

VALUATION CERTIFICATE

REPORT INITIATED BY-	:	Bank of Baroda, Umbhel Branch, Surat.
DATE OF REPORT	:	06/07/2026
REPORT NO.	:	ADA/BOB/2026/06/02
NAME OF OWNERS/INTENDING PURCHASERS./LESSEE	:	Mrs. Pooja Jagdish Pandey (Intending Purchaser) Mr. Jagdish Pandey (Intending Purchaser)
FILE NO.	:	---
TYPE OF PROPERTY	:	Residential Row House
ADDRESS OF THE PROPERTY	:	Plot No.: 148, “Dastan Residency”, Nr. Sarvottam Hotel, Kadodara – Bardoli Road, Dastan, Surat – 394310, Tal.: Palsana, Dist.: Surat.
MARKET VALUE	:	Rs. 17,43,000/-
ENCLOSURES	:	- Valuation Report. - Google map. - Photographs.

Report No: ADA/BOB/2026/06/02				Date: 06/07/2026											
VALUATION REPORT OF RESIDENTIAL ROW HOUSE															
I.	GENERAL														
1.	Purpose for which the valuation is made			To Estimate Market Value of immovable Property for recovery purpose.											
2.	a)	Date of inspection	:	04/07/2026											
	b)	Date on which the valuation is made	:	04/07/2026											
3.	List of documents produced for perusal			Soft copy of previous valuation report issued by Sharnam Associates (C.C. Patel), Dt.: 28/01/2025											
4.	Name of the owner(s) and his / their address (es) with Phone no.			:	Mrs. Pooja Jagdish Pandey (Intending Purchaser) Mr. Jagdish Pandey (Intending Purchaser)										
5.	Brief description of the property			:	Residential Row House (Gr. Floor + 01 st Floor)										
6.	Location of property														
	a)	Plot No. / Survey No.	:	Plot No.: 148, R.S. No.: 20, 59, 66, Block No.: 26, 67, 200.											
	b)	Door No.	:	148											
	c)	T.S. No. / Village	:	Dastan											
	d)	Ward / Taluka	:	Palsana											
	e)	Mandal / District	:	Surat											
7	Postal address of the property			:	Plot No.: 148, “Dastan Residency”, Nr. Sarvottam Hotel, Kadodara – Bardoli Road, Dastan, Surat – 394310, Tal.: Palsana, Dist.: Surat.										
8	City / Town			:	Dastan										
	Residential Area			:	Yes										
	Commercial Area			:	No										
	Industrial Area			:	---										
9	Classification of the area														
	i)	High / Middle / Poor	:	Middle Class.											
	ii)	Urban / Semi Urban / Rural	:	Rural											
10	Coming under Corporation limit / Village Panchayat / Municipality			:	Dastan Gram 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.			:	Under jurisdiction of Town Planner / TDO/ DDO (SUDA)										
12	In case it is an agricultural land, any conversion to house site plots is contemplated			:	Not Applicable.										
13	Boundaries of the property			:	<table><tr><td>As per Document / Previous Valuation Report</td><td>As per Site</td></tr><tr><td>North</td><td>Society Road</td></tr><tr><td>South</td><td>Plot No.: 167</td></tr><tr><td>East</td><td>Plot No.: 149</td></tr><tr><td>West</td><td>Plot No.: 147</td></tr></table>	As per Document / Previous Valuation Report	As per Site	North	Society Road	South	Plot No.: 167	East	Plot No.: 149	West	Plot No.: 147
As per Document / Previous Valuation Report	As per Site														
North	Society Road														
South	Plot No.: 167														
East	Plot No.: 149														
West	Plot No.: 147														
	North			:	Society Road										
	South			:	Adj. Other Plot										
	East			:	Plot No.: 149										
	West			:	Plot No.: 147										

14a	Dimensions of the site		:	A	B
				As per & Site	As per previous valuation report
	North		:	---	40.18 Sq. Mt./ 48.05 Sq. Yd.
	South		:		
	East		:		
	West		:		
		:			
14b	Latitude & Longitude		:	21.149857, 73.019507	
15	Extent of the site		:	40.18 Sq. Mt./ 48.05 Sq. Yd.	
16	Extent of the site considered for valuation (least of 14a & 14b)		:	40.18 Sq. Mt. / 48.05 Sq. Yd. (As per previous valuation report)	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		:	Not Known, Main door found locked.	
II. CHARACTERSTICS OF THE SITE					
1	Classification of locality		:	Residential Area	
2	Development of surrounding areas		:	Residential cum Agriculture Area	
3	Possibility of frequent flooding/ submerging		:	No.	
4	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		:	Available at 3-5 km.	
5	Level of land with topographical conditions		:	Leveled.	
6	Shape of land		:	Rectangular	
7	Type of use to which it can be put		:	Residential	
8	Any usage restriction		:	Residential	
9	Is plot in town planning approved layout?		:	The plan was approved by Nagar Niyojak, Surat.	
10	Corner plot or intermittent plot?		:	Intermediate	
11	Road facilities		:	Available	
12	Type of road available at present		:	RCC Road	
13	Width of road – is it below 20 ft. or more than 20 ft.		:	30’ – 40’ ft. wide road.	
14	Is it a Land – Locked land?		:	Physical access is available	
15	Water potentiality		:	Available	
16	Underground sewerage system		:	Available	
17	Power supply is available in the site		:	Available	
18	Advantages of the site		:		
	1.	---	:	---	
	2.	---	:	---	
19	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.		:	Not in my knowledge at present.	
	1.	---	:	---	
	2.	---	:	---	

Part – A (Valuation of land)			
1	Size of plot	:	40.18 Sq. Mt./ 48.05 Sq. Yd.
	North & South	:	3.658 m
	East & West	:	10.97 m
2	Total extent of the plot	:	40.18 Sq. Mt./ 48.05 Sq. Yd.
3	Prevailing market rate	:	Rs. 15,000/- per Sq. yd. to 18,000/- per Sq. yd.
4	Guideline rate obtained from the Registrar's Office	:	Residential Land = Rs. 1200/- per Sq. mt.
5	Assessed / adopted rate of valuation	:	Rs. 16,500/- per Sq. yd.
6	Estimated value of land	:	= 48.05 Sq. yd. X Rs. 16,500/- per Sq. yd. = Rs. 7,92,825/-, Say Rs. 7,92,800/-
Part – B (Valuation of Building)			
1	Technical details of the building		
a)	Type of Building		Residential Row House
b)	Type of construction		R.C.C. framed Structure
c)	Year of construction	:	2022 Age of Property: 04 Years Balance Life: 46 Years
d)	Number of floors and height of each floor including basement, if any	:	Floor Height About = 3.00 mt.
e)	Plinth area floor-wise	:	As per brochure: Gr. + 01 Floor = 792.00 Sq. Ft.
f)	Condition of the building	:	
i)	Exterior – Excellent, Good, Normal, Poor	:	Normal
ii)	Interior – Excellent, Good, Normal, Poor	:	Normal
g)	Date of issue and validity of layout of Approved map/Plan	:	Rev. Plan is approved by Nagar Niyojak, B.P./Dastan/Palsana/Surat/342, Dt.: 22/01/2015
h)	Approved map/Plan issuing Authority	:	Rev. Plan is approved by Nagar Niyojak, B.P./Dastan/Palsana/Surat/342, Dt.: 22/01/2015
i)	Whether genuineness or authenticity of Approved map/Plan is Verified.	:	The plan is approved by Nagar Niyojak, Surat.
j)	Any other comments by our empanelled valuers on authentic of Approved Plan.	:	---
Specifications of construction (floor-wise)			
Sr.	Description		Gr. Floor + 01 Floors
1	Foundation		R.C.C.
2	Basement		Not Applicable.
3	Superstructure		R.C.C.
4	Joinery / Doors & Windows		Not Known as the property was locked
5	RCC Works		Complete
6	Plastering		Assumed to be Completed
7	Flooring, Skirting, dado		The property was locked
8	Special finish as marble, granite, wooden paneling, grills etc.		---
9	Roofing including weather proof course		R.C.C. Slab
10	Drainage		Available

2	Compound Wall							
	Height		---					
	Length		---					
	Type of construction		RCC Framed Structure					
3	Electrical installation		Not Known as the property was locked					
	Type of wiring		---					
	Class of fittings (superior / ordinary / poor)		---					
	Number of light points		---					
	Fan points		---					
	Spare plug points		---					
	Any other item		---					
4	Plumbing installation		Not Known as the property was locked					
	a)	No. of water closets and their type	---					
	b)	No. of wash basins	---					
	c)	No. of urinals	---					
	d)	No. of bath	---					
	e)	Water meters, taps etc.	---					
	f)	Any other fixtures	---					
DETAILS OF VALUATION								
Sr. No	Particulars of item	Plinth Area	Roof height	Age	Estimated Depp. replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net Value after depreciation Rs.
1.	Gr. + 01 floor + Stair Cabin	792.0 Sq. Ft.	3.00 m	04 years	Rs. 1200/- per Sq. ft.	Rs. 9,50,400/-	Considered in Replacement Cost	Rs. 9,50,400/-
Total Value of Construction								Rs. 9,50,400/-

Part – C (Extra Items)			(Amount in Rs.)
1	Portico	:	---
2	Ornamental front door	:	---
3	Sit out / Verandah with steel grills	:	---
4	Overhead water tank	:	---
5	Extra steel / collapsible gates	:	---
	Total	:	---
Part – D (Amenities)			(Amount in Rs.)
1	Wardrobes	:	---
2	Glazed tiles	:	---
3	Extra sinks and bath tub	:	---
4	Marble / ceramic tiles flooring	:	---
5	Interior decorations	:	---
6	Architectural elevation works	:	---
7	Paneling works	:	---
8	Aluminum works	:	---
9	Aluminum hand rails	:	---
10	False ceiling	:	---
	Total	:	---
Part – E (Miscellaneous)			(Amount in Rs.)
1	Separate toilet room	:	---
2	Separate lumber room	:	---
3	Separate water tank / sump	:	---
4	Trees, gardening	:	---
	Total	:	---
Part – F (Services)			(Amount in Rs.)
1	Water supply arrangements	:	---
2	Drainage arrangements	:	---
3	Compound wall	:	---
4	C.B. deposits, fittings etc.	:	---
5	Pavement	:	---
	Total	:	---
TOTAL ABSTRACT OF THE ENTIRE PROPERTY			
Part – A	Land	:	Rs. 7,92,800/-
Part – B	Building	:	Rs. 9,50,400/-
Part – C	Extra items	:	---
Part – D	Amenities	:	---
Part – E	Miscellaneous	:	---
Part – F	Services	:	---
Total Value of Property		:	= Rs. 17,43,200/- say Rs. 17,43,000/- (Rupees Seventeen Lac Forty Three Thousand only)

BASIS OF VALUATION/METHODOLOGY			
	Market Approach has been considered to estimate the Market Value and for that verbal market inquiry of similar types of the property has been collected from surroundings and adjusts it with the subject property & Cost Approach has been considered to estimate the Market Value of Construction thereon.		
VALUATION			
	The subject property is a Residential Row House Comprised Gr. + 01 Floors which is located at Dastan. Our Market Inquiry among real estate brokers and agents in the said area has revealed that similar sized Residential Plots in the vicinity of subject Property at Bardoli are available / transacted at a rate ranging from Rs. 15,000/- per Sq. Yd. to Rs. 18,000/- per Sq Yd. based on Plot Area, depending upon size, situation, location, access from the main road, demand and supply of similar properties etc. On considering the above parameters and keeping in size, location, situation, access & distance from the main road, I have adopted the Market Rate of Plot at Rs. 16,500/- per Sq. yd. based on Plot Area. The Built Up area considered for valuation is 792.00 Sq. ft.		
1	Plot Area (Sq. ft.)	:	40.18 Sq. Mt./ 48.05 Sq. Yd.
2	Approved BUA	:	As Per site = 792.00 Sq. Ft.
4	Recommended Rate and basis for recommendation.	:	Land Rate: Rs. 16,500 /- per Sq. Yd.
5.	Market value.	:	
	Market Value of land	:	Rs. 7,92,800/-
	Depreciated Replacement Cost of Building	:	Rs. 9,50,400/-
	Total Value of the Property	:	Rs. 17,43,200/- say Rs. 17,43,000/-
6	Realizable Value (90% of MV)	:	Rs. 15,68,700/-
7	Distress sale Value (75% of MV)	:	Rs. 13,07,250/-
8	Insurable Value	:	Rs. 8,50,000/- (calculated on Considered BUA)
10	REMARKS		
	<		

	Valuation – Estimated Market Value may be increase / decrease in future depending upon the market scenario at that time. – Realizable value may be much lower than the market value because present market condition is Fluctuating. I have estimated the market value of the subject property based on facts known to me, information provided by you and assumptions and limiting condition mentioned herewith. Should there be any reason, fact and information not known at the time of preparing this report which adversely affects the marketability / title of property under valuation than this valuation stands null and void. – Market Value (As per International Valuation Standards): Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. – Realizable Value: It is an Estimated Selling Price of the property in the open market less the estimated cost of completing the sale transaction (Disposal cost). It is thus net amount left in the hand of the seller after payment of expenses like advertisement cost, legal and brokerage charges, property tax arrears, auction expenses, etc. – Distress value: It is the estimated gross amount expressed in terms of money that could be typically realized from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as is where is basis as of a specific date. – Please check the latest legal report about to verify current ownership & other liabilities on the property.
--	---

Declaration

I hereby declare that-

- For the matter of Title & Ownership of subject property, there is no such Documents have been provided. I, therefore disclaim my responsibility towards title & Ownership.
- Please refer the latest Legal Opinion.
- The information furnished in the report is true and correct to the best of my knowledge and belief.
- I / My representative have no direct or indirect interest in the property valued.
- I / My representative have inspected the property on 04/07/2026
- It is assumed that the Documents provided by you are Authentic & Genuine.

Date : 06/07/2026

Place: Surat.

ANKUR A. DESAI

Master of Valuation (P & M),
Master of Valuation (RE), B.Sc. (Chem.),
F.I.V. (F-21241) (P & M – L & B),
Mem. of CVSRTA (P & M – L & B),
Govt. Regd. Valuer - (P & M – L & B),
Regd. Valuer u/d. Co.'s Act. (P & M – L & B),

Undertaking / Declaration

I, hereby declare that -

The property has been physically inspected on 04/07/2026 & identified based on the documents provided.

This report does not certify or confirm any ownership or title of the property that has been valued.

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

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

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

I have not been penalized or convicted by any Bank/Financial institution/Government Department/PSU/Corporate.

This valuation report is prepared without any prejudice or bias to any person or institution.

I have no interest (present or future) in the transaction of the property.

No assistance from property owner / borrower was sought / received for the preparation of the valuation report.

The information furnished above is true and correct to the best of my knowledge and belief and takes into account information and / or documents submitted or shown to me by the client.

I have not verified the legal title of the property.

The market value of such properties / localities may increase or decrease, depending on the future market conditions and scenarios.

Any additions/alterations made to the property after the date of valuations shall not fall under the scope of this report.

Ownership papers / Sale agreement may please be verified at your end to ascertain the right title & areas.

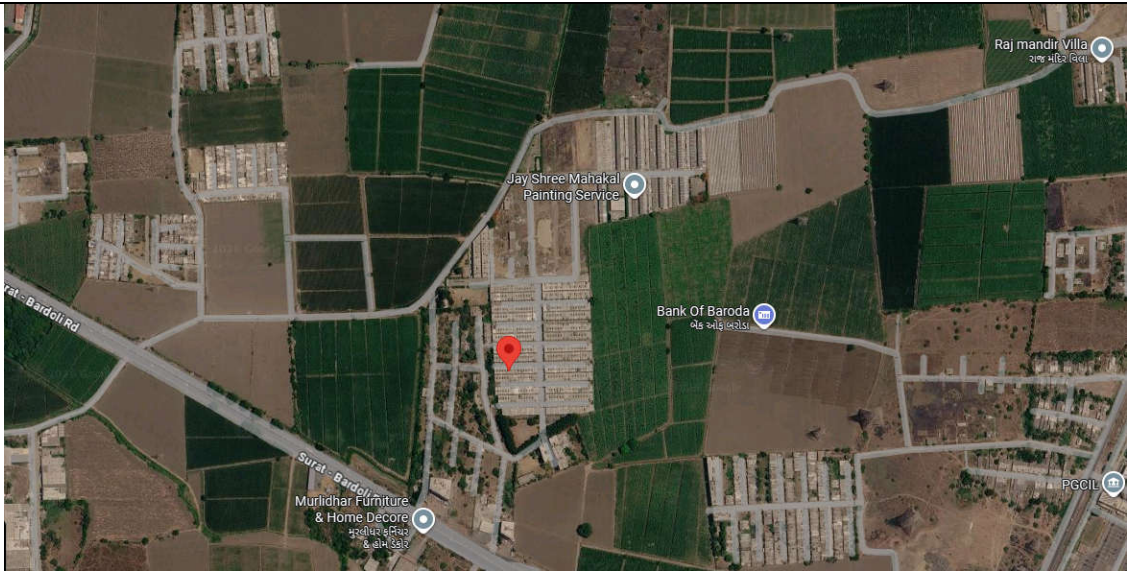
No structural survey was conducted by me.

The Report (Fully/Partly) shall not be used other than purpose mentioned in report.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The property under valuation is Gr. + 01 Floors Residential Row House
2	Purpose of valuation and appointing authority	To Estimate Market Value of immovable Property for recovery purpose.
3	Identity of the valuer and any other experts involved in the valuation;	Mr. Ankur A. Desai
4	Disclosure of valuer interest or conflict, if any;	Not Applicable
5	Date of appointment, valuation date and date of report;	Date of Appointment: 04/07/2026 Date of Valuation: 04/07/2026 Date of Report: 06/07/2026
6	Inspections and/or investigations undertaken;	External physical examination only.
7	Nature and sources of the information used or relied upon;	Oral/Verbal Market Inquiries
8	Procedures adopted in carrying out the valuation	Approach: Market Approach & Cost Method: Verbal Market Inquiries/Composite Method
9	Restrictions on use of the report, if any;	The Report can solely use to Bank of Baroda for the purpose mentioned.
10	Major factors that were taken into account during the valuation;	The prevailing Market Rates &/or cost of associated assets/commodities/Material, Inflation, Prevailing Market Condition, the purpose of Valuation.
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.	Refer Remarks / Assumption & Limiting Conditions mentioned in report.

Place: Surat

Date: 04/07/2026



21.149857, 73.019507

