Shree Datt
Valuer & Associates
An ISO 9001:2015 Certified Company
We value your ambitions...
1st in South Gujarat recognized by RICS (Royal Institution of Chartered Surveyors) London
Founder member of Center for Valuation Studies, Research & Training Association (CVSRTA)

Shirish J. Sharma
Mob.: 98251 56029
M.I.E. (CIVIL), F.I.V., M.R.I.C.S., M.B.A.
Master of Valuation (Gold Medalist)
Govt. Reg., Approved Valuer
& Chartered Engineer

To,
The Branch Manager
Bank of Baroda,
Ambheti Branch, Surat.

Pursuant to the instruction from you **to access the market value** of the property, I inspected the same, analyzed and concluded in report to estimate **open fair market value** as on as on 20/08/2026 for **debt recovery purpose** from your branch.

Based upon the information and particulars provided by the **bank** and actual observations, **detailed valuation report** is prepared, furnished here with.

EXECUTIVE SUMMARY OF VALUATION

The present estimated **open fair market value by adopting market approach & Land - Building method of valuation** with due consideration of International Valuation Standards (IVS) for the **residential gala type property** at **Moje Haldharu** bearing R. S. No. 515 & 516/3, Block No. 41, New Block No. 46, **"Radhe Villa", Plot No. 98,** Nr, Shreeji Residency & Sai Pavitra Society, Haldharu Village Road, Haldharu - 394310, Tal. Kamrej, Dist. Surat for the **debtors Mrs. Dipika Rathod & Mr. Anilbhai Rathod** is **₹12,60,000/-** (Twelve Lakhs Sixty Thousand Only) which is fair and reasonable in my opinion as on **20th August 2026** for **debt recovery purpose** from **Bank of Baroda, Ambheti Branch,** Surat with **existing conditions & specifications** as discussed in this report from page two to twenty.

1.0	**Market Value**	:	**₹12,60,000/-**
2.0	**Realizable Value**	:	**₹11,30,000/-**
3.0	**Distress Sale Value**	:	**₹10,05,000/-**

This report **contains 20 pages.**

For Shree Datt Valuer & Associates

Proprietor
SHIRISH J. SHARMA
GOVT. REGD. & APP. VALUER

Shree Datt Valuers & Associates * Regd. Valuers * Chartered Engineers (India)

Date :- 20/08/2026
Place :- Surat

Reg. Off. : 321, Jolly Plaza, Athwa Gate Circle, Surat-395 001. (Guj.) Tel. : 0261-2473222
E-mail : sdva3@yahoo.in Website : www.shreedattvaluers.com

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

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

(To be filled in by the Approved Valuer)

I	**GENERAL**		
1.	Purpose for which the valuation is made		To assess **open fair market value** for **debt recovery purpose** from **Bank of Baroda, Ambheti Branch**, Surat.
2.	a)	Date of inspection	19th August 2026
	b)	Date on which the valuation is made	**20th August 2026**
3.	List of documents produced for perusal		
	• Copy of deed		
4.	Name of the **debtor(s)** & his / their address (es) with Phone No. (details of share of each owner in case of joint ownership)		**Mrs. Dipika Rathod &** **Mr. Anilbhai Rathod** (Joint ownership – 50% for each)
5.	Brief description of the property (Including leasehold/freehold etc.)		Residential **gala type R.C.C. ground plus 1st floor & stair cabin** property. **Freehold** *(Refer Title Clearance Report by Advocate)*
5.a	Total Lease period & remaining period (if leasehold)		Not Applicable
6.	Location of property		
	a)	Plot No. / Survey No./Block No.	**Plot No. 98,** R. S. No. 515 & 516/3, Block No. 41, New Block No. 36
	b)	Door No.	Not Applicable
	c)	T. P. No. / F. P. No./ Village	**Village Haldharu**
	d)	Ward / Taluka	Tal. Kamrej
	e)	Mandal / District	Dist. Surat

Regd. Valuers

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

7.	Postal address of the property		**Plot No. 98, "Radhe Villa",** Nr, Shreeji Residency & Sai Pavitra Society, Haldharu Village Road, Haldharu - 394310, Tal. Kamrej, Dist. Surat
8.	City / Town		Surat City
	Residential Area		Residential Area
	Commercial Area		
	Industrial Area		
9.	Classification of the area		
	i)	High / Upper - Middle / Middle / Lower – Middle / Poor	Middle class
	ii)	Urban / Semi Urban / Rural	Semi Urban
10.	Coming under Corporation limit / Municipality / SUDA / Village Panchayat		Village Panchayat
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
12.	In case it is an agriculture land, any conversion to house site plots is contemplated?		Refer Title Clearance Report by Advocate

13.1	**Boundaries of the property**	
	Boundaries	**As per site**
	North	Plot No. 97
	South	Plot No. 99
	East	Adj. Plot
	West	Entry, Internal Road & Plot No. 101



Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

	Dimensions	**a**	**c**
		As per record **Plot area – 40.26 Sq. Mts. i.e. 48.15 Sq. Yards**	**Actual** **Plot area – 40.26 Sq. Mts. i.e. 48.15 Sq. Yards**
	North	Not mentioned	11.00 Mt.
	South	Not mentioned	11.00 Mt.
	East	Not mentioned	3.66 Mt.
	West	Not mentioned	3.66 Mt.
13.2	**Latitude, longitude & Co - ordinates of the site**		**Latitude** : 21°10'58.8"N **Longitude** : 73°01'27.3"E
14.	Extent of the site		40.26 Sq. Mts. i.e. 48.15 Sq. Yards
15.	Extent considered for Valuation (least of 13.1a & 13.1b)		**40.26 Sq. Mts. i.e. 48.15 Sq. Yards**
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		**Locked**
17.	**Roads or Streets on which the land is abutting.**		Property is abutting internal road of the society connecting to **Haldharu Village Road.**
18.	Give detail of water and electricity charges, if any, to be borne by the owner		Not provided
19.	What is the amount of property tax? Who has to bear it? Give details with documentary proof.		Not provided

Shree Datt Valuer & Associates * Chartered Engineers (India) * Regd. Valuers

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

II	CHARACTERISTICS OF THE SITE	
1.	Classification of locality	Middle class
2.	Development of surrounding areas	Residential Area
3.	Possibility of frequent flooding / submerging	Nil
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market, etc.	**2.00 Km. approx.**
5.	Level of land with topographical conditions	Average
6.	Shape of land	Rectangular
7.	Type of use to which it can be put	Residential
8.	Any usage restriction	Refer Title Clearance Report by Advocate
9.	Is plot in town planning approved layout?	No, its outside of town planning authority (SMC & SUDA) & under the Nagar Niyojak Authority which do not make town planning scheme.
10.	Corner plot or intermittent plot?	Intermittent plot
11.	Road facilities	Available
12.	Type of road available at present	RCC Road & Paver Block
13.	Width of road - is below 20 Ft. or more than 20 Ft.	7.50 Mts. wide society road
14.	Is it a Land - Locked land?	No
15.	Water potentiality	Available
16.	Underground sewerage system	Available
17.	Power supply is available in the site	Available
18.	Advantages of the site	Average
19.	How is the marketability?	Average
20.	Special remarks if any, like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions, etc. (Distance from sea-coast / tidal level must be incorporated)	Subjected land not affected with CRZ provisions, road widening & acquisition of land for public service purpose.
21.	What are the factors favouring & affecting for an extra potential value?	Legal, Social & Economical Factors are considered.
22.	Any negative factors are observed which affect the market value in general?	Discussed in the report

Shree Datt Valuer & Associates * Chartered Engineers (India) * Regd. Valuers

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

III - Valuation Approach

The valuation of an asset is generally carried out using three recognized approaches:

1.0 **Market Approach,**

2.0 **Income Approach,**

3.0. **Cost Approach**

Under the **Market Approach**, methods such as the **Land & Building Method** and **Composite Method** are adopted; **both are based on comparable sale instances** with necessary factored adjustments for the subject property. This is widely & most accepted approach for secured lending purpose.

The **Income Approach** is based on the sustainable **income generated from the asset**, after deducting outgoings required to maintain that income. The **resultant net income** is **capitalized using an appropriate rate of return** to arrive on the market value, which is **known as the Income Capitalization Method**.

The **Cost Approach** is based on the principle of substitution, which states that the maximum value of a property to a knowledgeable buyer is the amount required to construct or acquire a similar asset of equivalent utility at current prices. In the case of an existing asset, the current cost is adjusted for all forms of depreciation as of the effective date of valuation. However, this approach is least preferred for secured lending purposes.

For the **present valuation**, the **Market Approach** has been considered being most appropriate method due to the availability of comparable properties and active market conditions in the locality. Further, the **Land & Building Method** has been **adopted**, considering prevailing market rates along with reference to recorded sale instances and property-specific factors to arrive at a fair and balanced value. The required data has been collected through site inspection, local inquiries with property dealers and residents, and reference to recent transactions and on-going project rates in the vicinity.

Shree Datt Valuers & Associates * Regd. Valuers * Chartered Engineers (India)

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

Part III - Valuation Approach

Valuation of the property by Land & Building method:-

The property under consideration is a **residential gala type building** along with land having size of 3.66 Mts. wide & 11.00 Mts. in length **resulting plot area 40.26 Sq. Mts. i.e. 48.15 Sq. Yards** situated on **7.50 Mts. wide society road.**

As per record plot area	As per site plot area	Considered plot area
40.26 Sq. Mts. i.e. 48.15 Sq. Yards	40.26 Sq. Mts. i.e. 48.15 Sq. Yards	**40.26 Sq. Mts. i.e. 48.15 Sq. Yards**

Built Up Area Calculation

Floor	As per site			As per permissible FSI (Floor Space Index) built up area	Considered lesser built up area
	Width	Length	Built Up Area (Sq. Ft.)		
Ground Floor	12'0"	33'0"	396.00	520.00 Sq. Ft. [less than 40.26 Sq. Mts. x 10.764 x 1.2 = 520.03 Sq. Ft.] *(Considering 50% ground coverage)*	216.00 Sq. Ft. (50% of plot Area)
1st Floor	12'0"	33'0"	396.00		216.00 Sq. Ft. (Same as ground floor)
Stair cabin	8'0"	7'0"	56.00		56.00 Sq. Ft. (As per site)
Gross built up area	**RCC – 848.00 Sq. Ft. i.e. 78.78 Sq. Mts. Approx.**			**520.00 Sq. Ft. i.e. 48.31 Sq. Mts.**	**RCC – 488.00 Sq. Ft. i.e. 45.34 Sq. Mts.**

At the time of site inspection, it is found that plot was locked. We have relied upon the details provide by the bank & our old record, approach road is poor condition & occupancy level is level is low.

Marketability of the subject property is considerably reduced as when Bank/financial institution recover money by sale / auction, it results in discount payment because of payments condition very short & also mode of payments. Further, the cost for maintenance and renovation has to be incurred by the buyer of the said property.

Shree Datt Valuers & Associates * Chartered Engineers (India) * Regd. Valuers

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

The NPA property have lots of uncertainties like dues of properly tax bill, light bill, any other tax liabilities and other statutory dues along with legal complexity / uncertainty, these uncertainties cause discount from the actual market rates of the property. Any prudent buyer would like to proportionate these risks of above cited uncertainties. Hence the market value is proportionately factored.

The approved plan of the property is not made available by the branch. However, the assessment is for recovery purpose, therefore we have released valuation report but the same will not be applicable for fresh loan purpose without the approved plan and other documents needed for fresh loan purpose.

After considering the **location,** locality and **other factors affecting** the market value of the property along with **demand and supply schedule** and local inquiries made from the local market, it is learnt that demand for **such plots** is reasonable in the locality. The prevailing market rate for **such plots having equivalent specifications & amenities is estimated** in the **range of ₹10,000/- to ₹12,000/- per Sq. Yard.** I estimate market value of the property under consideration is as discussed in the report.

PART - A (Valuation of land)

1.	Size of plot	
	North & South	11.00 Mt. in length
	East & West	3.66 Mt. wide
2.	Total extent of the plot	**40.26 Sq. Mts. i.e. 48.15 Sq. Yards**
3.	Prevailing market rate (Along with details/ reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	₹10,000/- to ₹12,000/- per Sq. Yard.
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	₹590/- per Sq. Mt. (copy is attached at 2nd last page of report & refer remark on Page No. 13)
5.	Assessed / adopted rate of valuation	**₹11,000/- per Sq. Yard.**
6.	Estimated value of land [Plot area 40.26 Sq. Mts. i.e. **48.15 Sq. Yards** x ₹11,000/- per Sq. Yard.]	**₹5,29,650/-**

Shree Datt Valuers & Associates * Chartered Engineers (India) * Regd. Valuers

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

PART - B (Valuation of building)				
1.	**Technical details**			
	a)	Type of building (Residential/Commercial/Industrial)		Residential
	b)	Type of construction (Load bearing/ RCC / Steel Framed)		RCC framed structure
	c)	Year of construction		**2022-**2023 **Approx.**
	d)	Number of floors and height of each floor including basement, if any		RCC Ground plus 1st floor & stair cabin, 10' ht.
	e)	Plinth area floor - wise		216.00 Sq. Ft. (Considerable area)
	f)	**Condition of the building**		
		i)	Exterior - Excellent, good, normal, poor	Average
		ii)	Interior - Excellent, good, normal, poor	Average
	g)	i)	Date of issue and validity of layout of approved map/plan	**Plan is sanctioned by letter No. B.P./Haldharu/Kamrej/Surat/2047, Dated 05/10/2018 (As per record)**
		ii)	What is F.S.I. permissible and % actually utilized?	Permissible – 1.2 (As per development laws)
	h)	Approved map/plan issuing authority		Nagar Niyojak
	i)	Whether genuineness or authenticity of approved map/plan is verified?		Plan is approved but not provided
	j)	Any other comments on authenticity of approved plan and construction as per the approved plan		No

Shree Datt Valuers & Associates * Chartered Engineers (India) * Regd. Valuers

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	RCC Ground plus 1st floor & stair cabin
1.	Foundation	RCC footing
2.	Basement	Not Available
3.	Superstructure	RCC framed structure
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Sufficient Nos. of wooden doors & aluminum frame with glass windows
5.	RCC Works	Column, Beam & slab
6.	Plastering	Smooth plaster with color wash
7.	Flooring, Skirting, dadoing	Ceramic Flooring
8.	Special finish as marble, granite, wooden Paneling, grills, etc.	Not Available
9.	Roofing including weather proof course	Available
10.	Drainage	Available
11.	**Compound wall**	
	Height	Sufficient
	Length	Sufficient
	Type of construction	RCC & Masonry
12.	**Electrical installation**	
	Type of wiring	Concealed wiring
	Class of fittings (Superior / Ordinary / Poor)	Medium
	Number of light points	Sufficient
	Fan points	Sufficient
	Spare plug points	Sufficient
	Any other item	Not Available
13.	**Plumbing installation**	
	No. of water closets and their type	Two
	No. of wash basins	One
	No. of urinals	Not Available
	No. of bath tubs	Not Available
	Water meters, taps, etc.	Available
	Any other fixtures	Not Available

Shree Datt Valuers & Associates * Chartered Engineers (India) * Regd. Valuers

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

5.1 Details of valuation

Sr. No.	Particulars of item	Built up area in Sq. Ft.	Age of building	Estimated future life of building	Estimated replacement rate of construction per Sq. Ft. ₹	Replacement cost in ₹	Depreciation in ₹	Net replacement cost after depreciation ₹
1.	**Plinth**	216.00	04 years Approx.	55 years, If maintained well.	300/-	64,800/-	-	64,800/-
2.	**Building**	488.00			1,500/-	7,32,000/-	65,000/-	6,67,000/-
							Total	**7,31,800/-**

5.2 Summary for gross fix asset value

Sr. No.	Description	Quantity	Rate	Unit	Amount
1.	Land value	48.15	₹11,000/-	Sq. Yard.	₹5,29,650/-
2.	Building value	As per III Part B - 5.1	--	Sq. Ft.	₹7,31,800/-
				Gross value	**₹12,61,450/-**

Say ₹12,60,000/-

(Twelve Lakhs Sixty Thousand Only)

PART - C (EXTRA ITEMS)		
1.	Portico	Not Available
2.	Ornamental front door	Not Available
3.	Sit out / Verandah with steel grills	Available
4.	Overhead water tank	PVC tank available
5.	Extra steel / collapsible gates	Not Available
	Total	Considered Proportionately
PART - D (AMENITIES)		
1.	Wardrobes	Not Available
2.	Glazed tiles	Available
3.	Extra sinks and bath tub	Not Available
4.	Marble / ceramic tiles flooring	Ceramic flooring
5.	Interior decorations	Not Available

Shree Datt Valuers & Associates * Chartered Engineers (India) * 11/20 Regd. Valuers

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

6.	Architectural elevation works	Not Available
7.	Paneling works	Not Available
8.	Aluminum works	Not Available
9.	Aluminum hand rails	Not Available
10.	False ceiling	Not Available
	Total	Considered Proportionately
PART - E (MISCELLANEOUS)		
1.	Separate toilet room	Not Available
2.	Separate lumber room	Not Available
3.	Separate water tank / sump	Not Available
4.	Trees, gardening	Not Available
	Total	Considered Proportionately
PART - F (SERVICES)		
1.	Water supply arrangements	Available
2.	Drainage arrangements	Available
3.	Compound wall	Available
4.	C. B. deposits, fittings etc.	Not Available
5.	Pavement	RCC Road & Paver Block
	Total	Considered Proportionately

Total abstract of the entire property

Part - A	Land	:	₹5,29,650/-
Part - B	Building	:	₹7,31,800/-
Part - C	Extra items	:	Proportionately considered in above value
Part - D	Amenities	:	
Part - E	Miscellaneous	:	
Part - F	Services	:	
	Total	:	₹12,61,450/-
	Say	**:**	**₹12,60,000/-**

The Market Value Definition, which has been adopted in this Valuation Exercise, is as follows: "Market Value is the estimated amount for which a property should exchange hands on the date of valuation between a willing buyer and a willing seller in an arms-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

Shree Datt Valuers & Associates * Regd. Valuers * Chartered Engineers (India)

Shree Datt
Valuer & Associates
An ISO 9001:2015 Certified Company
We value your ambitions...

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

The assignment is concluded based on the data collected during the market survey and analysis carried out by adopting the Market Approach and following the International Valuation Standards. As per Indian Banks' Association guidelines, the various values of the asset have been assessed and are listed below as per my considered opinion:

Present **market value** of the said property in the condition with aforesaid specifications is	**₹12,60,000/-** Twelve Lakhs Sixty Thousand Only
Book value of the said property is	-
Realizable value of the said property is *(10% less of gross fair market value being residential property)*	**₹11,30,000/-** Eleven Lakhs Thirty Thousand Only
Distress sale value of the said property is *(20% less of gross fair market value being residential property)*	**₹10,05,000/-** Ten Lakhs Five Thousand Only
Insurable building value of the said property is • **Considering built up area as per site** [848.00 Sq. Ft. x ₹ 1,500/- per Sq. Ft.] = ₹12,72,000/- Say **₹13,00,000/-** • **Considering built up area as per development by laws** [488.00 Sq. Ft. x ₹ 1,500/- per Sq. Ft.] = ₹7,32,000/- Say **₹8,00,000/-** • ***However, we stated above two values but recommended that take higher value as insurable value***	
Jantri value of the said property is (land area 40.26 Sq. Mts. @ ₹590/- per Sq. Mt. - *2x of base rate ₹295/- per Sq. Mt.*) **₹23,753/-** plus construction part (RCC 78.78 Sq. Mts. @ ₹13,650/- per Sq. Mt.) **₹10,75,347/-. Hence gross jantri value is (₹23,753/- + ₹10,75,347/-) ₹10,99,100/- Say ₹11,00,000/-.**	

For Shree Datt Valuer & Associates

Proprietor
SHIRISH J. SHARMA
GOVT. REGD. & APP. VALUER

Date :- 20/08/2026
Place :- Surat

The undersigned have inspected the property detailed in the Valuation Report dated _____on_____. We are satisfied that the fair and reasonable market value of the property is ₹_____ (In words _____only).

Signature
(Name & Designation of the Inspection Official/s)

Date:

Date: Countersigned (Branch Manager)

Shree Datt Valuers & Associates * Chartered Engineers (India) * Regd. Valuers

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

Part - IV Declaration from Valuers

I hereby declare that:

a. The information furnished in my valuation report dated **20/08/2026** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property assuming that property hold good and marketable title without any legal complication.
b. I have no direct or indirect interest in the above property valued.
c. My representative has inspected the subject property on **19/08/2026.** The work is not sub contracted to any other valuer and carried out by myself.
d. I have not been convicted of any offence and sentenced to a term of imprisonment.
e. I have not been found guilty of misconduct in my professional capacity.
f. 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 above handbook to the best of my ability.
g. 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.
h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
i. I am registered under **Section 34 AB of the Wealth Tax Act, 1957, Category I.**
j. I am a proprietor of the firm, who is competent to sign this valuation report.
k. **The valuer is not responsible for the genuineness of title deeds or documents furnished.**
l. Further, I hereby provided the following information.

Sr. No.	Particulars	Valuer Comment
1	Background information of the asset being valued;	**Plot No. 98, "Radhe Villa",** Nr, Shreeji Residency & Sai Pavitra Society, Haldharu Village Road, Haldharu - 394310, Tal. Kamrej, Dist. Surat
2	Purpose of valuation and appointing authority	**Debt recovery purpose, Branch Manager** (Bank of Baroda, Ambheti Branch, Surat)
3	Identity of the valuer and any other experts involved in the valuation;	**SHIRISH J. SHARMA**
4	Disclosure of valuer interest or conflict, if any;	No
5	Date of appointment, valuation date and date of report;	Date of Appointment : 18/08/2026 Date of Valuation : 20/08/2026
6	Inspections and /or investigations undertaken;	My representative has inspected the property.
7	Nature and sources of the information used or relied upon;	Market Survey, Real Estate Broker & Professional Experience

Regd. Valuers & Associates * Chartered Engineers (India)

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

8	Procedures adopted in carrying out the valuation and valuation standards followed;	Land + Building Method & Market Approach of Valuation
9	Restrictions on use of the report, if any;	**Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in Part I [1]**
10	Major factors that were taken into account during the valuation.	
	Factor affecting valuation of land The **Right to Sell / Transfer** / Lease of the property. The **marketability, utility, demand and supply of similar units** in the surrounding area. The land rates as evident from true sale instances of comparable land found upon market Inquiry. **Size, Location & Social Factors** affecting the Plot. Nature of land i.e. **Freehold.** **Factor affecting valuation of building** Design of **Building, parking facilities, common area available, other infrastructure available** (Superior / **medium** / ordinary) Age, remaining **useful economic life** of the building. Modern Technology & material used in construction and its impact on cost of construction.	
11	Major factors that were not taken into account during the valuation.	All major factors are considered
12	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.	Stated in Part - IV Declaration

Name of Valuer association of which I am a bonafide member in good standing:

1. **Member of Royal Institution of Chartered Surveyors, London.**
2. Fellow Member of Institution of Valuers.

For Shree Datt Valuer & Associates

Proprietor

SHIRISH J. SHARMA
GOVT. REGD. & APP. VALUER

Date :- 20/08/2026
Place :- Surat

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

MODEL CODE OF CONDUCT FOR VALUERS

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

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.

Shree Datt Valuers & Associates * Regd. Valuers * Chartered Engineers (India)

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

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.

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.

Shree Datt Valuers & Associates * Regd. Valuers * Chartered Engineers (India)

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

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 valuers organisation 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 organisation 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 organisation discredits the profession.

For Shree Datt Valuer & Associates

Proprietor

SHIRISH J. SHARMA
GOVT. REGD. & APP. VALUER

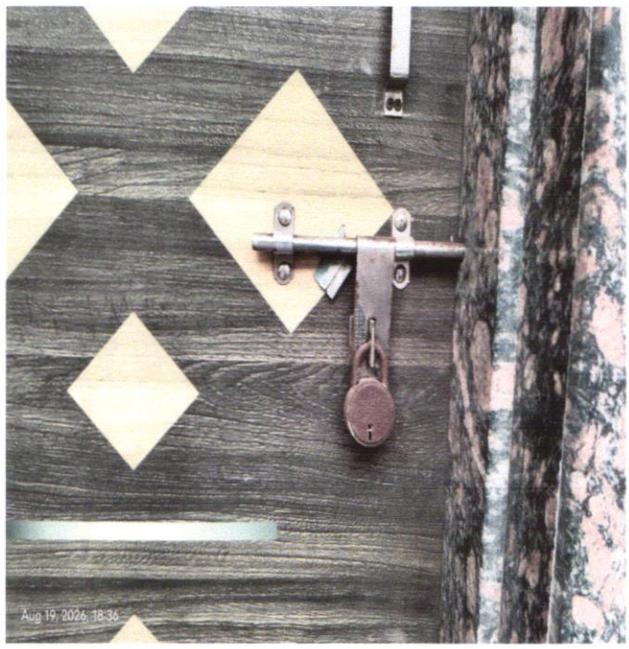
Date :- 20/08/2026
Place :- Surat

Shree Datt Valuers & Associates * Regd. Valuers 18-A/20 * Chartered Engineers (India)

Shree Datt
Valuer & Associates
An ISO 9001:2015 Certified Company
We value your ambitions...

CONTINUATION SHEET

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com





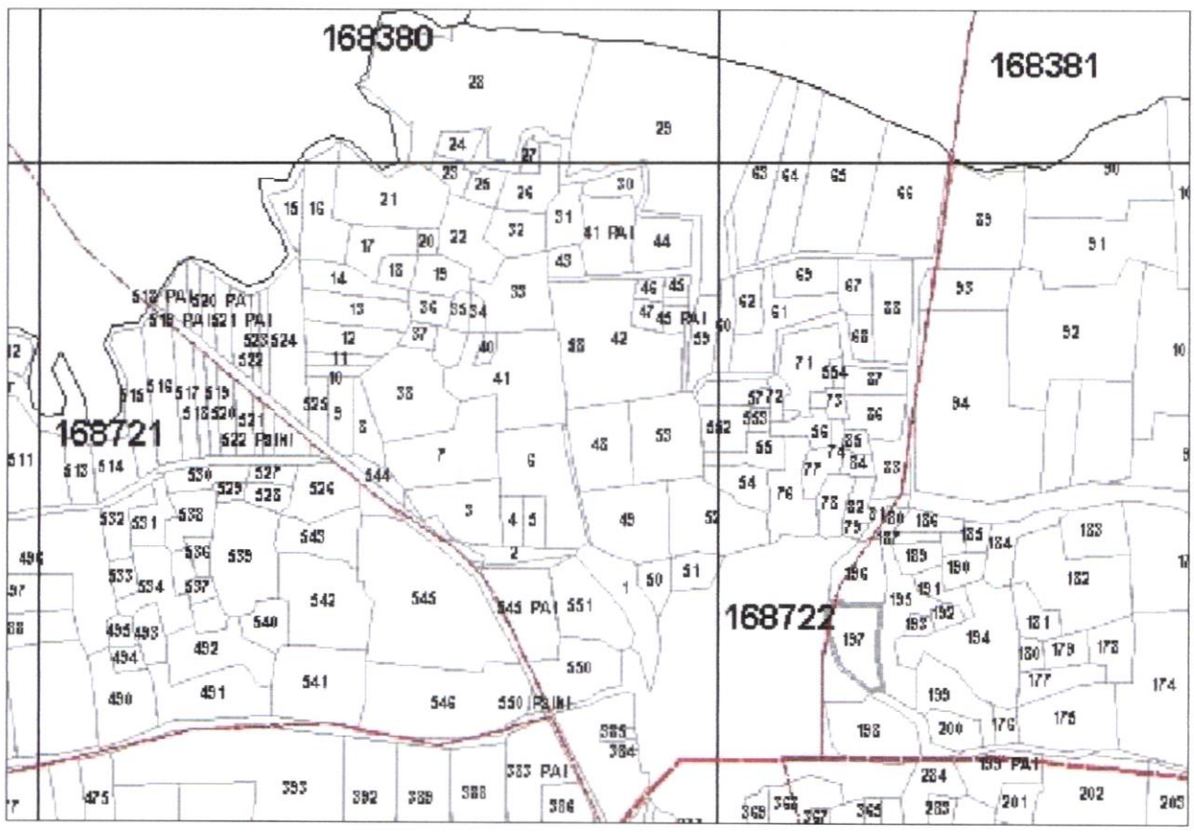


Shree Datt Valuers & Associates
Regd. Valuers
18-B/20
Chartered Engineers (India)

Shree Datt
Valuer & Associates
An ISO 9001:2015 Certified Company
We value your ambitions...

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

Moje Haldharu, R. S. No. 515 & 516/3, **Block No. 41,** New Block No. 46



18-C/20

Shree Datt Valuers & Associates
Regd. Valuers
Approved Engineers (India)

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

સુપ્રિટેન્ડન્ટ ઓફ સ્ટેમ્પસ, ગાંધીનગર, ગુજરાત રાજય.

ASR- 2011 Final

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

જીલ્લા . SURAT તાલુકા. KAMREJ

ગામનુ નામ. HALDHARU Rs. per Sq.Mts

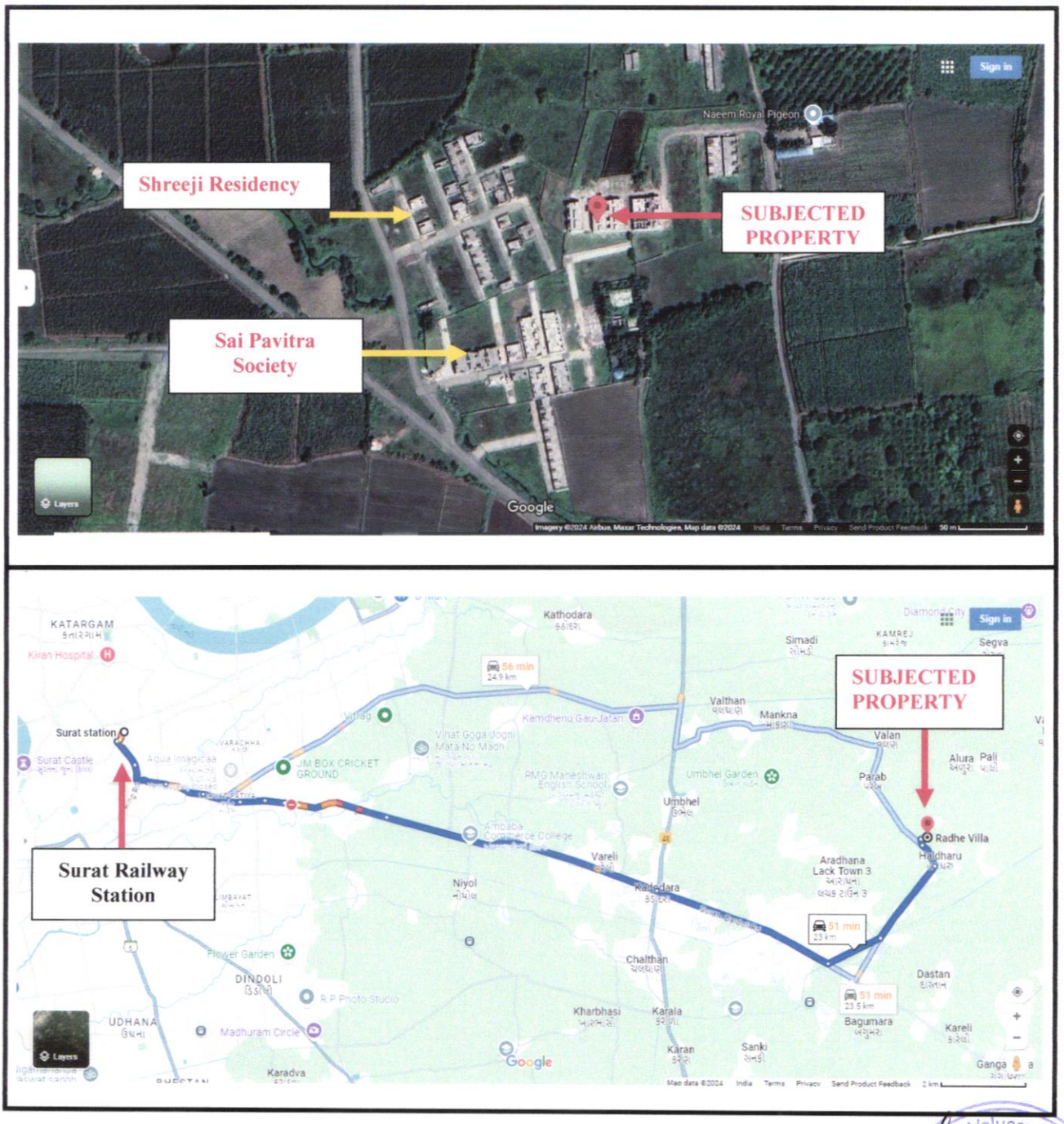
ગામતળ રહેણાંક – 295 ગામતળ વાણિજય – 330

સર્વે નંબર	બીનખેતી જમીન				
	રહેણાંક	વાણિજય	ઔધોગિક	ખનિજ તત્વોવાળી	
					સામાન્ય

Shree Datt Valuers & Associates * Regd. Valuers * Approved Engineers (India)

Reg. Off. : 321, Jolly Plaza,
Athwa Gate Circle, Surat-395 001. (Guj.)
Tel. : 0261-2473222
E-mail : sdva3@yahoo.in
Website : www.shreedattvaluers.com

Latitude: 21°10'58.8"N | **Longitude:** 73°01'27.3"E



Shree Datt Valuers & Associates * Regd. Valuers * Chartered Engineers (India)