



VALENCIA INDIA LIMITED

CORPORATE IDENTITY NUMBER: U91990GJ2017PLC096165

Our Company was incorporated as "Valencia Country Club Private Limited" on March 8, 2017 under the provisions of Companies Act, 2013 with the Registrar of Companies, Ahmedabad bearing Corporate Identification Number U91990GJ2017PTC096165. The name of our Company was changed to "Valencia India Private Limited" vide Special Resolution dated June 17, 2020 and a fresh certificate of incorporation consequent to conversion was issued on July 01, 2020 by the Registrar of Companies, Ahmedabad. Thereafter, the status of the Company was changed to Public Limited and the name of our Company was changed to "Valencia India Limited" vide Special Resolution dated May 06, 2024 and a fresh certificate of incorporation consequent to conversion was issued on June 20, 2024 by the Registrar of Companies, Ahmedabad. The Corporate Identification Number of our Company is U91990GJ2017PLC096165. For further details pertaining to the change of name of our Company and the change in Registered Office, please refer the chapter "History and Certain Corporate Matters" on page 108 of this Red-herring Prospectus.

Registered Office: Unit No. 927, Gala Empire, Opp. Doordarshan Tower, Drive In road, Thaltej Road, Ahmedabad, Gujarat, India, 380054

Tel No.: 079-49258786; **E-Mail:** cs@valenciaindia.in; **Website:** www.valenciaindia.in;

Contact Person: Twinkle Rathi, Company Secretary and Compliance Officer

PROMOTERS: KEYUR PATEL

THE ISSUE

INITIAL PUBLIC ISSUE of 44,49,600 EQUITY SHARES COMPRISING OF (A) FRESH ISSUE OF 39,99,600 EQUITY SHARES BY THE COMPANY (B) AN OFFER FOR SALE OF 4,50,000 EQUITY SHARES BY THE SELLING SHAREHOLDER OF FACE VALUE OF ₹10/- EACH OF VALENCIA INDIA LIMITED ("VIL" OR THE "COMPANY" OR THE "ISSUER") FOR CASH AT A PRICE OF ₹[•] PER EQUITY SHARE INCLUDING A SHARE PREMIUM OF ₹[•] PER EQUITY SHARE (THE "ISSUE PRICE") AGGREGATING TO ₹[•] ("THE ISSUE"), OF WHICH 2,23,200 EQUITY SHARES OF FACE VALUE OF ₹10/- EACH FOR CASH AT A PRICE OF ₹[•] PER EQUITY SHARE INCLUDING A SHARE PREMIUM OF ₹[•] PER EQUITY SHARE AGGREGATING TO ₹[•] WILL BE RESERVED FOR SUBSCRIPTION BY MARKET MAKER TO THE ISSUE (THE "MARKET MAKER RESERVATION PORTION"). THE ISSUE LESS THE MARKET MAKER RESERVATION PORTION i.e., NET ISSUE OF 42,26,400 EQUITY SHARES OF FACE VALUE OF ₹10/- EACH AT A PRICE OF ₹[•] PER EQUITY SHARE AGGREGATING TO ₹[•] LACS IS HEREIN AFTER REFERRED TO AS THE "NET ISSUE". THE ISSUE AND THE NET ISSUE WILL CONSTITUTE [•]% AND [•]% RESPECTIVELY OF THE POST ISSUE PAID UP EQUITY SHARE CAPITAL OF OUR COMPANY.

ALLOCATION OF THE ISSUE

QIB PORTION	NOT MORE THAN 4,22,400 EQUITY SHARES
RETAIL PORTION	NOT LESS THAN 26,62,800 EQUITY SHARES
NON-INSTITUTIONAL PORTION	NOT LESS THAN 11,41,200 EQUITY SHARES
MARKET MAKER PORTION	2,23,200 EQUITY SHARES

FOR FURTHER DETAILS, PLEASE REFER TO SECTION TITLED "TERMS OF THE ISSUE" BEGINNING ON PAGE NO 195 OF THE RED HERRING PROSPECTUS.

THIS ISSUE IS BEING MADE THROUGH BOOK BUILDING PROCESS, IN TERMS OF CHAPTER IX OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018 (THE "SEBI (ICDR) REGULATIONS"), AS AMENDED READ WITH RULE 19(2)(B) OF SECURITIES CONTRACTS (REGULATION) RULES, 1957, AS AMENDED.

COMMUNICATION: NOTICE TO INVESTORS

This communication should be read along with the Red Herring Prospectus dated June 18, 2025 and Pre-Issue Advertisement dated June 21, 2025.

Clarification on the development of the project of 15 villas and club house:

We respectfully wish to clarify that the regarding the operational realities or disclosures made by our Company in its Red Herring Prospectus (RHP) and IPO proposal.

The Company clarifies that the proposed capital expenditure does not involve complete demolition of existing structures or a full suspension of operations. Instead, the development comprising renovation of the Club House and phased construction of the remaining 15 villas is structured to ensure minimal disruption and continuous revenue generation. The Club is currently operational and generating income, and room bookings will continue throughout the renovation phase, with only partial, staggered closures where necessary. The RHP fully discloses all material facts, including the nature and timeline of development, strategic tie-up with Mahindra Holidays, and the commercial arrangement which commences post-completion. The use of Mahindra Holidays' name pertains to a lease agreement and is not misleading. Please note that Claims that there will be large-scale reconstruction, a complete stop in revenue, or misleading information about how the company earns money are incorrect. The proposed upgrades are part of a forward-looking growth strategy, not merely a response to past maintenance issues, and the Company remains committed to transparency and full disclosure regarding the operations of the Company.

BOOK RUNNING LEAD MANAGER TO THE ISSUE	REGISTRAR TO THE ISSUE	COMPANY SECRETARY AND COMPLIANCE OFFICER
 INTERACTIVE FINANCIAL SERVICES LIMITED Address: Office No. 508, Fifth Floor, Priviera, Nehru Nagar, Ahmedabad - 380015, Gujarat, India Tel No.: 079 49088019 (M) +91-9898055647 Web Site: www.ifinservices.in Email: mhd@ifinservices.in Investor Grievance Email: info@ifinservices.in Contact Person: Pradip Sandhir SEBI Reg. No.: INM000012856	 KFIN TECHNOLOGIES LIMITED Address: Selenium Tower-B, Plot 31 & 32, Gachibowli, Financial District, Nanakramguda, Serilingampally, Hyderabad Rangareddi TG 500032. Tel No.: +91-40-67162222/18003094001 Website: www.kfintech.com E-Mail: vil.ipo@kfintech.com Investor Grievance Email: einward.ris@kfintech.com Contact Person: Mr. M Murali Krishna SEBI Reg. No.: INR000000221	 VALENCIA INDIA LIMITED Ms. Twinkle Rathi Company Secretary and Compliance Officer Unit No. 927, Gala Empire, Opp. Doordarshan Tower, Drive In road, Thaltej Road, Ahmedabad, Gujarat, India, 380054 Telephone: 079-49258786 E-mail: cs@valenciaindia.in Website: www.valenciaindia.in Investors can contact the Company Secretary and Compliance Officer or the BRLM or the Registrar to the Issue in case of any pre-issue or post-issue related problems, such as non-receipt of letters of Allotment, non-credit of Allotted Equity Shares in the respective beneficiary account and refund orders, etc.

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the Red Herring Prospectus.

For Valencia India Limited
On Behalf of the Board of Directors
Sd/-
Keyur Patel
(Managing Director)

Place: Ahmedabad
Date: June 30, 2025