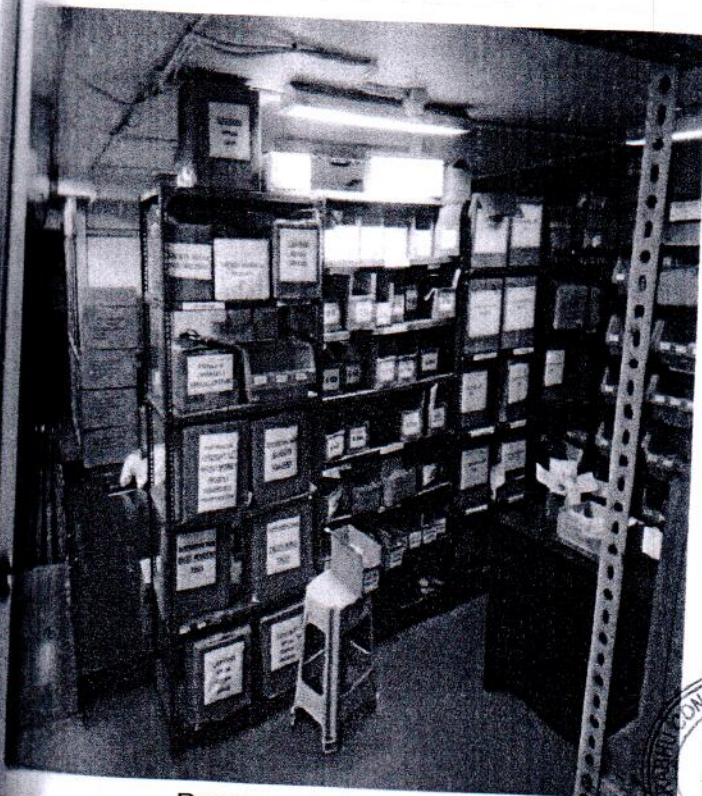
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Basement store room.

