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VALUATION REPORT

OWNER : **SMT. DAKSHINA UMESHBHAI PATEL**

PROPERTY : **FLAT NO. B/601, 6TH FLOOR, BUILDING NO. B, SHIV RANJANI RESIDENCY, OPP. RAJ ABHISHEK CITY HOMES, HAZIRA – PALSANA ROAD, MOJE: PARDI KANDE, SUB DIST.: CHORYASI, DIST.: SURAT - 394230.**

VALUE : **RS. 14,00,000/-**

301, 3rd Floor, Dastur Arcade, Nr. Nanpura Police Chowki,
Nanpura Old Street, Nanpura, Surat-395001.
shubhamvaluer@gmail.com
+91 72029 79899 +91 84607 82597

SURAT | ANKLESHWAR | VAPI

SVC/SRT/BOB/2026-27/15996 **Date: 05/08/2026**

VALUATION REPORT
(IN RESPECT OF FLAT)

To,
The Manager,
Bank of Baroda,
Kadodara Branch,
Dist.: Surat.

I – GENERAL			
1	Purpose for which valuation is made	:	For ascertaining fair market value of the property to be offered to **Bank of Baroda, Kadodara Branch, Dist.: Surat.** For Debt Recovery Purpose.
2	a) Date of Inspection b) Date on which the Valuation is Made c) File No.	: : :	04/08/2026 05/08/2026 --
3.	List of Documents produced for perusal	:	1. Copy of Previous Valuation Report, issued by: Real Value Consulting Services, Ref. No. RVCS/92863, On Dated: 30/06/2025.
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)	:	**Name of Owner** **SMT. DAKSHINA UMESHBHAI PATEL** **(As per Copy of Previous Valuation Report)**
5.	Brief description of the property (Including leasehold/Freehold etc.)	:	Property Under Valuation is Free Hold type Residential Flat, It is situated at Flat No. B/601, 6th Floor, Building No. B at **"Shiv Ranjani Residency"**, Building having Ground Floor + Upper Twelve Floors of Fully Residential Building. The Property Under Valuation is Situated at Pardi Kande, Dist.: Surat. It is abutting Opp. Raj Abhishek City Homes, Hazira – Palsana Road, Moje: Pardi Kande, Sub Dist.: Choryasi, Dist.: Surat - 394230. Shiv Ranjani Residency is one of the Famous and Developed Residential Building in this area. This area is one of the famous and Developing Residential Cum Commercial area of the city Surat.
5a	Total Lease period & remaining period (if leasehold)	:	Not Applicable.

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6.	Location of the Property **a)** Flat No. / R.S No. **b)** Door No. **c)** T. S. No. / Village **d)** Ward / Taluka **e)** Mandal/District **f)** Date of issue and validity of layout of approved map/plan **g)** Approved map/plan issuing authority **h)** Any other comments on authenticity of approved plan and construction as per the approved plan	: : : : : : : :	 Flat No. B/601/ R. S. No. 47, Block No. 43 Flat No. B/601, 6th Floor, Building No. B T. P. S. No. 59 (Pardi Kande – Sachin - Kansad), F. P. No. 41/B Paiki Plot No. B, C & D/ Moje.: Pardi Kande Sub Dist.: Choryasi Dist.: Surat Plan was Approved by SUDA, Plan No. SUDA/ VPA/ U-4/ 6674-Revi.-7835-A/ 745, On Dated: 24/02/2010. (As Per Copy of Previous Valuation Report) SUDA NA
7.	Postal address of the Property	:	**Flat No. B/601, 6th Floor, Building No. B, Shiv Ranjani Residency, Opp. Raj Abhishek City Homes, Hazira – Palsana Road, Moje: Pardi Kande, Sub Dist.: Choryasi, Dist.: Surat - 394230.**
8.	City / Town • Residential Area • Commercial Area • Industrial Area	:	Surat/ Pardi Kande Yes, Residential Area Yes, Commercial Area No
9.	Classification of the Area	:	High/**Middle**/Poor Urban/**Semi Urban**/Rural
10	Coming under Corporation Limit/Village Panchayat/Municipality	:	Limits of SUDA
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, ULC Act has been abolished since 1999.
13	Dimensions / Boundaries of the property		**As per Copy of Previous Valuation Report** / **Actuals**
	North	:	Open Space / Open Space
	South	:	Flat No. B/602 / Flat No. B/602
	East	:	Open Space / Open Space
	West	:	Stair, Passage & Flat No. B/604 / Entry, Passage & Flat No. B/604
13.2	Latitude, Longitude and Coordinates of the site		Latitude: 21.097786" N Longitude: 72.874835" E
14.	Extent of the site	:	**SBUA: 1075.00 Sq. Ft. or 99.87 Sq. Mt.** **(As per Copy of Previous Valuation Report)**

15	Extent of the site considered for valuation	:	**SBUA: 1075.00 Sq. Ft. or 99.87 Sq. Mt. (As per Copy of Previous Valuation Report)**
16	Whether occupied by the owner/tenant? If occupied by Tenant, since how long? Rent Received per month.	:	Vacant- In Possession of Bank of Baroda
	II - APARTMENT BUILDING		
1.	Nature of Apartment	:	Property Under Valuation is Free Hold type Residential Flat, It is situated at Flat No. B/601, 6th Floor, Building No. B at **"Shiv Ranjani Residency"**, Building having Ground Floor + Upper Twelve Floors of Fully Residential Building. The Property Under Valuation is Situated at Pardi Kande, Dist.: Surat. It is abutting Opp. Raj Abhishek City Homes, Hazira – Palsana Road, Moje: Pardi Kande, Sub Dist.: Choryasi, Dist.: Surat - 394230.
2.	Location T.S. No. Block No. Ward No. Village/Municipality/Corporation Door No., Street or Road (Pin Code)	: : : : : :	 T. P. S. No. 59 (Pardi Kande – Sachin - Kansad), F. P. No. 41/B Paiki Plot No. B, C & D R. S. No. 47, Block No. 43 -- Moje: Pardi Kande Flat No. B/601, 6th Floor, Building No. B, Shiv Ranjani Residency, Hazira – Palsana Road, Moje: Pardi Kande, Sub Dist.: Choryasi, Dist.: Surat - 394230.
3.	Description of the locality	:	**Residential/Commercial**/Mixed
4.	Year of Construction	:	Year 2013 (Approx.)
5.	Number of Floor	:	Ground Floor + Upper Twelve Floors
6.	Type of Structure	:	RCC frame structure
7.	Number of dwelling unit in the building	:	04 Flats on each Floor
8.	Quality of construction	:	Good
9.	Appearance of the building	:	Good
10	Maintenance of the building	:	Good
11	**Facilities available**		
	Lift	:	02 Nos. of Lifts Provided
	Protected water supply	:	Provided
	Underground Sewerage	:	Provided
	Car Parking – Open / Covered	:	Covered
	Is Compound wall existing?	:	Yes, Provided
	Is Pavement laid around the building?	:	Yes, Provided

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III – FLAT			
1.	The floor in which the flat is situated	:	Subject property is situated at 6th Floor
2.	Door number of the flat	:	Flat No. B/601
3.	Specification of the flat	:	2 BHK
	Roof	:	RCC Slab Roof
	Flooring	:	Could not Verified
	Doors	:	Wooden Frame with Wooden Door
	Windows	:	Could not Verified
	Fittings	:	Could not Verified
	Finishing	:	Could not Verified
	Stage of Completion	:	100% Completed
4.	House Tax	:	NA
	Assessment No.	:	NA
	Tax paid in the name of	:	NA
	Tax amount	:	NA
5.	Electricity service connection number	:	NA
	Meter Card is in the name of	:	NA
6.	How is the maintenance of the flat?	:	Could not Verified
7.	Document Executed In The Name Of	:	Name of Owner SMT. DAKSHINA UMESHBHAI PATEL (As per Copy of Previous Valuation Report)
8.	What is the undivided area of land as per Document?	:	Not mention in document.
9.	What is the plinth area of the flat	:	BUA: 755.00 Sq. Ft. or 70.14 Sq. Mt. (Approx.)
10	What is the floor space index (app.)?	:	Permissible FSI – 2.25 Consumed FSI – 2.23
11	What is the carpet area of the flat?	:	CA: 629.00 Sq. Ft. or 58.44 Sq. Mt. (Approx.)
12	Is it Posh/I Class/Medium/Ordinary ?	:	Could not Verified
13	Is it being used for residential or Commercial purpose?	:	Residential Purpose
14	Is it owner occupied or let out?	:	Vacant- In Possession of Bank of Baroda
15	If rented, what is the monthly Rent?	:	NA
IV – MARKETABILITY			
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra potential value?	:	Subject Property is situated at developing Residential cum Commercial area of the city.
3	Any negative factors observed which affect the market value in general?	:	NA

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V – RATE			
1	After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	:	As per the local market survey, similar nature of properties has average sales price of Super Built Up area is **Rs. 1000/- per Sq. Ft. to Rs. 1500/- per Sq. Ft.**
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	Rs. 1000/- per Sq. Ft. to Rs. 1500/- per Sq. Ft. On Super Built Up area
3.	Break – Up For The Rate		
	i) Building + Service	:	N.A.
	ii) Land + Others	:	N.A.
4.	Guideline Rate obtained from the Register's office (an evidence thereof to be enclosed)	:	Rs. 6900/- X 1.8 = 12,420/- per Sq. Mt. on BUA
5.	Registered Value (if available)	:	NA

VI - COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a.	Depreciated building rate	:	N.A.
	Replacement cost of flat with Services (v(3)i)	:	N.A.
	Total economic life of building	:	50 Years
	Age of the building (Approx.)	:	13 Years Old
	Remaining Life of the building estimated	:	37 Years (If Preventive & Regular Maintenance)
	Depreciation percentage assuming the salvage value as 10%	:	N.A.
	Depreciated Ratio of the building	:	N.A.
b.	Total Composite rate arrived for valuation		
	Depreciated Building rate VI(a)	:	Not Applicable for flat valuation
	Rate for Land & other V(3)ii	:	N.A.
	Total Composite Rate	:	Rs. 1300/- Per Sq. Ft. (On SBUA)

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DETAILS OF VALUATION

Sr. No.	Description	Quantity in Sq. Ft.	Rate in Rs. Per Sq. Ft.	Present Value
1	Present Value of the flat (including car parking, if provided)	1075.00 (SBUA)	1300/-	Rs. 13,97,500/-
2	Wardrobes	L.S.	L.S.	-
3	Show case	L.S.	L.S.	-
4	Kitchen Arrangements	L.S.	L.S.	-
5	Superfine finish	L.S.	L.S.	-
6	Interior decorations	L.S.	L.S.	-
7	Electricity deposits / Electrical Fittings, etc.,	L.S.	L.S.	-
8	Extra Collapsible gates/grill works etc.	L.S.	L.S.	-
9	Potential Value, If Any?	L.S.	L.S.	-
10	Fixed Furniture & Extra Work	L.S.	L.S.	-
11	As per current stage of work completion the value of the flat (if flat is under construction)			-
12	After 100% completion final value of flat			-
			TOTAL	Rs. 13,97,500/-
			Or Say	**Rs. 14,00,000/-**

PART II – VALUATION

BRIEF DESCRIPTION OF THE PROPERTY:

The property under valuation is a Residential Flat situated at Flat No. B/601, 6th Floor, Building No. B, Shiv Ranjani Residency, Opp. Raj Abhishek City Homes, Hazira – Palsana Road, Moje: Pardi Kande, Sub Dist.: Choryasi, Dist.: Surat - 394230. Pardi Kande is a Developing area of the city. All the basic amenities such as School, Hospital, Post Office, Bank, Commercial Complexes, Public Transport system, etc. are available within a radius of about 1-2 Km. Sachin Railway Station and Bus Station are about approximately 06 Km & 02 KM Respectively away from the subject property.

The four side's boundaries of the property as per actual are as follows:

Direction		
North	:	Open Space
South	:	Flat No. B/602
East	:	Open Space
West	:	Entry, Passage & Flat No. B/604

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BASIS OF VALUATION:

The Market Value Definition, as per International Valuation Standards, which has been adopted in this Valuation Exercise, is as follows:

"The Market Value is the estimated amount for which an Asset should exchange on the date of Valuation between a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

METHODOLOGY OF VALUATION
SALES COMPARISON APPROACH

The estimation of Market Value of the subject property is carried out by adopting Sales Comparison method by conducting local enquiry and market survey with property dealers, brokers, owners of the property in the surrounding area. The prevalent market rate of comparable property in the vicinity of the property under Valuation is considered to estimate the Market Value of the subject property. The factors which have been considered are shape, size, location, frontage, access to main road, demand & supply of similar properties etc. It may be noted that we have not legally verified the title of the property.

We visited the above property under valuation and inspected the same minutely. After the detailed inspection, carrying out independent market survey / inquiries, after having a complete overview of the prevailing rates of similar property sales, purchase, based upon our years of valuation experience and our independent judgment, we submit our tabulated calculations vide which we have determined the Fair Market Value of the property as on **04/08/2026** as mentioned hereunder.

In order to estimate the prevailing market rate in the vicinity of the said Property, Market enquiry was conducted amongst Property Brokers, Real Estate Agents and other local people. It reveals that the similar property is available in nearby area in the range of **Rs. 1000/- per Sq. Ft. to Rs. 1500/- per Sq. Ft. on Super Built up area.**

Considering above and keeping in view location, frontage from main road, demand and supply in the said area, etc. we have adopted a Market Rate of subject premises is **Rs. 1300/- per Sq. Ft. on Super Built up area**

Market Rate	:	Rs. 1000/- per Sq. Ft. to Rs. 1500/- per Sq. Ft on SBUA
Adopted Market Rate	:	Rs. 1300/- per Sq. Ft. on SBUA
Market Of the Flat	:	1075.00 Sq. Ft. X Rs. 1300/- per Sq. Ft.
Market Value of Flat	:	Rs. 13,97,500/- **Or Say Rs. 14,00,000/-**

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FAIR MARKET VALUE: Rs. 14,00,000/- (It is the estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller at an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.)
NET REALIZABLE VALUE: Rs. 12,60,000/- @ 90 % of the Fair Market Value. (The value of an asset that can be realized by a company or entity upon the sale of the asset, less a reasonable prediction of the costs associated with either the eventual sale or the disposal of the asset in question.)
DISTRESS VALUE: Rs. 11,20,000/- @ 80 % of the Fair Market Value. (The value of a property offered for immediate sale by its owner, who is under legal compulsion for immediate recovery of legal dues from him and where there is absolute urgency to liquidate assets in terms of Money is called the Distress Value of the property.)
INSURABLE VALUE: Rs. 7,50,000/- (If the property is to be insured for natural calamity like earthquake, fire etc., It is to be insured for reinstatement cost i.e. Compensation amount to be recovered from insurance company. Only construction cost is considered for insurance purpose)
GUIDELINE VALUE: Sale instances for the identical property proximous to the property under valuation are not available with the office of the sub registrar. However, in order to ascertain the market value, section 32(A) of Bombay Stamp Act, 1958 is introduced under this section, Ready Reckoner – Jantri showing guidelines for stamp duty valuation is prepared in the year 1984, which was revised in 1992 by adding certain percentage in the rates of the year 1984. Again revision is made in Jantri on adhoc basis and implemented till 1999. Same Jantri is implemented with revision by multiplying 1.5 + 5% to the rates of Jantri of 1999 from 01/04/2007. Again revised new Jantri prepared in 2008 and implemented from 01/04/2008. Then again revised new jantri implemented from 18/04/2011. Then again revised new jantri implemented from 15/04/2023. Land rates mentioned in the jantri are unscientific, unreasonable and purely on adhoc basis without considering various factors governing valuation of the property. **For Subjected Flat** = Built-up Area X Guideline Rate = 70.14 Sq. Mt. X Rs. 12,420/- per Sq. Mt. on BUA = **Rs. 8,71,139/-**

Remarks:

We have been provided the xerox copy of previous valuation report, issued by: Real Value Consulting Services, Ref. No. RVCS/92863, On Dated: 30/06/2025. Based on the information mentioned in the previous valuation report, property was identified and value is estimated. we have relied and adopted data (Including SBUA) Adopted in previous Report & have assumed the data/detail to be true & correct.

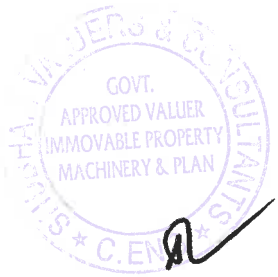
- At the time of site inspection subjected property is locked, visit done by outside only, We have observed possession notice of Bank of Baroda on entrance door of subject property.

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-: CONCLUSION: -

As a result of my appraisal and analysis, it is my considered opinion that the **present fair market value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 14,00,000/- (Rupees Fourteen Lakh only)**. The **realizable value** of the above property is **Rs. 12,60,000/- (Rupees Twelve Lakh Sixty Thousand only)**. The **distress value** of the above property is **Rs. 11,20,000/- (Rupees Eleven Lakh Twenty Thousand only)**.

Date : 05/08/2026
Place : Surat



AUTHENTICATED SEAL

The undersigned have inspected the property detailed in the valuation report dated_____ on_____. We are satisfied that the fair & reasonable market value of the property is Rs. _____ (Rs. _____)

Date: -

Signature
(Branch Manager)

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DECLARATION

I hereby declare that-

- The information furnished in my valuation report on dated **05/08/2026** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- My representative **Mr. Kshetra** inspected the property on **04/08/2026**. The work is not sub-contracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment;
- I have not been found guilty of misconduct in my professional capacity.
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- 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 IVS in "General Standards" and "Asset Standards" as applicable.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Yours faithfully,
FOR **SHUBHAM VALUERS & CONSULTANTS.**

Satish g. Patel

SATISHKUMAR PATEL
B.Tech (Civil), M.Sc(RE), M.Sc (P&M)
GOVT. APPROVED & REGISTERED VALUER
SRT/CCIT/ACIT(HQ)/34AB/SGP/2020-21
IBBI/RV/07/2021/14112
CHARTERED ENGINEER (INDIA)
(Regd. No. AM-184890-1)

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AUTHENTICATED SEAL

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Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	As Above
2.	purpose of valuation and appointing authority	To Estimate Fair Market Value for **Bank of Baroda, Kadodara Branch, Dist.: Surat.** For Debt Recovery Purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Mr. Satishkumar Patel
4.	disclosure of valuer interest or conflict, if any;	Not Applicable
5.	date of appointment, valuation date and date of report;	Date of Appointment: 03/08/2026 Date of Valuation: 05/08/2026
6.	inspections and/or investigations undertaken;	Mr. Kshetra
7.	nature and sources of the information used or relied upon;	We have Made Market Inquiries with various Property Owners and with Estate Agent and with adjoining Shop Keepers of the area before Finalizing Unit Rate. We have also ascertained from the Market recent Sale of Similar Flat of the Vicinity.
8.	procedures adopted in carrying out the valuation and valuation standards followed;	As Discussed in Part-II Valuation
9.	restrictions on use of the report, if any;	It is issued to **Bank of Baroda, Kadodara Branch, Dist.: Surat.** Only, it is not valid to any other banks or FI.
10.	major factors that were taken into account during the valuation;	Location, Economic outlook, demand & supply, Size of the Flat, Property Market performance
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.	Not Applicable

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MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017}

All valuers empaneled 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.

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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.

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 authorised by the authority, the registered valuers 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 valuers 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.

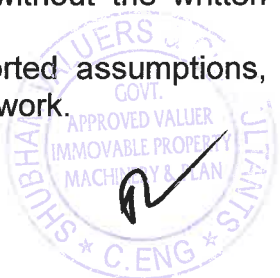
Gifts and hospitality:

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
26. 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).
27. 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.
28. Remuneration and Costs.
29. 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.
30. 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.
31. Occupation, employability and restrictions.
32. 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.
33. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

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ASSUMPTIONS & LIMITING CONDITIONS:

1. This valuation exercise is based on our verbal market enquiry / survey of the subject Area.
2. The Total Life & Economic Balance Life of the subject property is estimated on the basis of our visual inspection during the site visit and our professional judgment.
3. Transaction Costs like Stamp Duty, Registration Charges, Brokerage etc., pertaining to the sale/purchase of this Property have not been considered while arriving at the Market Value.
4. No responsibility is assumed for matters legal in nature. No investigation has been made of the title to or any liabilities against the property appraised. We have assumed that the owner's claim is valid, the property rights are good and marketable, and there are no encumbrances that cannot be cleared through normal processes, unless otherwise stated in the report.
5. We disclaim any responsibility towards the legal matters and / or Title of the property. The bank is advised to obtain a Title Clearance Report from their empaneled Lawyer towards the same.
6. We have estimated the Market Value of the subject property based on the facts known to us, information provided by the client and / or bank and the assumptions & limiting conditions mentioned herewith. We have the right to alter statements, analysis, conclusions, or any value estimates in the valuation, if any new facts pertinent to the valuation process are discovered which were unknown when the valuation report was prepared.
7. For the purpose of this valuation exercise we assume that the subject property is free from all the litigation, encumbrances, encroachments, etc., unless otherwise mentioned in the report.
8. The Bank / Financial Institution / Lender must obtain the original Valuation report (No photocopy or Duplicate Copy) for taking any lending decision.
9. Value varies with the Purpose/ Date/ Condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in the Report. The Value indicated in the Valuation Report holds good only up to the period of 3 months from the date of Valuation.
10. Defect Liability Period is 30 DAYS. We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
11. Our Data retention policy is of ONE YEAR. After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
12. Possession of this report or any copy thereof does not carry with it right of publication. No portion of this report (especially any conclusion, the identity of any individuals signing or associated with this report or the firms with which they are connected, or any reference to the professional associations or organizations with which they are affiliated or the destinations awarded by those organizations) shall be disseminated to third parties without the written consent and approval of Shubham Valuers & Consultants.
13. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.



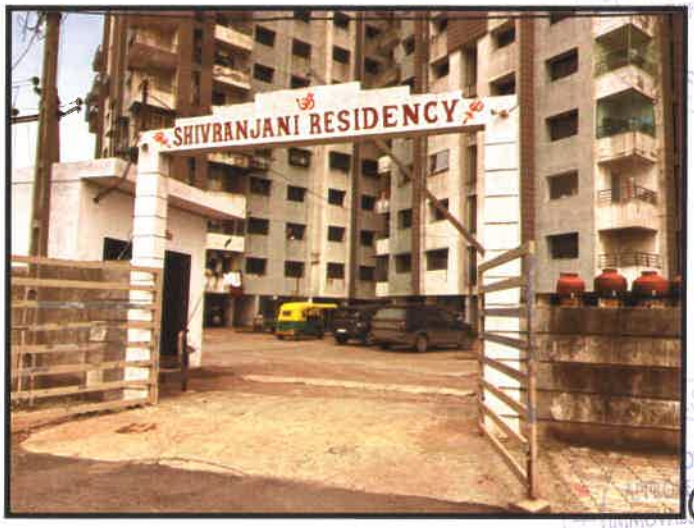
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PROPERTY PHOTO

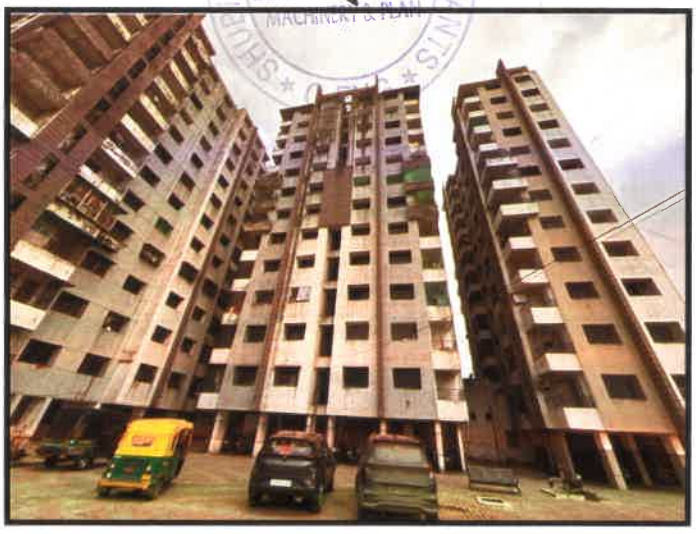
Flat No. B/601, 6th Floor, Building No. B, Shiv Ranjani Residency, Opp. Raj Abhishek City Homes, Hazira – Palsana Road, Moje: Pardi Kande, Sub Dist.: Choryasi, Dist.: Surat - 394230.





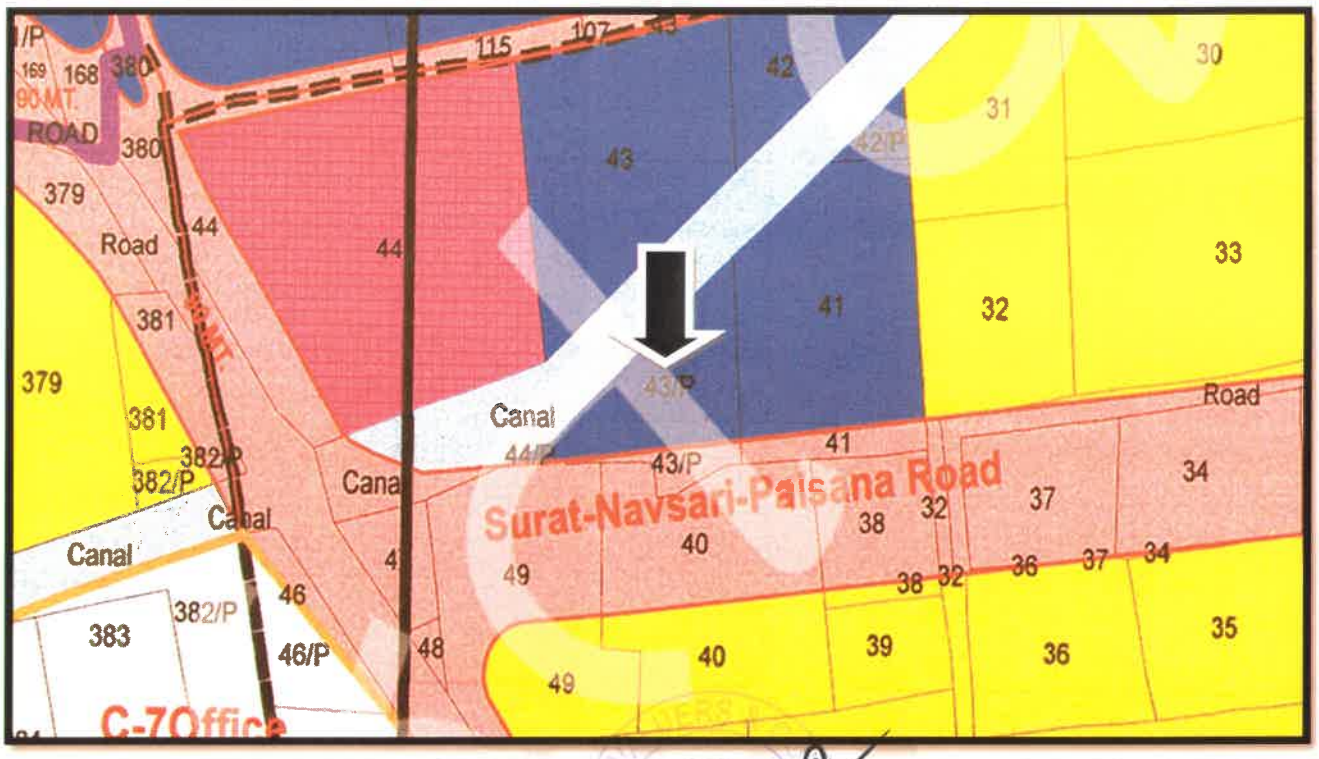






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LOCATION PLAN WITH GEO CO-ORDINATES (Latitude and Longitude)





Latitude: 21.097786" N	Longitude: 72.874835" E

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સુપ્રિટેન્ડન્ટ ઓફ સ્ટેમ્પસ, ગાંધીનગર, ગુજરાત રાજય.

CORPORATION / AUTHORITY

ASR - 2011 Final

તા.૧૮/૦૪/૨૦૧૧ ના સરકારશ્રીના મહેસુલ વિભાગના ઠરાવ અન્વયે અમલ માં આવેલ જંત્રી

જીલ્લો : SURAT

તાલુકા :CHORASI

વિસ્તાર નામ : **PARDI KANADE**

(ભાવ પ્રતિ ચો.મી.)

વેલ્યુઝોન	ખુલ્લા પ્લોટનો ભાવ	જમીન +બાંધકામનો ભાવ			ખુલ્લા પ્લોટનો ભાવ (ઔદ્યોગિક)	ખેતીની જમીનનો ભાવ	
		રહેણાંક ફલેટ/ એપાર્ટમેન્ટ	ઓફિસ	દુકાન		પીયત	બીન પીયત
૧	૨	૩	૪	૫	૬	૭	૮
50/1	**2500**	**6900**	**8000**	**9200**	**2500**	**1250**	**900**
Block. No 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 30, 31, 32, 33, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, -/GAMTAL, and all other plots included in the zone boundary.							
50/2	**2500**	**6900**	**8000**	**9200**	**2500**	**1000**	**675**
Block. No 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 34, 35, 36, 37, and all other plots included in the zone boundary.							