

# RAGHULEELA BUILDERS PRIVATE LIMITED

(Currently under Corporate Insolvency Resolution Process as per IBC, 2016)

Regd. Off: ONE BKC, C Wing 1112-13, Plot no. C-66, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400051

Tel.: 022-33965700 E-mail: [cirp.raghuleela@gmail.com](mailto:cirp.raghuleela@gmail.com) Website: [www.raghuleela.in](http://www.raghuleela.in)

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**26<sup>th</sup> December, 2021**

To,  
Mr. Ram Lakhan Singh,  
IBBI/RV/05/2019/11987  
L – 290, Near Gd Goenka School,  
Sarita Vihar,  
New Delhi – 110076.

Dear Sir,

**Sub. – Appointment as Registered Valuer for Land & Building in matter of M/s Raghuleela Builders Pvt. Ltd. (under CIRP), IBC, 2016.**

As discussed by its order dated 04<sup>th</sup> Oct, 2021, (delivered on 20<sup>th</sup> Oct, 2021) the Hon'ble National Company Law Tribunal. Mumbai Bench ("Order") has commenced the corporate Insolvency Resolution Process (CIRP) for Raghuleela Builders Pvt. Ltd. in terms of the Insolvency and Bankruptcy Code, 2016 read with the rules and regulations framed thereunder ("Code").

Further vide the said order, I, Vandana Garg have been appointed as Interim Resolution Professional ("IRP") of above Corporate Debtor and confirmed as Resolution Professional by the CoC.

Further to my email dated 25.12.2021, confirming acceptance of your quotation for valuation of Land & Building at One BKC, Bandra Kurla Complex including leasehold land, approx. 15-20 office units and 25-30 toilet units at One BKC of Raghuleela Builders Pvt. Ltd., under corporate insolvency resolution process, I, as the Resolution Professional (RP) in the matter of Raghuleela Builders Pvt. Ltd., am glad to appoint you as Registered Valuer (Valuer) to assess the Fair Value & Liquidation Value of above mentioned leasehold land, office space and toilet units.

## **Scope of Valuation : ("Services")**

- To determine the Fair Value and the Liquidation Value of the Corporate Debtor as on 04<sup>th</sup> October, 2021, in accordance with regulation 35 of the CIRP Regulations, including the following:
- Physical inspection/ verification of the inventory, fixed assets and Securities or Financial Assets of the Corporate Debtor.
- Fair Value which is the estimated realizable value of the assets of the Corporate Debtor, if they were to be exchanged on the Insolvency commencement date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had acted knowledgeably, prudently and without compulsion.
- Liquidation Value which is the estimated realizable value of the assets of the Corporate Debtor, if they were to be liquidated on the Insolvency commencement date.
- The Valuer is required to complete the Valuation in timely manner.

## **Professions Fees:**

As quoted by you, the professional fee agreed as follows:

| Services | Professional Fees |
|----------|-------------------|
|----------|-------------------|

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|  |                       |
|--|-----------------------|
| Valuation Fees for valuation of Land & Building is Rs. | Rs. 1,80,000/-        |
| <b>Total</b>   | <b>Rs. 1,80,000/-</b> |

Notes:

The above fees are exclusive of

- GST as applicable (currently 18%)
- Out of pocket expenses shall be at actual subject to maximum of 10% of the Professional fees. Out of pocket expenses shall be reimbursed only for expenses incurred outside Mumbai.
- **50% of fee will be payable after submission of draft report and remaining at the time of completion and submission of the final Valuation report.**

## **Confidentiality:**

The Valuer agreed that during the period of assignment and thereafter he shall not use, disseminate or in any way disclose any Confidential information to any person, firm or business, except to the extent that is unavoidably necessary for the purpose of conducting the Valuation.

The Valuer shall treat all confidential information with the same degree of care as his own confidential information, but not less reasonable care. The Auditor shall disclose confidential information only to those of its employees or agents on a need to know basis.

For the purposes of this Assignment, "Confidential Information" shall mean any information/ documents provided by the Corporate Debtor, Banks or any other third party or any information derived or coming to the knowledge of the Auditor relating to the Corporate Debtor.

## **Information received by Valuer:**

The RP agree and acknowledge that Valuer will not independently verify any documents or information received by Valuer in connection with the provision of the Services hereunder. Valuer will assume and rely on the accuracy and completeness of all such documents and information provided to it. The RP acknowledges and agrees on his own behalf and on behalf of the Company , that in rendering its Services hereunder the Valuer will be using and relying on the information, documentation and materials provided by the RP and/ or the Company or on your behalf without independent verification thereof by Valuer and without independent appraisal by Valuer of any relevant assets. Valuer assumes no responsibility for the accuracy or completeness of any information, documentation and materials provided by the RP and / or the Company or on your behalf to Valuer in connection with the Services or for any other information, documentation and materials made available to Valuer in connection with the Services.

At the outset, we request you to submit your Report at the earliest.

- Kindly give and "Undertaking" alongwith the acceptance of this appointment letter, that you do not have any direct or indirect interest in the above-mentioned Company being undertaken byyou for the valuation of its assets as aforesaid. The undertaking would clearly state that:

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- You are not a relative of the Resolution Professional in the matter of M/s Raghuleela Builders Pvt. Ltd.
- You are not a related party of M/s Raghuleela Builders Pvt. Ltd. at the Corporate Debtor.
- You are not an auditor of M/ Raghuleela Builders Pvt. Ltd. in the five years preceding 04<sup>th</sup> October, 2021.
- You are not a partner or director of Raghuleela Builders Pvt. Ltd. or any other associate concern of RP.

Please co-ordinate with the undersigned for any information/ documents required for carrying out the valuation:

Thanking you,  
Yours Sincerely,

For **Raghuleela Builders Private Limited**



**Vandana Garg**

**Resolution Professional**

Registration No. IBBI/IPA-001/IP-P00025/2016-17/10058

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