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079 Paresb Patel - NPA Bungal

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To: **Bank of Baroda**
Branch: Gonwa Industrial Estate,
Opp. Amar Car Showroom,
BIDC, Gonwa, Vadodara.

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

I GENERAL	
1	Purpose for which the valuation is made: To ascertain current market value of NPA property.
2	a) Date of inspection: 18-07-2026
	b) Date on which the valuation is made: 18-07-2026
3	List of documents produced for perusal: i) Copy of Sale Deed / Bankahat / Share Certificate, Dt.: 10.03.2021 (Rs.38.51 Lac) ii) Copy of Approved Building Plan, Dt.: 01.07.2021 iii) Copy of Construction Permission Letter, Dt.: 01.07.2021
	File No. Name of applicant: Mr. Pareshbhai Jayantibhai Patel
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) 1) Mr. Pareshbhai Jayantibhai Patel 2) Mrs. Alka Paresb Patel Mob.: Ownership: Joint Ownership
5	Brief description of the property: (including leasehold/freehold etc.) Residential bungalow constructed on ground floor, first floor & second floor (part) only. (Free Hold Property)
5A	Total Lease Period (in case of lease) Not applicable
6	Location of property: a) Plot No. / Survey No. R.S. No. 984 b) Door No. Plot No. 3 & 4 Paiki South Side a) T. P. S. No. / Village Village: Karjan b) Ward / Taluka Karjan e) Mandal / District Vadodara
7	Postal address of the property: Plot No. 3 & 4 Paiki South Side, Shree Nidhi Residency, Bhakti Nagar Co - Op. Housing Society, Opp. Prayasha Society, Karjan - Anastu Road, Village & Tal.: Karjan, Dist.: Vadodara
	City / Town Karjan
	Residential Area Yes
8	Commercial Area No
	Industrial Area No
9	Classification of the area i) High / Middle / Poor Higher Middle Class ii) Urban / Semi Urban / Rural Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality Within limit of Nagar Palika
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area No.

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