VALUATION

DATE	:-	10-02-2026
NAME OF BANK	:-	IOB, ARM Branch, Ahmedabad
OWNER	:-	Aashishbhai Naginbhai Solanki
UNIT	:-	M/s. Balaji Textile
LOCATION	:-	"The Willows" Duplex No. 24 (Type E), Near Anand Apartment, Behind Gurukulam School, Opp. Dev Krupa Devine, S. P. Ring Road, Hathijan, Ahmedabad - 382445.



MARKET VALUE	**Rs.**	**11230000.00**
REALIZABLE / FORCED SALE VALUE	Rs.	9545500.00
DISTRESS VALUE	Rs.	8422500.00
GOVT. / JANTRI VALUE	Rs.	4305634.00
INSURABLE VALUE	Rs.	3222000.00
DOCUMENT VALUE	Rs.	4500000.00

SS & Associates
Sunil Selarka B.E.(C), MIE, CE(I), FIV, Govt. App. Valuer
SS & Associates
We Design Your Dream Architech/Int.designer/Struc.engineer/Govt.approved valuer/Chartered engineer

OFFICES
Ahmedabad :- Office No. 905, Satkar Complex, Nr. Tanishq Showroom, C.G. Road, A'bad – 380009.
+91 94269 16136, + 91 94269 16139 e - mail- ss.amd9@yahoo.com

PHOTOGRAPHS

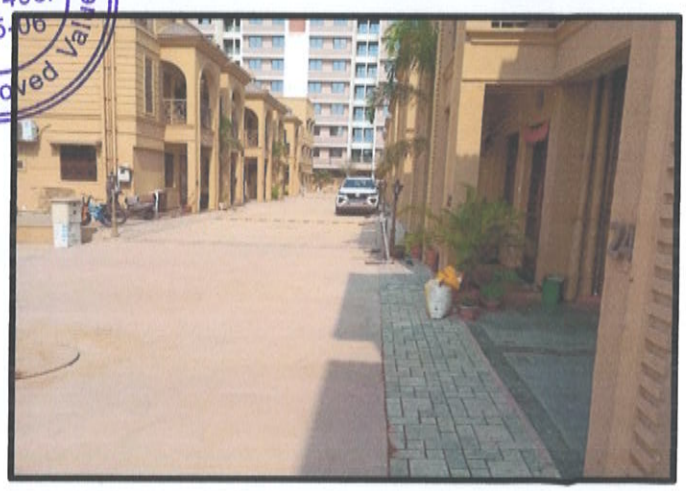








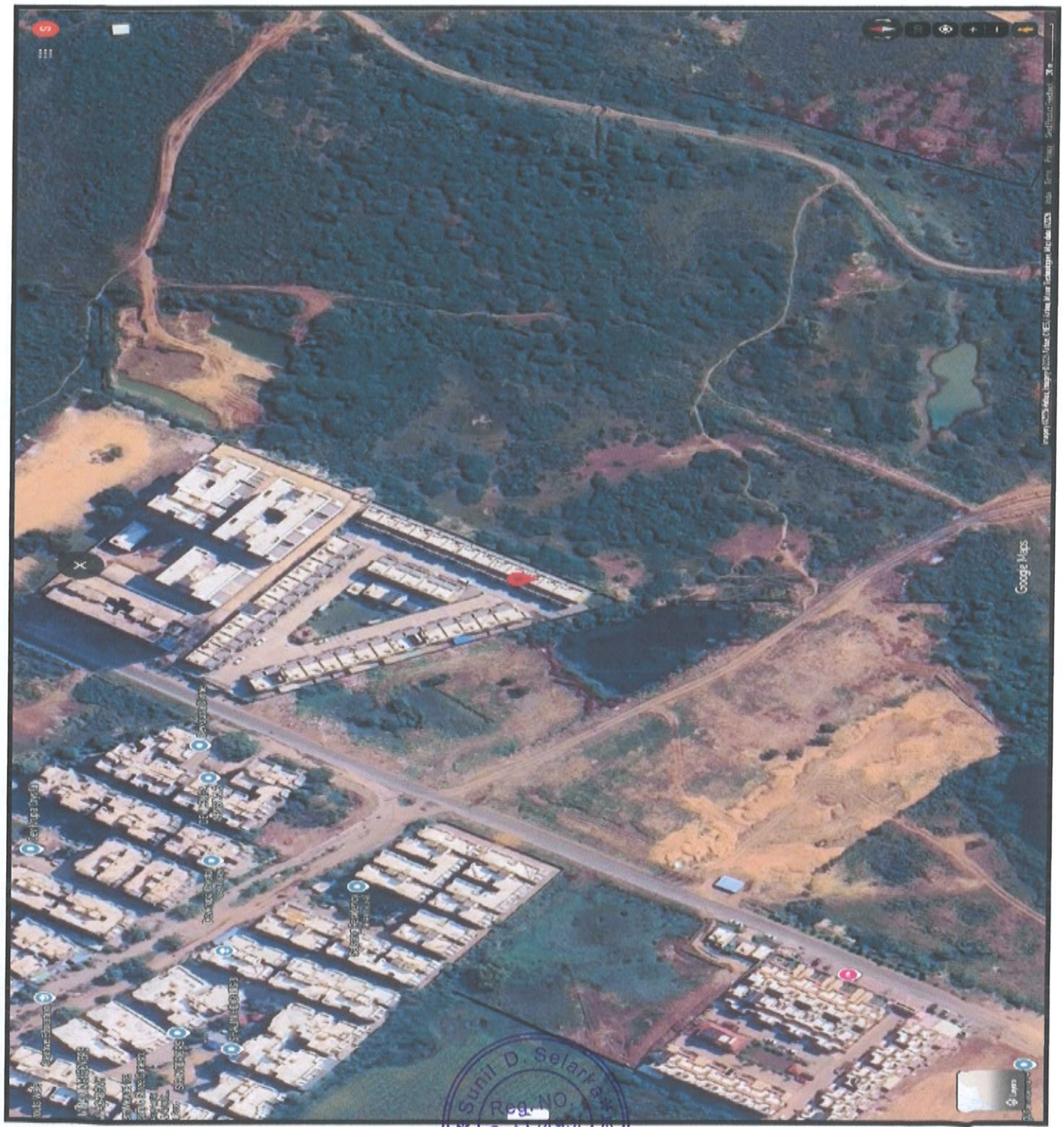




Sunil B. Selarka
Reg. No.
Cat I/493/
2005-06
Govt. Approved Valuer

GOOGLE IMAGE

22.948111, 72.653917



Sunil D. Selarka
Reg. NO.
Cat I/495/
2005-06
Govt. Approved Valuer

QR CODE:-

સુપ્રિટેન્ડન્ટ ઓફ સ્ટેમ્પસ, ગાંધીનગર, ગુજરાત રાજય.

CORPORATION / AUTHORITY

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

જીલ્લો : AHMEDABAD તાલુકા :AMC

વિસ્તાર નામ : **HATHIJAN-VINZOL- DRAFT SUBMITTED T.P.S NO - 72**

(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
72/1	**4250**	**9750**	**11500**	**15000**	**3300**	**1600**	**1350**
Survey No 436, 437, 468, 469, 470, 471, 473, 474, 475, 476, 477, 478, 479, 480, 481, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 514, 519, 520, 521, 522, 570, 571, 572, 637, 638, 639, 644, 645, 646, 647, 648, 649, 650, and all other plots included in the zone boundary.							
72/1/A	**4000**	**8750**	**10500**	**14500**	**2550**	**1350**	**1100**
Survey No 517, 518, and all other plots included in the zone boundary.							
72/1/B	**4000**	**8750**	**10500**	**14500**	**2550**	**1350**	**1100**
Survey No 511, 512, 513, and all other plots included in the zone boundary.							
72/1/C	**4000**	**8750**	**10500**	**14500**	**2550**	**1350**	**1100**
Survey No 504, and all other plots included in the zone boundary.							
72/1/D	**4000**	**8750**	**10500**	**14500**	**2550**	**1350**	**1100**
Survey No 436, 458, 469, 470, and all other plots included in the zone boundary.							

Sunil D. Selarka Reg. No. Cat I/493/2005-06 Govt. Approved Valuer

Date:- 10-02-2026

To,
The Branch Manager,
Indian Overseas Bank,
ARM Branch,
Ahmedabad.

Respected Sir,

Subject : Submission of valuation report.

This is with reference of oral instruction by the branch manager, I have prepared the following valuation report of immovable property to ascertain its fair and reasonable prevailing market value at the time of visit.

Owner : Aashishbhai Naginbhai Solanki
Address : "The Willows" Duplex No. 24 (Type E), Near Anand Apartment, Behind Gurukulam School, Opp. Dev Krupa Devine, S. P. Ring Road, Hathijan, Ahmedabad - 382445.

Document asked / produced at the time of visit:-

No.	List of Document	Yes / No	Registtration No/Date
1	Sale Deed	Yes	608, Dt. 08/01/2025
2	Tax Bill		
3	RERA Certificate		
4	Electric Bill		
5	Approved Impact Plan		
6	Raja Chithhi		
7	BU Permission		
8	Approved lay-out plan		
9	Approved building plan		
10	Previous V.R.		

Sunil D. Selarka Reg. No. Cat I /493/ 2005-06 *Govt. Approved Valuer*

FORMAT - A

To,
Indian Overseas Bank,
ARM Branch,
Ahmedabad.

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

I.	GENERAL		
1	Purpose for which the valuation is made	:-	For NPA Purpose
2	Date of inspection	:-	07-02-2026
	Date on which the valuation is made	:-	10-02-2026
3	List of documents produced for perusal		
	i) Sale Deed	:-	608, Dt. 08/01/2025
4	Name of Property Owner (Details of share of each owner in case of joint & Co-ownership)	:-	Aashishbhai Naginbhai Solanki Single Ownership
	Name & Number of Contact Person	:-	Harfool Meena Sir - 9928813779
5	Brief description of the property	:-	The subject property is a residential house having G.F. + F.F. + S.F. in well developing residential + commercial area. The subject property was in locked condition and as such physical inspection of the subject property was carried out from outside only.
6	Location of property		
	a) Plot No. / Survey No.	:-	Block/Survey No. 471, F.P. No. 6, Khata No. 592
	b) Door No.	:-	Duplex No. 24 (Type E)
	c) T. P. S. No. / Village	:-	T.P.S. No. 72 (Hathijan - Vinzol) of Mouje Hathijan (Sim)
	d) Ward / Taluka	:-	Vatva
	e) Mandal / District	:-	Ahmedabad
	f) Date of issue and validity of layout of approved map / plan	:-	As approved lay-out & building plan were not produced technical verification was not possible.
	g) Approved map / plan issuing authority	:-	As approved lay-out & building plan were not produced technical verification was not possible.
	h) Whether genuineness or authenticity of approved map / plan is verified	:-	As approved lay-out & building plan were not produced technical verification was not possible.
	i) Any other comments by our empanelled valuers on authentic of approved plan	:-	No
7	Postal address of the property	:-	"The Willows" Duplex No. 24 (Type E), Near Anand Apartment, Behind Gurukulam School, Opp. Dev Krupa Devine, S. P. Ring Road, Hathijan, Ahmedabad - 382445.
8	City / Town	:-	Ahmedabad
	Industrial / Commercial / Residential / Mixed	:-	Well developing residential + commercial area
9	Classification of the area		
	i) High / Middle / Poor	:-	Middle Class
	ii) Urban / Semi Urban / Rural	:-	Urban

Sunil D. Shah * Govt. Approved Valuer * Reg. No. Cat I/493/2005-06

IOB, ARM Branch, Ahmedabad	Aashishbhai Naginbhai Solanki
Address :-	"The Willows" Duplex No. 24 (Type E), Near Anand Apartment, Behind Gurukulam School, Opp. Dev Krupa Devine, S. P. Ring Road, Hathijan, Ahmedabad - 382445.

10	Coming under Corporation limit / Village Panchayat / Municipality		:-	Coming under AMC	
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 agricultural land, any conversion to house site plots is contemplated		:-	No	
13	Boundaries of the property				
		As Per Sale Deed		**As Per Site**	
	North	:- Bungalow No. 23	:-	Bungalow No. 23	
	South	:- Bungalow No. 25	:-	Bungalow No. 25	
	East	:- Margin Space	:-	Margin Space	
	West	:- Society Internal Road	:-	Society Internal Road	
14	Dimensions of the site				
		As Per Site			
	North	:- Approx. 20 Feet			
	South	:- Approx. 20 Feet			
	East	:- Approx. 42 Feet			
	West	:- Approx. 42 Feet			
14.1	Latitude, Longitude & Co-ordinates of flat		:-	22.948119, 72.653927	
15	Net Plot Area - (As Per Sale Deed)		:-	79.92 Sq.mt.	95.58 Sq.yd.
	Undivided Share of Land (As Per Sale Deed)		:-	47.62 Sq.mt.	56.95 Sq.yd.
	Super Plot Area - (As Per Sale Deed)		:-	127.54 Sq.mt.	152.54 Sq.yd.
16	Extent of the site considered for valuation (least of 13 A & 13 B)			127.54 Sq.mt.	152.54 Sq.yd.
17	Whether occupied by the owner / tenant ? If occupied by tenant, since how long ? Rent received per month.			The subject property was in locked condition at the time of visit.	

Sunil D. Selarka * Govt. Approved Valuer * Reg. No. Cat I /493/ 2005-06

II.	CHARACTERISTICS OF THE SITE		
1	Classification of locality	:-	Middle Class
2	Development of surrounding areas	:-	Well developing residential + commercial area
3	Possibility of frequent flooding / sub merging	:-	No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:-	Approx. 2 to 3 Kms.
5	Level of land with topographical conditions	:-	Level Land
6	Shape of land	:-	Regular
7	Type of use to which it can be put	:-	Residential Use
8	Any usage restriction	:-	No
9	Is plot in town planning approved layout?	:-	Yes
10	Corner plot or intermittent plot ?	:-	Intermittent Plot
11	Road facilities	:-	Available
12	Type of road available at present	:-	Paved Road
13	Width of road – is it below 20 ft. or more than 20 ft.	:-	Above 20 ft. Wide Society Internal Road
14	Is it a land – locked land ?	:-	No

15	Water potentiality	:-	Available
16	Underground sewerage system	:-	Available
17	Is power supply available at the site?	:-	Available
18	Advantage of the site	:-	Well developing residential + commercial area
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea coast / tidal level must be incorporated)	:-	No

PART - A (VALUATION OF LAND)			
1	Size of plot	:-	As per document
	North & South		-
	East & West		-
2	Total extent of the plot (As per document)	:-	127.54 Sq.mt. 152.54 Sq.yd.
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:-	Rs. 45000 to 55000 per Sq.yd.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:-	Rs. 8500.00 per Sq.mt. (As per 2013 - 4250 X 2.0 As per Circular 2023)
5	Assessed / adopted rate of valuation	:-	Rs. 52500.00 per Sq.yd.
6	Estimated value of land	:-	Rs. 8008236.60

PART - B (VALUATION OF BUILDING) - Technical details of the building			
a.	Type of Building (Residenliol / Commerciol / Industriol)	:-	Residential Use
b.	Type of construction (Load bearing / RCC / Steel Framed)	:-	Load Bearing Structure
c.	Year of construction	:-	2022 (As Per Deed)
	Age of building	:-	4 Years
	Estimated future life of building	:-	56 Years
			(Subject to periodic maintenance)
d.	Number of floors and height of each floor including basement, if any	:-	G.F. + F.F. + S.F.
e.	Plinth area floor-wise	:-	1342.31 Sq.ft. 124.75 Sq.mt.
f.	Condition of the building		
	Exterior – Excellent/Good/Normal/Poor	:-	Good
	Interior – Excellent/Good/Normal/Poor	:-	Good
g.	Date of issue and validity of layout of approved map / plan	:-	As approved lay-out & building plan were not produced technical verification was not possible.
h.	Approved map / plan issuing authority	:-	As approved lay-out & building plan were not produced
i.	Whether genuineness or authenticity of approved map / plan is verified	:-	As approved lay-out & building plan were not produced technical verification was not possible.
j.	Any other comments by our empanelled valuers on authentic of approved plan	:-	No

Sunil D. Selarka Reg. No. Cat I/403/2005-06 Govt. Approved Valuer

IOB, ARM Branch, Ahmedabad	Aashishbhai Naginbhai Solanki
Address :-	"The Willows" Duplex No. 24 (Type E), Near Anand Apartment, Behind Gurukulam School, Opp. Dev Krupa Devine, S. P. Ring Road, Hathijan, Ahmedabad - 382445.

Specifications of construction (floor-wise) in respect of			
Sr. No.	**Description**	**Ground Floor**	**Other Floors**
1	Foundation	RCC	
2	Basement	Not Available	
3	Superstructure	Available	
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Inside verification was not possible	
5	RCC works	Available	
6	Plastering	Cement Plaster	
7	Flooring, Skirting, dadoing	Inside verification was not possible	
8	Special finish as marble, granite, wooden paneling, grills, etc	Inside verification was not possible	
9	Roofing including weather proof course	RCC Slab	
10	Drainage	Available	

Sr. No.	**Description**	**Ground Floor**	**Other Floors**
1	Compound wall	Not Available	
	Height		
	Length		
	Type of construction	-	
2	Electrical installation	Available	
	Type of wiring	Consealed	
	Class of fittings (superior / ordinary / poor)	Inside verification was not possible	
	Number of light points	Inside verification was not possible	
	Fan points	Inside verification was not possible	
	Spare plug points	Inside verification was not possible	
	Any other item	Not Available	
3	Plumbing installation	Inside verification was not possible	
	a) No. of water closets and their type	Inside verification was not possible	
	b) No. of wash basins	Inside verification was not possible	
	c) No. of urinals	Inside verification was not possible	
	d) No. of bath tubs	Inside verification was not possible	
	e) Water meter, taps, etc.	Inside verification was not possible	

Sunil D. Selarka Reg NO. Cat I/493/2005-06 *Govt. Approved Valuer*

IOB, ARM Branch, Ahmedabad		Aashishbhai Naginbhai Solanki
Address	:-	"The Willows" Duplex No. 24 (Type E), Near Anand Apartment, Behind Gurukulam School, Opp. Dev Krupa Devine, S. P. Ring Road, Hathijan, Ahmedabad - 382445.

CONSTRUCTION

Sr. No.	Particulars Of. Item	Built-up Area in Sq.ft.	Age in Years	Estimated Replacement Rate Rs./Sq.Ft.	Replacement Cost Rs.	Depreciation In Rs.	Value Of Construction In Rs.
1	Carpet area (G.F. + F.F. + S.F.) (As per sale deed)	1342.31	4	2500.00	3355775.00	134231.00	3221544.00
						TOTAL MARKET VALUE OF CONSTRUCTION RS.	**3221544.00**

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	:-	-

Sunil D. Solanki * Reg. NO. Cat I/493/ 2005-06 * Govt. Approved Valuer *

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	:-	-

IOB, ARM Branch, Ahmedabad	Aashishbhai Naginbhai Solanki
Address :-	"The Willows" Duplex No. 24 (Type E), Near Anand Apartment, Behind Gurukulam School, Opp. Dev Krupa Devine, S. P. Ring Road, Hathijan, Ahmedabad - 382445.

V.	Rate
	It is established fact that, the govt./jantri rates does not reflect actual market value as compared to prevelling market rate of property. To arrive at fair and resanable market value of property, verbal inquiry was made on the date of visit from prominent estate brokers and local persons in vicinity of the subject property. No reliable written sales instances and evidance was available at the time of visit considering above facts collected from verbal inquiry, to our opinion rate of property can be considered as Rs. 45000 to 55000 per Sq.yd. to the best of our experience and knowledge.
	The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgment is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.

APPENDIX - IV

I hereby declare that :-

a. The information furnished in my valuation report Dated 10-02-2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

b. I / we have no direct or indirect interest in the property valued;

c. I/we have personally inspected the property Dated 07-02-2026 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 the 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. (Annexure III- A signed copy of same to be taken and kept along with this declaration)

i. I am registered under Section 34 AB of the Wealth Tax Act, 1957;

j. I am the proprietor/partner/authorized official of the firm, who is competent to sign this valuation report.

k. Further, I hereby provide the following information.

Sunil Selarka * Govt. Approved Valuer * Reg. NO. Cat I /493/ 2005-06

S.N.	Particulars		
1	Background information of the asset being valued;	:-	Residential Property
2	Purpose of valuation and appointing authority	:-	For NPA Purpose
3	Identity of the valuer and any other experts involved in the valuation;	:-	Valuation opined by panel valuer ***Er. Sunil Selarka*** B.E.(C) M.I.E.(I) F.I.V.(I)
4	Disclosure of valuer interest or conflict, if any;	:-	No
5	Date of appointment, valuation date and date of report;	:-	As stated earlier
6	Inspections or investigations undertaken;	:-	By Er. Jagdish Patel
7	Nature and sources of the information used or relied upon;	:-	Inquiry and data collected at the time of visit.

IOB, ARM Branch, Ahmedabad			Aashishbhai Naginbhai Solanki
Address :-	"The Willows" Duplex No. 24 (Type E), Near Anand Apartment, Behind Gurukulam School, Opp. Dev Krupa Devine, S. P. Ring Road, Hathijan, Ahmedabad - 382445.		
8	Procedures adopted in carrying out the valuation and valuation standards followed	:-	Valuation is provided on the basis of market approach method.
9	Restrictions on use of the report, if any;	:-	Available
10	Major factors that were taken into account during the valuation;	:-	Prevailing market trend at the time of visit
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. :-		

APPENDIX - V
MODEL CODE OF CONDUCT FOR VALUERS

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.

Sunil D. Selarka Reg. No. CAT-I/1493/ 2005-06 Govt. Approved Valuer

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.

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 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.

Sunil C. Sharma Govt. Approved Valuer Reg. NO. Cat I /493/ 2003-04

IOB, ARM Branch, Ahmedabad	Aashishbhai Naginbhai Solanki
Address :-	"The Willows" Duplex No. 24 (Type E), Near Anand Apartment, Behind Gurukulam School, Opp. Dev Krupa Devine, S. P. Ring Road, Hathijan, Ahmedabad - 382445.

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.

The information furnished above is true to the best of my / our knowledge and belief. Neither me/we nor my/our associate have any direct or indirect interest in the advance or assets valued. The title deed(s) of the property under valuation in context of ownership of subject property should be verified by the panel advocate of bank. The value of property is taken into account by making due enquires in the locality and ascertaining the sales value of the properties in the locality. Any additions/alterations made to property after the date of valuations shall not fall under the scope of this report. The present valuation is done on the basis of documents produced, present development at the time of visit on site, present demand of property for particular area at the time of visit and on the basis of local inquiry. Value varies with purpose and time. This value should no referred for any purpose other than mention in valuation part. We have mentioned market value / distress value and govt jantri value. Considering the repaying capacity of borrower / client value should be considered. If there is any genuine typing mistake / drafting mistake regarding the details provided in this report, please brief them to our notice within 3 month from the date of report. As market value / rate is on the basis of local verbal survey / inquiry at the day of visit and market value / rate is not supported with any written evidence / proof, this value should not be considered where writen proof is required to justify the value in this valuation report. The Valuation Report and certificate is issued in the best of our professional practices & experience. This report dose not constitute a structural / land survey for the said premises and property. Without prejudice to anybody, no consideration has been given to liens to encumbrances which may be against the property. The position and other details of the property were intimated to us by the representative / owner and are considered in deriving this valuation. Any querriy regarding the value may please be brought to our notice before disbursement. The valuation derived is applicable subject to title clearance of the property. We by representative / associate have personally visited at the site.The documents pursued are returned to party.

Sunil D. Selarka Reg. NO. Cat 174937 2006-08 Govt. Approved Valuer

:- As s result of my appraisal and analysis, it is my considered opinion that the present estimated fair value of the above property in the prevailing condition with aforesaid specifications. Weightage has been given to factors such as from the local market and market inquiries and from the prevailing market rate of the sales of the similar property and considering the location, situation, shape, size, marketability, utility, demand and supply of such type of properties, legal and physical encumbrance on the property, I assess following rates.

Value of Land in Rs.	8008236.60
Value of Construction in Rs.	3221544.00
Total Value of Property in Rs.	11229780.60
SAY in Rs.	**11230000.00**
RUPEES ONE CRORE TWELVE LACS THIRTY THOUSAND ONLY	

I.	**Market Value of immovable property**	**Rs.**	**11230000.00**
II.	Realizable / Forced Sale Value of property	Rs.	9545500.00
III.	Distress Value of immovable property	Rs.	8422500.00
IV.	Govt. Jantri Value of immovable property	Rs.	4305634.00

Date :- 10/02/2026

Place :- Ahmedabad

Sunil Selarka
Architech / Struc. Engineer
Govt. App. Valuer
AHMEDABAD

IOB, ARM Branch, Ahmedabad		Aashishbhai Naginbhai Solanki
Address	:-	"The Willows" Duplex No. 24 (Type E), Near Anand Apartment, Behind Gurukulam School, Opp. Dev Krupa Devine, S. P. Ring Road, Hathijan, Ahmedabad - 382445.

FAIR MARKET VALUE AS ON DATE OF VISIT

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

The fair market value of subject property under valuation as per prescribed definition of market value can be assumed on the basis of available sales instances / verbal inquiry based for going concern concept of valuation information / data collected on the basis of local survey made as on date of visit in respect of actual prevailing market value which has no reliable written evidences due to parallel unaccounted amount included in majority of transactions can be assumed as

Rs. 11230000.00 as per our opinion to the best of our experience.

REALISABLE VALUE.

Realisable / Forced Sale Value is considered as about 10 % - 20 % less than F.M.V., as the price the property would realize in open market on. "As is where is basis". And in non-vacant condition / running condition. As Realizable sale is conducted with the sense of shortest possible time by unwilling seller. Here seller is compelled and forced to sale property to liquidate it in terms of money to clear his debt or compelling circumstances. Thus above can therefore be kept in view while financial appraisal by financial institute / bank considering repaying condition of borrower. Realizable / Forced Sale Value of the said property with the existing usable condition & specification is to best of our opinion and experience can be considered as

RS. 9545500.00

DISTRESS SALE VALUE.

Distress Sale Value is considered 20% - 40% less than F.M.V. depending on type of property / usage of property /production cycle of property and location of property as it reflects value in distress condition of the property. This value is always significantly lower as compared to fair market value of the property which is based on 'ON GOING' concept and in running condition with identical specification as observed

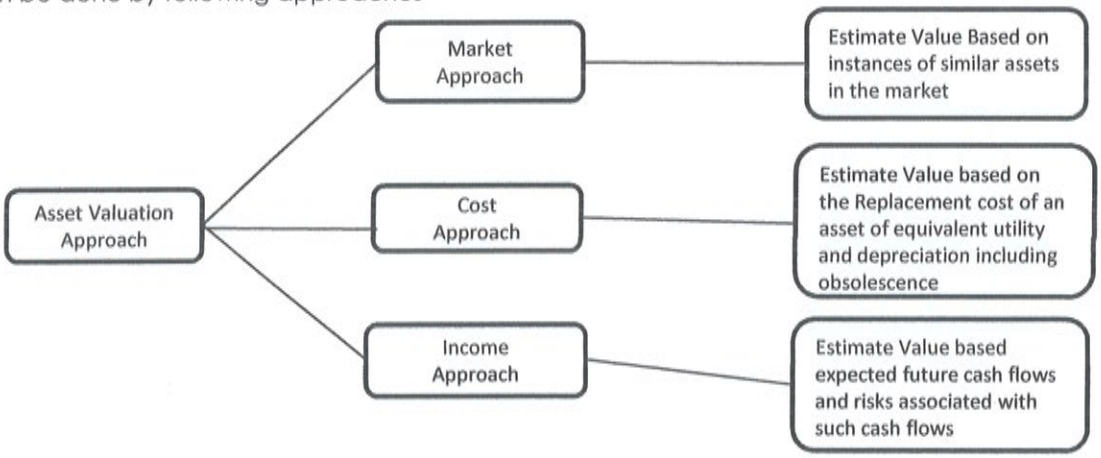
Value of the property offered for immediate sale in distress condition with out considering fluctuation of prevailing market valuer which has tremendous variations is called distress sale value of the property. Thus above can therefore be kept in view while financial appraisal by financial institute/bank considering repaying condition of borrower. Distress Sale Value of the property with the existing usable conditions & specification as describe above is to best of our opinion can be considered as

RS. 8422500.00

Govt. Approved Valuer's Reg. No. Cat I/493/2005-06

Basis and Methodology of Valuation

Valuation can be done by following approaches



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Sale Comparison Method is adopted for valuing the property wherein due weightage have been given to factor such as :-

1 Right to sell / Transfer / lease the land; Freehold or Leasehold nature of rights over land etc.
2 Shape, Size, Orientation, Frontage to depth ratio
3 Location, accessibility and infrastructure facility
4 Utility and Development Control Regulations
5 Marketability, Demand & Supply of similar land parcels in the surrounding area
6 Analysis of rates prevailing in nearby areas in the vicinity of the subject property under valuation.
7 Design and Utility of Building structure
8 Type of Construction : General and Special Specification
9 Age, balance economic life of the structure
10 Physical Condition : State of Repairs and Maintenance
11 Marketability of such structures
12 Present Day Replacement Cost Of Equi-Utility Building Structures.
13 Depreciation of Physical Wear and Tear.

The estimation of Market Value of the property is carried out by adopting sales comparison method. The prevailing market rate of comparable property in the vicinity of the property under valuation is considered by conducting verbal local enquiry at the time of visit and as per survey made with property dealers, brokers in the surrounding area as on date of visit. Opinion of market value of the subject property is based on analysis made from all concern data collected during visit. It may be noted that we have not legally verified the title of the property as the same is out of scope of valuers duty.

The following Observation, assumptions and limiting conditions also form the basis of this valuation exercise.

- This Valuation report has been prepared under "Good Faith" on the basis of information / data collected at the time of visit, document & details etc. furnished by the owner / representative of the owner / bank. This valuation is based on our verbal market inquiry where no written evidence are available for comparable sales instances.
- Any matters related to legal title and ownership are outside the preview of this valuation exercise and hence not in a position to comment upon any ownership disputes, possession disputes or any other disputes. The client / bank is nearby advised to take an appropriate legal opinion on the matter while taking any decision on the basis of this report.
- The subject property is visited by our technical person Er. Jagdish Patel
- Valuation is relied on the outcome of analysis made from inquiry made during visit and data collected at time time of visit of our technical person as on date of visit.
- The subject valuation report is prepared on the basis of physical verification, at the time of visit refering copy of the documents of the property produced by owner / rep. of owner / bank. Documents made available by owner / rep. of owner / bank for valuation are also attached herewith and our valuation is based on recieved documents.
- For the purpose of this valuation exercise, we have assumed that the subject property has a clear and marketable title and is free from any legal and physical encumbrance, disputes, claims and other statutory liabilities and complies with local development control regulations.
- Assessment and the estimation of residual economic life is based on visual observation. We have not carried out any structural design / structural test with the help of any physical machinery and equipment for the purpose of this exercise.
- The Assumption are made to the best of our knowledge and belief. Reliance is based on the information and documents furnished to us by the representative of the owner / owner / banks.
- The real estate market in India lacks transparency The market is largely fragmented with limited availability of the authentic, credible and reliable data with respect to market transactions. The actual transaction value may be significantly different from the value that is documented in official transactions. We be alive that analysis made by the market survey amongst brokers /developers and other market participants would give a fair representation of the market trends. This valuation is therefore based on our verbal market survey of the real estate market for subject property under valuation.
- As market value / rate is on the basis of local verbal survey/inquiry at the day of visit and as market value/rate is not supported with any written evidence/proof, this value should not be considered where written proof is required to justify the value in this valuation report.
- The Valuation report submitted should not be held responsible if value mentioned in valuation report differ after date of valuation for the reasons beyond the scope of valuer.
- Valuation is very much subjective which may differ from person to person as matter of opinion which is based on personal perception and observation. It may be significantly influenced by adverse parameters like legal, title or ownership, encumbrance issues etc. We reserve our rights to alter the conclusions of this report if any such issues are brought to our knowledge at a later date.

- The subject valuation exercise is based on prevailing market dynamics as on the date of valuation and does not take into account any unforeseeable developments which could impact the same in the future.

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8 JAN 2025

જત રજિસ્ટ્રેશન ડિસ્ટ્રીક્ટ સબ ડિસ્ટ્રીક્ટ અમદાવાદ વિભાગ-૧૧ (અસલાલી)ના તાલુકો વટવાના મોજે ગામ હાથીજણની સીમના ખાતા નં.૫૯૨ ના બ્લોક/સર્વે નં.૪૭૧ ની હે.આરે.ચો.મી.૧-૧૩-૩૧ ને આકાર રૂા.૬.૬૨ પૈસાવાળી જમીન; જેનો સમાવેશ ટી. પી. સ્કીમ નં.૭૨ (હાથીજણ-વિંઝોલ)માં થતાં ફાળવવામાં આવેલ ફા.પ્લોટ નં.૬ ની ૬૭૯૯ સ.ચો.મી. બિનખેતીની જમીન ઉપર સોમનાથ ઈન્ફ્રા એ નામની ભાગીદારી પેઢી દ્વારા રહેણાંકીય હેતુસારૂ બાંધવામાં આવેલ **"THE WILLOWS"** એ નામે ઓળખાતી યોજનાના ઈ-ટાઈપના બંગ્લા પૈકી બંગલા નં.૨૪ વાળી મિલકતનો વેચાણ દસ્તાવેજ કિંમત રૂા.૪૫,૦૦,૦૦૦/- અંકે રૂપિયા પિસ્તાલીસ લાખ પુરાનો.....

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એક તરફવાળા : સોમનાથ ઈન્ફ્રા એ નામની ભાગીદારી પેઢી

વેચાણ આપનાર PAN NO.AEOFS1587G ના વહીવટકર્તા ભાગીદારો

(૧) નિહાલ રમેશભાઈ હમીરાણી

ઉં.વ.આ.પુખ્ત, ધંધો-વેપાર, ધર્મે/જાતે-હિંદુ,

રહે.૧૧૧, રામેશ્વર પાર્ક સોસાયટી, ગૌરી સિનેમા પાસે, ઓઢવ, અમદાવાદ.

(૨) મથુરભાઈ આર. સાવલીયા

ઉં.વ.આ.પુખ્ત, ધંધો-વેપાર, ધર્મે/જાતે-હિંદુ,

રહે.૨૦, અનમોલ વીલા બંગ્લોઝ, મધુવન બંગ્લોઝ પાસે, કલ્હાર બંગ્લોઝ રોડ, શીલજ, અમદાવાદ-૩૮૦૦૫૮.

("જેમને હવે પછી આ વેચાણ દસ્તાવેજમાં એક તરફવાળા અને અગર અમો અમારા એ રીતે સંબોધવામાં આવશે અને જે શબ્દના અર્થમાં એક તરફવાળા અગર અમો અમારા ભાગીદારી પેઢીના વખતો-વખતના ભાગીદારો તથા તેમના વંશ, વાલી, વારસો, એકઝીક્યુટરો, એડમીનીસ્ટ્રેટરો, એસાઈનીઓ, ઈત્યાદિ તમામનો સમાવેશ થાય છે.")

બીજી તરફવાળા : આશિષભાઈ નગીનભાઈ સોલંકી

લખાવી લેનાર : ઉં.વ.આ. ૪૫, ધંધો-વેપાર/નોકરી, ધર્મે/જાતે-હિંદુ,

રહે. બી-૩૩૫, શિવ પાર્ક, વસંતનગર ટાઉનશિપ, ઓગણજ રોડ, ગોતા, ઓગણજ, અમદાવાદ-૩૮૦૦૬૦.

PAN NO. GCBPS6726J

("જેમને હવે પછી આ વેચાણ દસ્તાવેજમાં બીજી તરફવાળા અને અગર તમો-તમારા એ રીતે સંબોધવામાં આવશે અને જે શબ્દનાં અર્થમાં બીજી તરફવાળા અગર તમો-તમારા વંશ, વાલી, વારસો, એકઝીક્યુટરો, એડમીનીસ્ટ્રેટરો, એસાઈનીઓ ઈત્યાદિ તમામનો સમાવેશ થાય છે.")

આથી, અમો લખી આપનારા તે તમો લખાવી લેનારને આ વેચાણ દસ્તાવેજથી લખી આપીએ છીએ કે :-

1- 8 JAN 2025

૧. જત રજિસ્ટ્રેશન ડિસ્ટ્રીક્ટ સબ ડિસ્ટ્રીક્ટ અમદાવાદ વિભાગ-૧૧ (અસલાલી)ના તાલુકો વટવાના મોજે ગામ હાથીજણની સીમના ખાતા નં.૫૯૨ ના બ્લોક/સર્વે નં.૪૭૧ ની હે.આરે.ચો.મી.૧-૧૩-૩૧ ને આકાર રૂા.૬.૬૨

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૩૫. વધુમાં સદરહુ મિલકતના આ વેચાણ અંગે ભવિષ્યમાં કોઈપણ સર્વિસ ટેક્ષ, વેલ્યુ એડેટ ટેક્ષ (વેટ), સેલ્સ ટેક્ષ, જી.એસ.ટી. તથા અન્ય ટેક્ષ ભરવા પડે તે તમો બીજી તરફવાળાએ ભરવાના રહેશે. તેમજ કેન્દ્ર સરકાર, રાજ્ય સરકાર કે અન્ય કોઈ ઓથોરીટી કોઈપણ ડાયરેક્ટ કે ઈન ડાયરેક્ટ ટેક્ષો લાગુ પાડે તો તે પણ તમો બીજી તરફવાળાએ ભરવાના રહેશે અને તે અંગે અમો એક તરફવાળાની કોઈ જવાબદારી રહેશે નહીં.

૩૬. આ દસ્તાવેજની બોલીઓ તથા શરત સંબધી તથા તેને લગતી તેમાંથી ઉત્પન્ન થનાર તમામ વિવાદ જેના અર્થઘટન, શરતોને માન્યતા તથા સંબંધિત પક્ષકારોના હક્ક તથા જવાબદારીઓ વિગેરે બાબત પરસ્પર સંમતિથી ઉકેલવામાં આવશે તથા તેમા નિષ્ફળ નિવડે ત્યારે રીયલ એસ્ટેટ (રેગ્યુલેશન અને ડેવલપમેન્ટ) એક્ટ, ૨૦૧૬ તથા તે હેઠળ નિયમો તથા નિયમન હેઠળ નિમવામાં આવેલ નિવેડા અધિકારી દ્વારા નિકાલ કરવામાં આવશે.

૩૭. આ કરાર હેઠળની કોઈ જોગવાઈ આ કાયદા અથવા તે હેઠળ નિયમો અથવા નિયમન અથવા કોઈપણ લાગુ પડતાં કાયદા હેઠળ હોય અથવા લાગુ પડી શકે તેવા હોય તો કરારની તે જોગવાઈઓ આ કરારના હેતુ માટે વ્યાજબી રીતે અસંગત હોય તેટલે સુધી સુધારેલ અથવા રદ થયેલ સમજવામાં આવશે તથા કાયદા, નિયમ તથા નિયમનને સુંસગત હોય તેટલે સુધી આ કરારની અન્ય જોગવાઈઓ માન્ય રહેશે અને કરાર સહી કરતી વખતે જે લાગુ પાડવા પાત્ર હોય તે રીતે યોગ્ય રીતે અમલી રહેશે.

પરિશિષ્ટ-૧

જત રજિસ્ટ્રેશન ડિસ્ટ્રીક્ટ સબ ડિસ્ટ્રીક્ટ અમદાવાદ વિભાગ-૧૧ (અસલાલી)ના તાલુકો વટવાના મોજે ગામ હાથીજણની સીમના ખાતા નં.૫૯૨ ના બ્લોક/સર્વે નં.૪૭૧ ની હે.આરે.ચો.મી.૧-૧૩-૩૧ ને આકાર રૂ.૬.૬૨ પૈસાવાળી જમીન; જેનો સમાવેશ ટી. પી. સ્કીમ નં.૭૨ (હાથીજણ-વિંઝોલ)માં થતાં ફાળવવામાં આવેલ ફા.પ્લોટ નં.૬ ની ૬૭૯૯ સ.ચો.મી. બિનખેતીની જમીન ઉપર સોમ્નાથ ઈન્ફ્રા એ નામની ભાગીદારી પેઢી દ્વારા રહેણાંકીય હેતુસારૂ બાંધવામાં આવેલ "THE WILLOWS" એ નામે ઓળખાતી યોજનાના ઈ-ટાઈપના બંગ્લા પૈકી બંગલા નં.૨૪ ની નેટ ૭૯.૯૨ સ.ચો.મી. જમીનમાં આવેલ ૪૨.૬૮ સ.ચો.મી. ગ્રાઉન્ડ ફ્લોર તથા ૪૯.૫૩ સ.ચો.મી. ફર્સ્ટ ફ્લોર તથા ૩૨.૫૪ સ.ચો.મી. સેકન્ડ ફ્લોર એમ કુલ મળી ૧૨૪.૭૫ સ.ચો.મી. કારપેટ એરીયાના બાંધકામવાળી મિલકત તેમજ ૪૮.૧૯ સ.ચો.મી. ટેરેસના બાંધકામવાળી મિલકત તથા કોમન રોડ, રસ્તા તથા વ.વ. વરાડે પડતાં હિસ્સાની ૪૭.૬૨ સ.ચો.મી. જમીનના વપરાશના તમામ હક્કો સહિતની મિલકત.....

-: ખૂંટ ચારની વિગત :-

પૂર્વે	:	માર્જીનની જગ્યા આવેલ છે.
પશ્ચિમે	:	સોસાયટીનો આંતરીક રોડ આવેલ છે.
ઉત્તરે	:	બંગ્લોઝ નં. ૨૩ આવેલ છે.
દક્ષિણે	:	બંગ્લોઝ નં. ૨૫ આવેલ છે.

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૧ નંબરની બુકના ૬૦૮ નંબરે નોંધ્યો છે.

તારીખ: 08-01-2025

jigneshkumar Amrutbhai patel
સબ રજીસ્ટ્રાર
અમદાવાદ- ૧૧ અસલાલી

THE SEAL OF REGISTRAR (અસલાલી) ના સબ-રજીસ્ટ્રારશ્રી અમદાવાદ-૧૧ (અસલાલી) AHMEDABAD-11 (ASLALI)