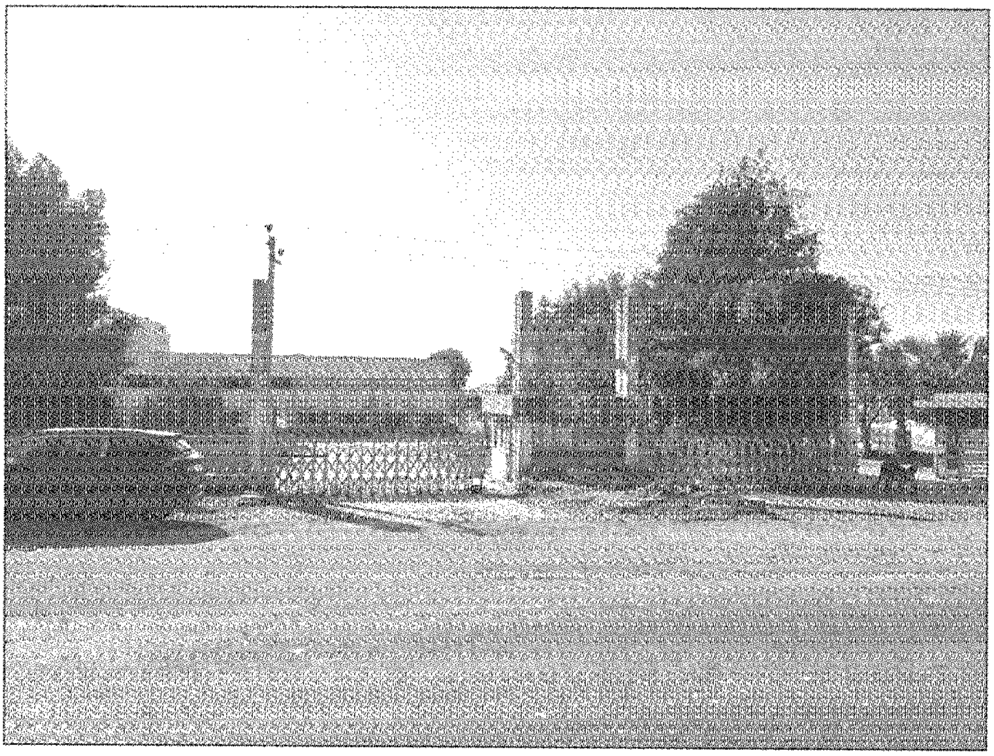
JAYESH A. KATIRA

B.E. Civil & Govt. Regd. Valuer
(Reg. no. Cat-1/18/2003-04),
F-PVAI (No. LM-3172)
M.Sc. Real Estate Valuation,
M.Sc. Plant & Machinery Valuation,
Consulting Civil Er.
M.I. E., Chartered Er.
Competent Person for Factories Act.
F.I.V. Reg. No. F-12530



VALUATION REPORT

Name of owner	:	Corona Vitrified Pvt. Ltd.
Date of Inspection	:	06-01-2026
Date of Valuation	:	07-01-2026
Location of the Property	:	Industrial Property Known as "Corona Vitrified Pvt. Ltd." situated at Rafaleswar GIDC Plot No. 289/A, Nr. Boss Ceramic & Oscar Ceramic, Wankaner-Morbi Road, Jambudiya, Tal. & Dist. Morbi. (Guj.)363621
Market value of property	:	₹ 10,73,00,000/-
Realizable Value	:	₹ 9,65,70,000/-
Distress Value	:	₹ 8,58,40,000/-
Jantry Value	:	₹ 1,76,53,000/-

212-213, "SANJAY" Commercial Complex, 2nd floor, Rajputpara Main Road, Rajkot - 360 001.
Ph. No.: 0281-2240543 Mobile: 9824291216. Email: valuerjayeshakatira@gmail.com

: VALUATION REPORT:

Name & Address of Branch	:	**State Bank of India – SME Branch, Lalpar-Morbi.**
1. Introduction		
a. Name of the Property Owner / Lessee (With address & phone number)	:	**Corona Vitrified Pvt. Ltd.** Address: Industrial Property Known as "Corona Vitrified Pvt. Ltd." situated at Rafaleswar GIDC Plot No. 289/A, Nr. Boss Ceramic & Oscar Ceramic, Wankaner-Morbi Road, Jambudiya, Tal. & Dist. Morbi. (Guj.)363621
b. Purpose for which Valuation is made	:	To know the fair market Value as on today for State Bank of India
c. Date of Inspection of Property	:	19-12-2025
d. Date of Valuation Report	:	20-12-2025
e. Name of the Developer of the Property (In case of developer built properties)	:	Self-developed
2. Physical Characteristics of the Property		
a) Location of the property in the city	:	Village.: Jambudiya Tal. & Dist. Morbi. (Guj.)
i. Nearby landmark	:	, Nr. Boss Ceramic & Oscar Ceramic,Wankaner-Morbi Road, Jambudiya,
ii. Postal Address of the property	:	Corona Vitrified Pvt. Ltd. Industrial Property Known as "Corona Vitrified Pvt. Ltd." situated at Rafaleswar GIDC Plot No. 289/A, Nr. Boss Ceramic & Oscar Ceramic, Wankaner-Morbi Road, Jambudiya, Tal. & Dist. Morbi. (Guj.)363621
iii. Area of the plot / land	:	**17306.59 Sq. Mts. Total land** (As per Transfer Latter)
iv. Type of land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked	:	Solid
v. Independent access/approach to the property etc.	:	Yes
vi. Google Map Location of the Property with neighborhood layout map	:	Attached
vii. Details of roads abutting the property	:	Wankaner-Morbi Road
viii. Description of adjoining property	:	Industrial

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ix. Plot No., Survey No.	:	Rafaleswar GIDC Plot No. 289/A
x. Ward No., Village, Taluka	:	Jambudiya, Tal.. Morbi
xi. Sub-Registry / Block	:	Sub Registrar Office – Morbi
xii. District	:	Morbi
xiii. Any other aspect	:	No
b) Plinth Area, Carpet Area, and Saleable area to be mentioned separately and clarified	:	As per attached sheet
c) Boundaries are		

North: Plot No.289/B
South: Green space/ water drainage
East: water drainage & National Highway
West: 20.00 Mts. Road.

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South: Green space/ water drainage
East: water drainage & National Highway
West: 20.00 Mts. Road.

3. Town Planning Parameters

i. Master plan provisions related to the property in terms of land use.	:	GIDC Plotting
ii. FAR/FSI permitted and consumed	:	As per norms
iii. Ground coverage.	:	As per Plan
iv. Comment on whether OC - Occupancy Certificate has been issued or	:	No.
v. Comment on unauthorized constructions if any	:	No such
vi. Transferability of development rights if any,	:	Transferable
vii. Planning area / zone.	:	Industrial
viii. Development controls	:	Bela (Rangpar) Gram Panchayat
x. Zoning regulations	:	Industrial
x. Comment on surrounding land uses and adjoining properties in terms of usage.	:	Industrial & Agricultural
xi. Comment on demolition proceedings if any	:	No

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xi.	Comment on compounding / regularization proceedings.	:	No such
xii.	Any other aspect.	:	No

4. Document Details and Legal Aspects of the Property

a)	Ownership documents i. Sale Deed	:	Transfer Latter No, GIDC/RM/RJT/TFR/4668, Dated.31/12/2009 & Agreement Dated.31/12/2009
	ii. TIR of the property	:	Not provided
b)	Names of Owner	:	Corona Vitrified Pvt. Ltd.
c)	Ordinary status of freehold or leasehold including restriction on transfer	:	Free hold
d)	Agreements of easements if any	:	No such
e)	Notification for acquisition if any	:	No such
f)	Notification for road widening if any	:	No such
g)	Heritage restriction if any	:	No
h)	Comment on transferability of the property Ownership	:	Refer Title Clear Report of Advocate
i)	Comment on existing mortgages / charges / encumbrances on the property if any.	:	Refer Title Clear Report of Advocate
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	Refer Title Clear Report of Advocate
k)	Building plan / permission sanction Authority approving the plan / permission - Name of the office of the Authority -	:	N.A.
	Any violation from the approved building plan -		N.A.
l)	Whether the Property is Agriculture Land if yes, any conversions is contemplated	:	No
m)	Whether the Property is SARFAESI Compliant	:	Yes
n)	a. All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	:	Attached herewith
	b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported	:	No such
o)	Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	:	Take Title Clear Report

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p)	Qualification in TIR / mitigation suggested if any	:	Not provided
q)	Any other aspect.	:	No

5. Economic Aspects of the Property

a) i. Reasonable letting value : As occupied by owner

ii. If property is occupied by tenant : Not tenanted

- Number of tenants
- Since how long (tenant- wise)
- Status of tenancy right
- Rent received per month (tenant- wise) with a comparison of existing market rate
- Taxes and other outings
- Property Insurance
- Monthly maintenance charges
- Security charges
- Any other aspect

6. Socio-cultural Aspects of the property

a)	Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	:	Rural Area. Mixed age group, not slum squatter nearby.
b)	Whether property belongs to social infrastructure like hospitals, schools, old age homes etc.	:	No

7. Functional and Utilitarian Aspects of the Property

a) **Description of the functionality and utility of the property in terms of:**

i.	Space allocation	:	As per norms properly done
ii.	Storage spaces	:	Provided as per requirement.
iii.	Utility of spaces provided within the building	:	Yes
iv.	Car parking facility	:	Yes, at Ground floor
v.	Balconies etc.	:	Yes
b)	Any other aspect	:	No

8. Infrastructure Availability

a) Description of Aqua infrastructure availability in terms of

1	Water supply	:	Bore Water
2	Sewerage / sanitation	:	Underground septic tank
3	Storm water drainage	:	No.

b) Description of other physical infrastructure facilities viz. :

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1	Solid waste management	:	Yes, by self.
2	Electricity	:	Available
3	Roads & Public transportation connectivity	:	Road Available, Public transport 0.5 Km.
4	Availability of other public utilities nearby	:	Near by

c) social infrastructure in terms of :

1	Schools	:	Within 10 to 12 Kms. Radius
2	Medical facilities	:	Within 10 to 12 Kms. Radius
3	Recreation facilities in terms of park and open spaces	:	Within 15 Kms. Radius

9. Marketability of the property

a) Marketability of the property in terms of

i.	Location attributes	:	Developing industrial area
ii.	Scarcity	:	No.
iii.	Demand and supply of the kind of subject Property	:	Normal.
iv.	Comparable sale prices in the locality	:	By Oral inquiry of surroundings.
b)	Any other aspect which has relevance on the value or marketability of the property	:	Under developing locality

10. Engineering and Technology Aspects of the Property

Description of engineering and technology aspects to include

a)	Type of construction	:	N.A.
b)	Materials and technology used	:	N.A.
c)	Specifications	:	N.A.
d)	Maintenance issues	:	N.A.
e)	Age of the building Remaining life of building	: :	N.A. N.A.
f)	Total life of the building	:	N.A.
g)	Extent of deterioration	:	N.A.
h)	Structural safety	:	N.A.
i)	Protection against natural disasters viz. earthquakes, etc.	:	N.A.
j)	Visible damage in the building if any	:	N.A.

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k) System of air conditioning	:	N.A.
l) Provision for firefighting	:	N.A.
m) Copies of plans and elevations of the building to be included	:	N.A.

11. Environmental Factors

a)	Use of environment friendly building materials, Green building techniques if any.	:	No
b)	Provision for rain water harvesting.	:	No
c)	Use of solar heating and lighting systems, etc.	:	No
d)	Presence of environment pollution in the vicinity of the property in terms of industry, heavy traffic etc.	:	No

12. Architectural and aesthetic quality of the property

Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements, etc.	:	Modern looking

13. Valuation

a)	Methodology of valuation - Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reasons 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.	:	Land & Building Method.
b)	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	: :	Local oral inquiry of surroundings. Attached herewith
c)	Guideline Rate obtained from Registrar's office/ State Govt. Gazette / Income Tax Notification	:	₹ 1020/- per Sq. Mt. (New Jantry-Proof attached herewith)

d) Summary of Valuation

i. Guideline Value	=	N.A
Land = 17306.59 x 1020/-	=	₹ 1,76,52,721.80
Total (Say)	=	**₹ 1,76,53,000.00**
ii. Fair Market Value of land		
Land = 17306.59 X 6200/-	=	**₹ 10,73,00,858.00**

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e) i. 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.

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 has variation has to be given.

Market Value is a result of demand/supply, merits/demerits of properties and various locations, social, economical, political factors and circumstances. Prevailing Market Value can be estimated through market survey through local estate developers / brokers, local newspapers, verbal inquiry in neighborhoods area.

Construction rate is more as the cost of construction considered in ASR is more than current market rates in the locality for doing such type of civil / construction works & jantry rate provided is only for registration purpose.

ii. Details of last two transactions in the locality / Area to be provided, if available : Not taken as valuation is done as per market value.

DETAILS OF CONSTRUCTION AS PER PLAN

S. No	Particulars of item	Built up Sq. Mt.	Age of building	Average rate per Sq. Mt. of construction in ₹.	Total in ₹
Note: - Building is demolished. So not Considered here					

Part – C (Extra Items) (Amount in ₹)

1	Portico	:	-------------
2	Ornamental front door	:	-------------
3	Sit out / Verandah with steel grills	:	-------------
4	Overhead water tank	:	-------------
5	Extra steel / Main gate	:	-------------

Part – D (Amenities) (Amount in ₹)

1	Fix Furniture in office	:	-------------
2	Glazed tiles	:	-------------
3	Extra sinks and bath tub	:	-------------
4	Marble / Ceramic tiles flooring	:	-------------
5	Interior decorations	:	-------------
6	Architectural elevation works	:	-------------

Part – E (Miscellaneous) (Amount in ₹.)

1	Separate toilet room	:	-------------
2	Separate lumber room	:	-------------
3	Separate water tank/ sump	:	-------------
4	Trees, gardening	:	-------------
	Total	:	-------------

Part – F (Services) (Amount in ₹.)

1	Water supply arrangements	:	
2	Drainage arrangements	:	
3	Compound wall	:	
4	C.B. deposits, fittings etc.	:	-------------
5	Pavement CC Road & Parking	:	

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TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	₹ 10,73,00,858.00
Part – B	Building	:	₹ -------------
Part – C	Extra items	:	₹ -------------
Part – D	Amenities	:	₹ -------------
Part – E	Miscellaneous	:	₹ -------------
Part – F	Services	:	₹ -------------
	Total Market Value	:	**₹ 10,73,00,858.00**
Total Market Value			**₹ 10,73,00,000/-**
Realizable Value			**₹ 9,65,70,000/-**
Forced sale value			**₹ 8,58,40,000/-**
Jantry Value			**₹ 1,76,53,000/-**

14. Declaration

I hereby declare that:

i. The information provided is true and correct to the best of my knowledge and belief.

ii. The analysis and conclusions are limited by the reported assumptions and conditions.

iii. I have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of same to the best of my ability and this report is in conformity of the Standards of Reporting enshrined in the above Handbook. Said valuation format is used as provided by bank.

iv. I have no direct or indirect interest in the property valued.

v. I have personally inspected the subjected property on 06-01-2026

vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category I/226

vii. I am not an approved Valuer under SARFAESI ACT-2002 and am approved by the bank

viii. I have not been depanelled or removed from any Bank / Financial Institution / Government Organization at any point of time in the past.

ix. I have submitted the Valuation report(s) directly to the Bank.

Name and address of the Valuer	:	Jayesh A. Katira 212-213, "SANJAY" Commercial Complex, 2nd floor, Rajputpara Main Road, Rajkot - 360 001 M. 9824291216
Name of Valuer association of which I am bonafied Member in good standing	:	Institution of Valuers - New Delhi
Wealth Tax Registration No.	:	CAT-I/226
Date	:	07-01-2026
Email	:	valuerjayeshakatira@gmail.com

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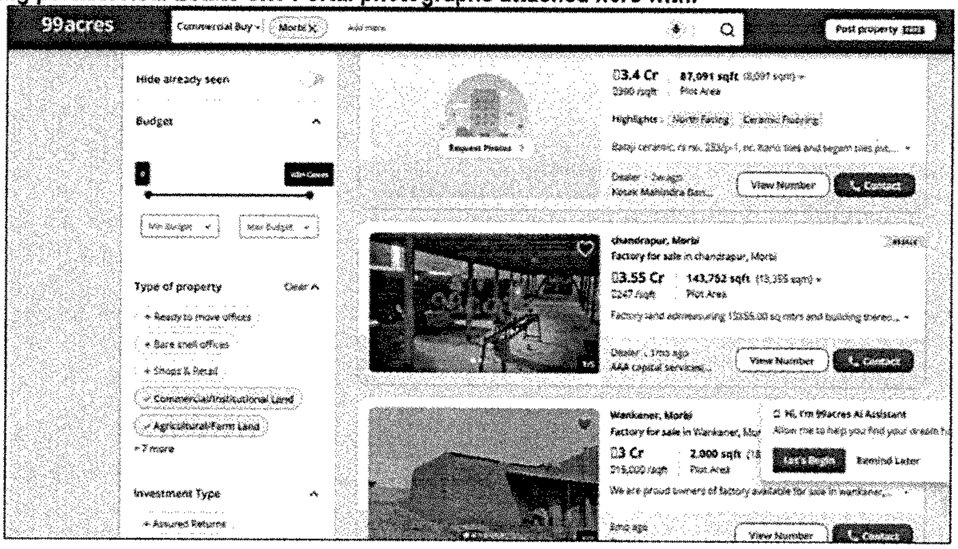
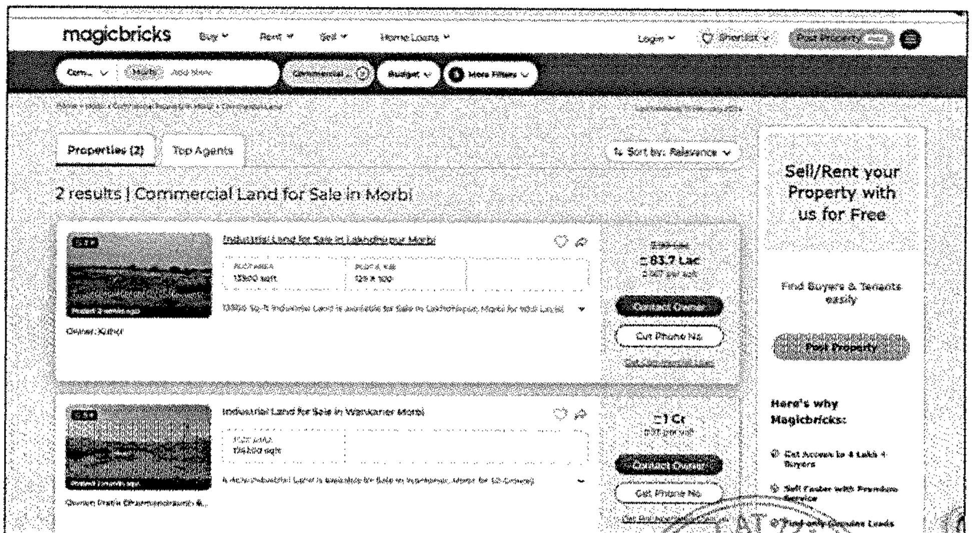
Enclosures:

Layout plan of the area in which the property is located with latitude and longitude	:	22.770222, 70.908000
Building plan	:	N.A.
Floor plan	:	N.A.
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	:	Attached
Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	:	Attached.
Google Map location of the property	:	Attached.
Price trend of the Property in the locality / city from property search sites viz. magicbricks.com, 99acres.com, makaan.com etc. if available	:	Attached herewith
Any other relevant documents / extracts	:	No

Value arrived by oral inquiry of land in surrounding locality, inquiring local estate broker & Magic Bricks, 99 Acres & other real estate selling & buying portals. Real Estate Site Portal photographs attached here with.





APPENDIX IV
DECLARATION FROM VALUERS

I **Jayesh Katira** son of **Arvindbhai Katira** do hereby solemnly affirm and state that I hereby declare that-

a. I am a citizen of India.

b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me

c. The information furnished in my valuation report dated 07-01-2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

d. I have personally inspected the property on 06-01-2026 The work is not subcontracted to any other valuer and carried out by myself.

e. Valuation report is submitted in the format as pre scribed by the Bank.

f. I have not been de panelled/delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.

f. I have not been removed/dismissed from service/employment earlier.

g. I have not been convicted of any offence and sentenced to a term of imprisonment.

h. I have not been found guilty of misconduct in professional capacity.

i. I have not been declared to be unsound mind

j. I am not a nun discharged bankrupt, or has not applied to be adjudicated as a bankrupt;

k. I am not an undischarged insolvent

l. I have not been levied a penalty under section 271Jofincome – tax Act,1961 (43 of1961) and time limit for filing appeal before Commissioner of Income tax (Appeals)or income-tax Appellate tribunal, as the case may be had expired, or such penalty has been confirmed by Income –tax Appellate tribunal, and five years have not elapsed after levy of such penalty

m. I have not been convicted of an offence connected with any proceeding under the incomeTaxAct-1961, WealthTaxAct1957or GiftTaxAct1958and

n. My PAN Card number/ GST number as applicable is **AJEPK8089J**/ **24AJEPK8089J1ZS**

o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.

p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

q. I have read the Hand book on Policy, Standards and Procedures for Real Estate Valuation 2011 of IBA and this report is in conformity to the "Standards" as enshrined for valuation in the part-B of the above hand book to the best of my ability.

r. 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 IV Sin "General Standards" and "Asset Standards" as applicable.

s. I 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. ~~I am registered under section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)~~

u. I am valuer registered with insolvency & Bankruptcy Board of India (IBBI

v. My CIBIL Score and creditworthiness is as per Bank's guideline

w. I am an individual, who is competent to sign this valuation report.

x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system

y. Further, I hereby provide the following information

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Sr. No.	Particulars	Valuer comment
1	background information of the asset being valued;	Industrial Property Known as "Corona Vitrified Pvt. Ltd." situated at Rafaleswar GIDC Plot No. 289/A, Nr. Boss Ceramic & Oscar Ceramic, Wankaner-Morbi Road, Jambudiya, Tal. & Dist. Morbi. (Guj.)363621
2	purpose of valuation and appointing authority	To ascertain the fair market value for State Bank of India, SME Branch, Lalpar-Morbi.
3	identity of the valuer and any other experts involved in the valuation	Personally, valuated the property
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	Date of appointment: 05-01-2026 Date of valuation (Visit): 06-01-2026 Date of Report: 07-01-2026
6	inspections and/or investigations undertaken;	Physical inspection and verification of provided photo copy documents were done.
7	nature and sources of the information used or relied upon;	Provided documents. For rate local inquiry of surroundings, inquiring brokers & last sale transaction nearby the property was made.
8	procedures adopted in carrying out the valuation and valuation standards followed;	Land & building method by physical inspection.
9	restrictions on use of the report, if any;	Only for State Bank of India, Morbi
10	major factors that were taken into account during the valuation;	Various environment, Socio-economical factors & Development of surroundings & marketability
11	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.	Rates considered from oral inquiry of local surroundings, which may vary time to time due to economical factors inflation or deflation which might affect the rates. Also depends on maintenance of property.

Date: 07/01/2026

Place: Rajkot

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As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is ₹ **10,73,00,000/- (Rupees Ten Crore Seventy-Three Lakh only).** The Realizable Value of the above property as of is ₹ **9,65,70,000/- (Rupees Nine Crore Sixty-Five Lakh Seventy Thousand only)** The book value of the above property as of is SUBJECT TO C.A. **(Rupees** ________________________________) and the distress value ₹ **8,58,40,000/- (Rupees Eight Crore Fifty-Eight Lakh Forty Thousand only)**

Place: Rajkot

Date: 07-01-2026

JAYESH A. KATIRA
B.E. Civil & Govt. Reg. Valuer
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The undersigned has inspected the property detailed in the Valuation Report dated __________ on ________. We are satisfied that the fair and reasonable market value of the property is Rs.________ (Rupees ____________________ only).

Date:

Place:

Signature
(Name of branch manager with official seal)

Format F
MODEL CODE OF CONDUCT FOR VALUERS

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.

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.

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 necessary 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.

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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 valuer's 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 valuer's 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.

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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time.

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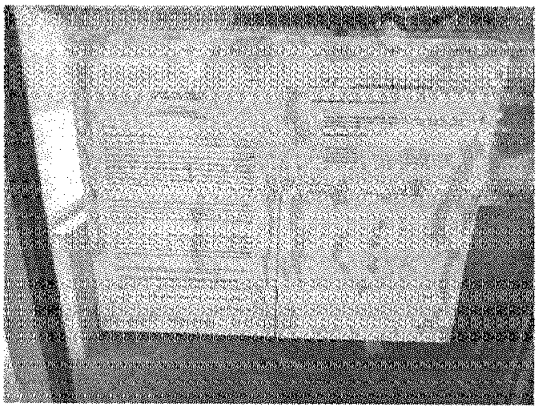
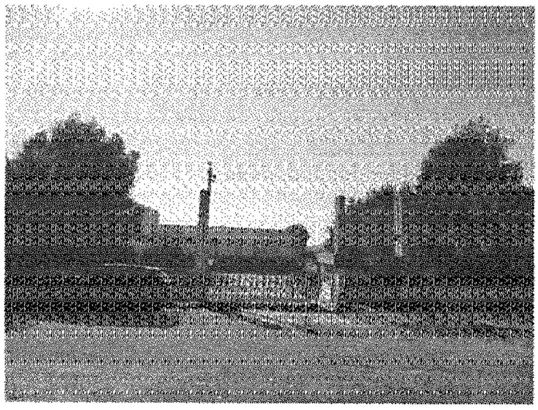
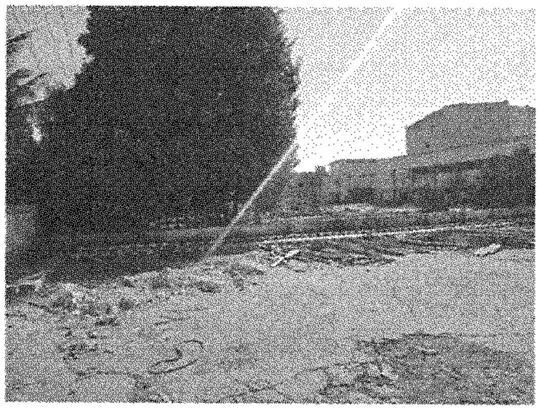
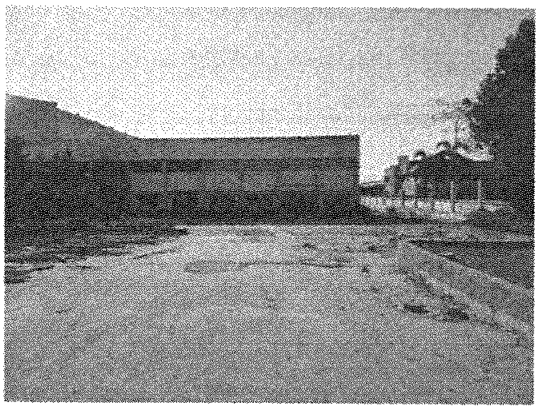
B.E. Civil & Govt. Regd. Valuer
JAYESH A. KATIRA

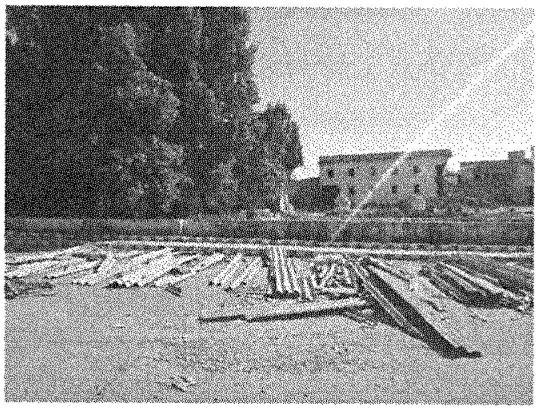
PROPERTY PHOTOGRAPHS OF CORONA VITRIFIED PVT. LTD.

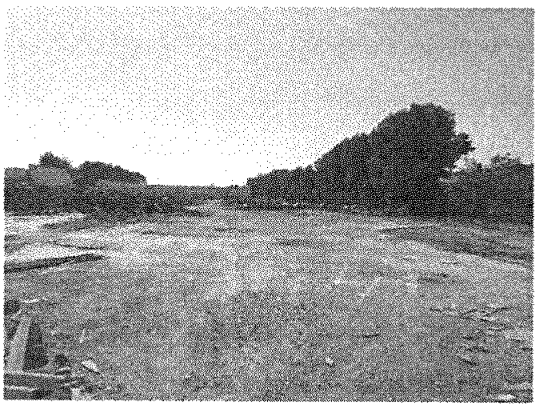












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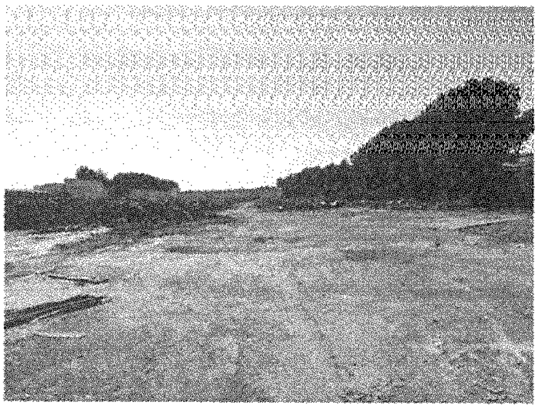
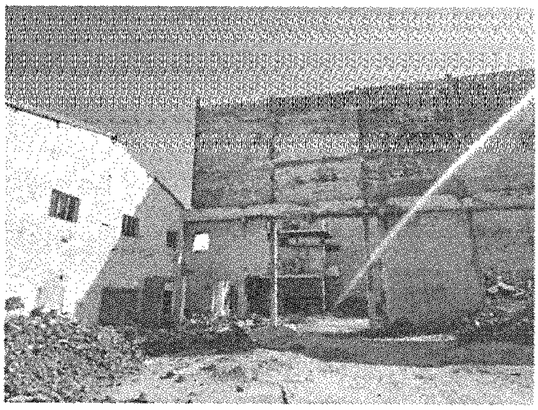
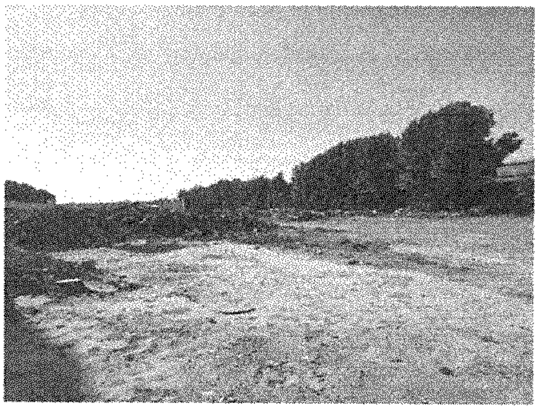
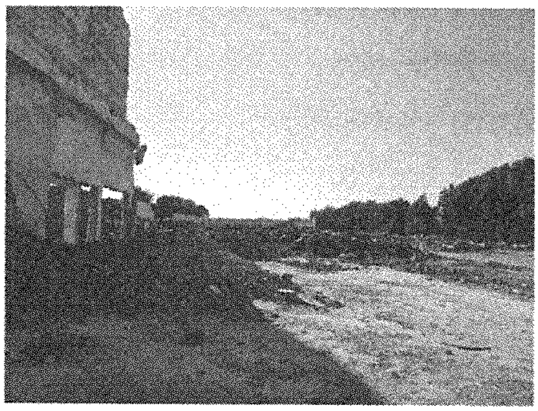
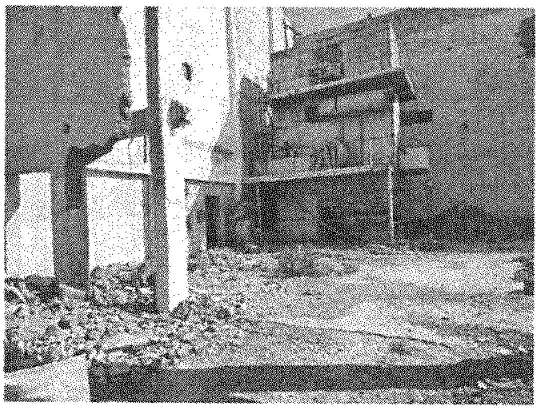
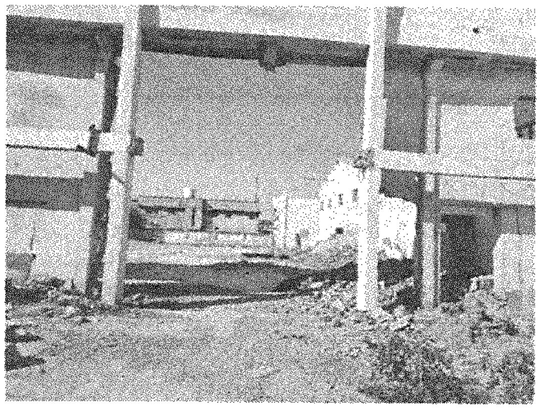
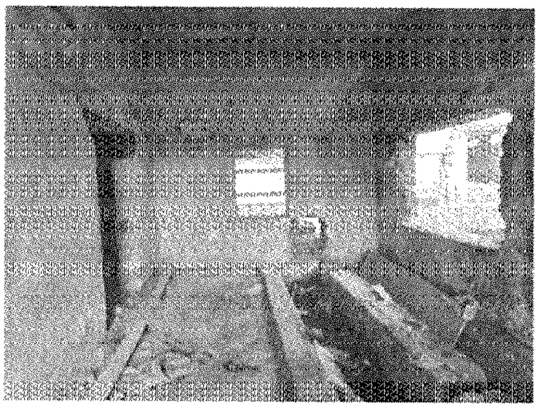
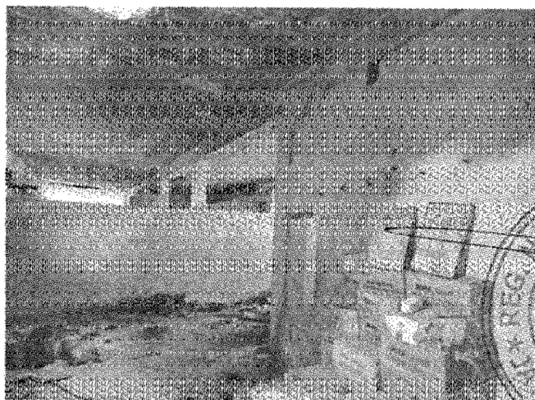

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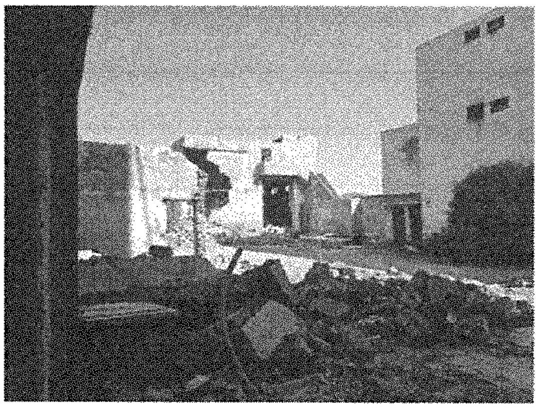
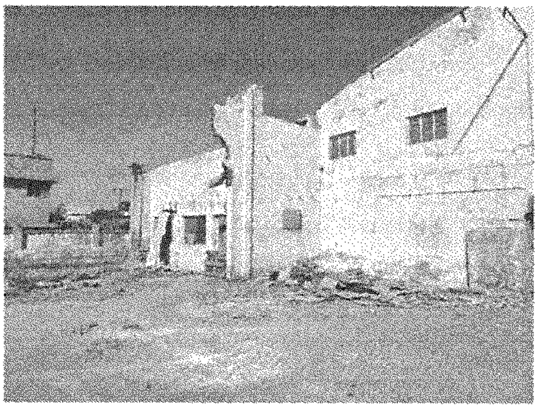
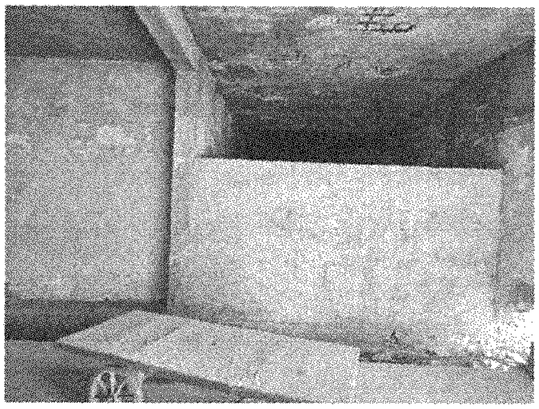
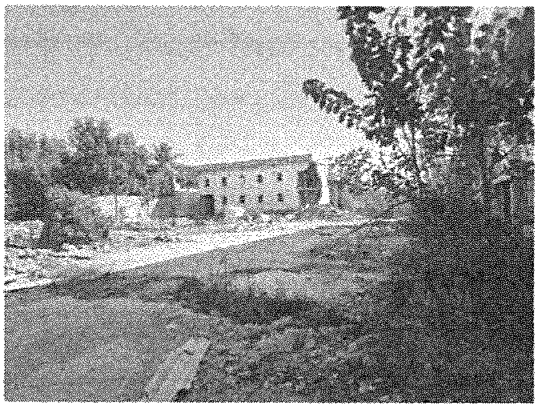
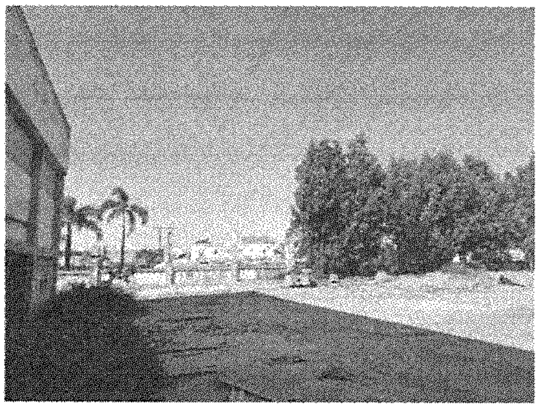
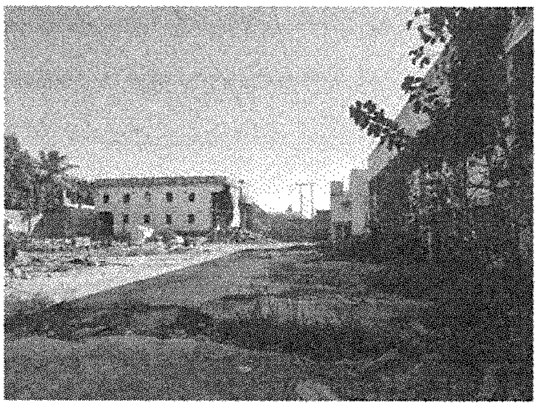
B.E. Civil, Govt. Regd. Valuer

PROPERTY PHOTOGRAPHS OF CORONA VITRIFIED PVT. LTD.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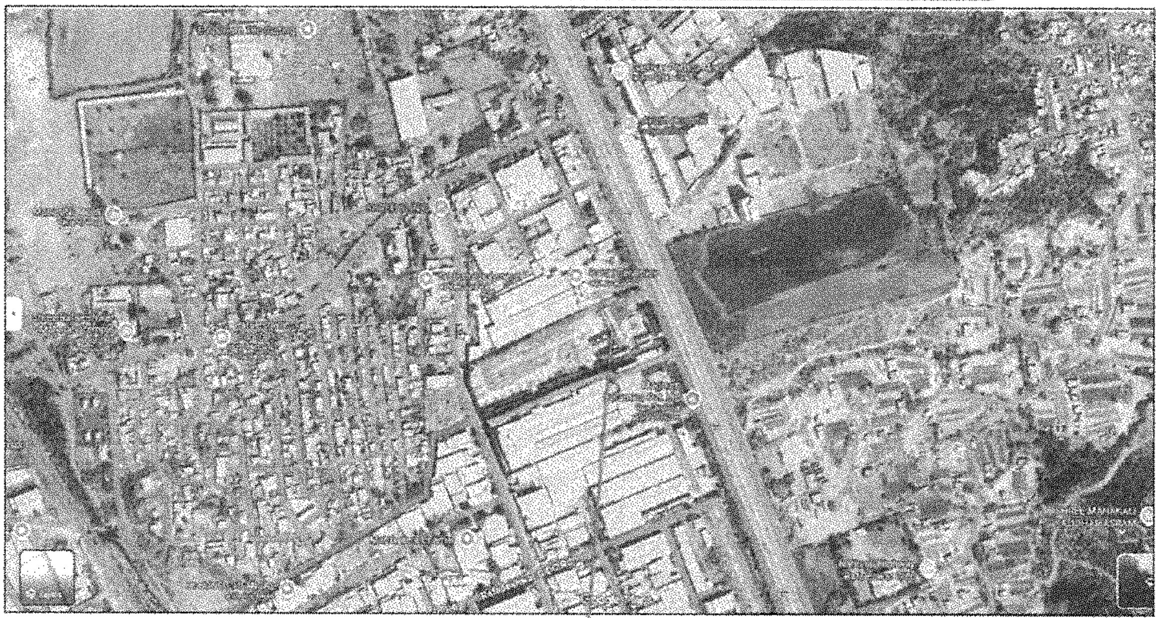
LOCATION MAP FOR PROPERTY OF CORONA VITRIFIED PVT. LTD.



Latitude & Longitude
22.770222, 70.908000

JANTRY PAGE

Annexure - "A"

Statement Showing Allotment price for the F.Y. 2019-20 w.e.f. 01-06-2019

(As Approved in 503rd Board Meeting)

Sr. No.	District Name / Estate Name	Prevailing A.P. Rs. per Sq. Mtr. For F.Y. 2018-19	Allotment Price Rs. per Sq. Mtr. W.e.f. Dt. 01-06-2019
1	2	3	
	RAJKOT		
1	Aji	[illegible]	[illegible]
2	Bhaktinagar	[illegible]	[illegible]
3	[illegible] Non-MSME (Tentative w.e.f. 20.02.2019)	[illegible]	[illegible]
4	[illegible] MSME (Tentative w.e.f. 20.02.2019)	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]
10	[illegible] MSME (Tentative w.e.f. 20.02.2019)	[illegible]	[illegible]
11	[illegible] Non-MSME (Tentative w.e.f. 20.02.2019)	[illegible]	[illegible]
12	[illegible]	[illegible]	[illegible]
13	[illegible]	[illegible]	[illegible]
14	Morbi	[illegible]	[illegible]
15	[illegible]	[illegible]	[illegible]
16	[illegible]	[illegible]	[illegible]
17	Upleta	[illegible]	[illegible]
18	[illegible]	[illegible]	[illegible]
19	Wankaner	[illegible]	[illegible]
	JAMNAGAR		
1	[illegible]	[illegible]	[illegible]
2	Bhanvad	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]
6	Jamnagar - I	[illegible]	[illegible]
7	Jamnagar - II [illegible]	[illegible]	[illegible]
8	Jamnagar - II	[illegible]	[illegible]
9	Jamnagar - III [illegible]	[illegible]	[illegible]
10	Kalavad - MSME (Tentative) w.e.f. [illegible]	[illegible]	[illegible]
11	Kalavad - Non-MSME (Tentative) w.e.f. [illegible]	[illegible]	[illegible]
	JUNAGADH DISTRICT		
1	Junagadh - I	[illegible]	[illegible]
2	Junagadh - II	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]