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M.Sc. (Real Estate Valuation),
Approved Valuer (Cat-I-A-5784),
Property Consultant

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VALUATION REPORT

To,
The Branch Manager,
Uco Bank,
Mid Corporate Branch, Bhavnagar.

Ref. No. : UCO/BHV/07/001/2025 **Date:** 10/8/2026

I Have Valuated the Property of Residential Building Situated at Ruva R. S. no. 148 paiki 5, Plot no. 355, "Somnath Presidency", Mouje: Ruva, Bhavnagar. (G. Map: 21.754889, 72.177413) which is to be Purchased by **BHAVESH DHANJIBHAI RATHOD** was Inspected on 08/10/2026 for the purpose of assessing the present market value.

Based upon the actual observation and also the particulars provided to me, detailed valuation report has been prepared and furnished asper the following



1.	**Name of Borrower(s)**	:	**N.A.**
2.	**Name of Owner**	:	**BHAVESH DHANJIBHAI RATHOD**
3.	**Name of Proposed Buyer**	:	**N.A.**
4.	**Date of Inspection**	:	**10/8/2026**
5.	**Property Type**	:	Residential Building
6.	**Property Address**	:	Residential Building Situated at Ruva R. S. no. 148 paiki 5, Plot no. 355, "Somnath Presidency", Mouje: Ruva, Bhavnagar.
7.	**Google Map**	:	21.754889, 72.177413
8.	**VALUATION**		

Fair Market Value	:	**Rs.**	**3,193,000.00**
Realizable Value	:	**Rs.**	**2,873,700.00**
Distress Sale Value	:	**Rs.**	**2,554,400.00**
Insurable Value	:	**Rs.**	**792,000.00**
Jantri Value	:	**Rs.**	**835,000.00**

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

To,
The Branch Manager,
Uco Bank,
Mid Corporate Branch, Bhavnagar.

Name of Valuer	:	**VR. BHAVIN A. ZINZUWADIYA,** 1st Floor, Rajesh Chamber, Soni Bazaar, Rajkot – 360001.
I. GENERAL DATA OF THE PROPERTY		
1. Purpose for which the valuation is made	:	To Ascertain fair market value for Uco Bank
2. a) Date of Inspection	:	10/8/2026
b) Date on which the valuation is made	:	10/8/2026
3. List of documents produced for perusal		
i) Sale Deed	:	No. 447, Dt: 29/02/2016
ii) N.A. Order	:	No. 96, Dt: 09/04/2005
iii) Develop. Permi.	:	No. 1658, Dt: 12/05/2015
4. Name of the Proposed Buyer/ Owner and his / their address (es) with Phone no. (Details of share of each owner in case of share of each owner in case of joint ownership)	:	**Proposed Buyer: N.A.** (Sole Ownership) **Owner**: BHAVESH DHANJIBHAI RATHOD (Solo Ownership)
5. Brief description of the property (Including leasehold / free hold)	:	Residential Plot - Free Hold Property
6. Technical Address		
a) Plot No. / Survey No.	:	R. S. no. 148 paiki 5
b) Door No.	:	Plot no. 355
c) T. P. S. No. / Village	:	Ruva
d) Ward / Taluka	:	Bhavnagar
e) Mandal / District	:	Bhavnagar
f) Date of issue and validity of layout of approved map/plan	:	Available
g) Approved map/plan issuing authority	:	BMC
h) Whether genuineness or authenticity of approved map/plan is verified	:	Yes
i) Ant other comments by our empaneled valuers on authentic of	:	N. A.
7. Postal address of the property	:	Residential Building Situated at Ruva R. S. no. 148 paiki 5, Plot no. 355, "Somnath Presidency", Mouje: Ruva, Bhavnagar.
8. City / Town	:	Ruva
Residential area	:	Yes
Commercial area	:	No
Industrial area	:	N.A.
9. Classification of the area	:	
i) High / Middle / Poor	:	Middle
ii) Urban / Semi Urban / Rural	:	Urban
10. Coming under Corporation limit / Village Panchayat / Municipality	:	BMC
11. Whether covered under any State /	:	Gujarat State
12. In case it is an agricultural land, any conversion to house site plots is contemplated	:	N.A.

13.	**Boundaries of the Property**		**:**					
			As Per the Deed		**As Per the Plan**		**As per Site**	
	North	**:**	Plot no. 356		N.A.		Plot no. 356	
	South	**:**	Plot no. 354		N.A.		Plot no. 354	
	East	**:**	Plot no. 360		N.A.		Plot no. 360	
	West	**:**	6 Mtr Wide Road		N.A.		6 Mtr Wide Road	
14.1	**Dimension of the site**		**:**					
			As Per the Deed		**As Per the Plan**		**As per Site**	
	North	**:**	As pet Plan		N.A.		As pet Plar	
	South	**:**	As pet Plan		N.A.		As pet Plar	
	East	**:**	As pet Plan		N.A.		As pet Plar	
	West	**:**	As pet Plan		N.A.		As pet Plar	
14.2	**Latitude, Longitude and Coordinates**		**:**	21.754889, 72.177413				
15.	**Extent of the site (As Per Notarized Sale Agreement)**			82.80 Sq. Mt.	=	891.26 Sq. Ft.	=	99.03 Sq. Yd.
16.	**Extent of the site considered for valuation (least of 13 A & 13 B)**		**:**	82.80 Sq. Mt.	=	891.26 Sq. Ft.	=	99.03 Sq. Yd.
17.	**Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.**		**:**	Seller Occupied				
II.	**CHARACTERISTICS OF THE SITE**							
1.	**Classification of locality**		**:**	Middle Class				
2.	**Development of surrounding areas**		**:**	Developed Residential Area				
3.	**Possibility of frequent flooding / submerging**		**:**	N.A.				
4.	**Feasibility to the Civic amenities like school, hospital, bus stop, market etc.**		**:**	Nearby				
5.	**Level of land with topographical conditions**		**:**	Levelled				
6.	**Shape of land**		**:**	Rectangle				
7.	**Type of use to which it can be put**		**:**	Residential				
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**		**:**	Asphlat Road				
13.	**Width of road is less or more than 20 ft.**		**:**	More than 20 Ft.				
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.	**Advantages of the site**		**:**	Developed Surrounding Residential 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)**		**:**	N. A.				
PART - A (VALUATION OF LAND)								
1.	**Size of Plot**							
	North & South		**:**	As per Plan	&	As per Plan		
	East & West		**:**	As per Plan	&	As per Plan		
2.	**Total extent of Plot**		**:**	82.80 Sq. Mt.	=	891.26 Sq. Ft.	=	99.03 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. 25,000.00 to Rs. 30,000.00 Per Sq. Mtr. (Last Transactions are Not Available)			
4.	**Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)**	:	Rs. 3,500.00 per Sq. Mt.			
	Land (A)		82.80 Sq. Mt.	X Rs. 3,500.00 per Sq. Mt.	=	Rs. 289,800.00
	Building (B)		48.00 Sq. Mt.	X Rs. 12,900.00 per Sq. Mt.	=	Rs. 619,200.00
	Depreciation (12.00%)				=	Rs. 74,304.00
	Net Building Value After Depreciation				=	Rs. 544,896.00
				Total (A+B)	=	Rs. 834,696.00
				Jantri Value of Land Say is	=	Rs. 835,000.00

Jantri Rate is 2400/- Per Sq.Mt. (Land Rate) but As per Government of Gujarat Revenue Department Circular No.: STP-122023-20-H.1, Secretariat Gandhinagar Date: 13/04/23, Jantri Rate should take Double i.e. Rs. 2400.00 (Land Rate) X 2 = Rs. 4800.00 Per Sq. Mt.

5.	**Assessed / adopted rate of valuation**	:	Rs. 29,000.00 per Sq. Mt.			Market Rate
6.	**Estimated value of land**	:	82.800 Sq. Mt.	X Rs. 29,000.00	=	Rs. 2,401,200.00

Part — B (Valuation of Building)

1.	**Part — B (Valuation of Building)**	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential
	b) Type of Construction	:	RCC Frame Structure
	c) Year of construction	:	2015 Appx.
	d) Age of the property	:	10 Years
	e) Residual age of the property	:	50 year stable in normal condition if maintain well
	f) Number of floors and height of each floor including basement, if any	:	GF
	g) Plinth area floor-wise	:	Built Up Area 48.00 Sq. Mt.
	h) Condition of the building		
	i. Exterior–Excellent, Good, Normal, Poor	:	Good
	ii. Interior–Excellent, Good, Normal, Poor	:	Good
	i) Date of issue and validity of layout of approved map / plan	:	Available
	j) Approved map / plan issuing authority	:	BMC
	k) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	l) Any other comments by our empaneled valuers on authentic of approved plan	:	No

Specifications of construction (floor-wise) in respect of

S.No.	Description		Ground Floor	First Floor & Above
1.	**Foundation**	:	RCC	N.A.
2.	**Basement**	:	N.A.	N.A.
3.	**Superstructure**	:	RCC Frame Structure	N.A.

4. **Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)**	:	Wooden with Steel Frame	N.A.
5. **RCC works**	:	Slab & Beam	N.A.
6. **Plastering**	:	Cement	N.A.
7. **Flooring, Skirting, dadoing**	:	Vitrified	N.A.
8. **Special finish as marble, granite, wooden paneling, grills, etc.**	:	Yes	N.A.
9. **Roofing including weather proof course**	:	Yes	N.A.
10. **Drainage**	:	Yes	N.A.
11. **Compound wall**	:		
Height	:	As per Requirment	N.A.
Length	:	As per Requirment	N.A.
Type of construction	:	As per Requirment	N.A.
12. **Electrical installation**		As per Requirment	N.A.
Type of wiring	:	As per Requirment	N.A.
13. **Class of fittings (superior / ordinary / poor)**	:	As per Requirment	N.A.
14. **Number of light points**	:	As per Requirment	N.A.
Fan points	:	As per Requirment	N.A.
Spare plug points	:	As per Requirment	N.A.
Any other item	:	As per Requirment	N.A.
15. **Plumbing installation**	:		
No. of water closets and their type	:	As per Requirment	N.A.
No. of wash basins	:	As per Requirment	N.A.
No. of urinals	:	As per Requirment	N.A.
No. of bath tubs	:	As per Requirment	N.A.
Water meter, taps, etc.	:	As per Requirment	N.A.
Any other fixtures	:	As per Requirment	N.A.

DETAILS OF VALUATION						
1. **Plinth Area**						
Built Up Area	:	48.00 Sq. Mt.	=	516.67 Sq. Ft.		
2. **Roof Height**	:	N. A.				
3. **Age of Building**	:	10 Years				
4. **Estimated replacement rate of construction**	:	Rs. 15,000.00 per Sq. Mt.				
5. **Replacement cost**	:	48.00 Sq. Mt.	X	Rs. 16,500.00	=	**Rs. 792,000.00**
Depreciatio (15.00%)	:				=	**Rs. 0.00**
6. **Net value after depreciations**	:				=	**Rs. 792,000.00**

PART – C (EXTRA ITEMS)			
1. **Portico**	:	**Rs.**	0.00
2. **Ornamental front door**	:	**Rs.**	0.00
3. **Sit out/ Verandah with steel grills**	:	**Rs.**	0.00
4. **Under Ground & Overhead water tank**	:	**Rs.**	0.00
5. **Extra steel / collapsible gates**	:	**Rs.**	0.00
TOTAL	:	**Rs.**	**0.00**

PART – D (AMENITIES)			
1. **Wardrobes - Fixed Furniture, Kitchen Arrangements & Platform**	:	**Rs.**	0.00
2. **Glazed tiles**	:	**Rs.**	0.00
3. **Extra sinks and bath tub**	:	**Rs.**	0.00

4. Marble / ceramic tiles flooring	:	Rs.	0.00	
5. Interior decorations	:	Rs.	0.00	
6. Architectural elevation works	:	Rs.	0.00	
7. Paneling works	:	Rs.	0.00	
8. Aluminum hand rails	:	Rs.	0.00	
9. False ceiling	:	Rs.	0.00	
TOTAL	:	Rs.	**0.00**	
PART – E (MISCELLANEOUS)				
1. Separate toilet room	:	Rs.	0.00	
2. Separate lumber room	:	Rs.	0.00	
3. Separate water tank / sump	:	Rs.	0.00	
4. Trees, gardening	:	Rs.	0.00	
TOTAL	:	Rs.	**0.00**	
PART – F (SERVICES)				
1. Water supply arrangements	:	Rs.	0.00	
2. Drainage arrangements	:	Rs.	0.00	
3. Compound wall & Compound Gate	:	Rs.	0.00	
4. C. B. deposits, fittings etc.	:	Rs.	0.00	
5. Pavement	:	Rs.	0.00	
TOTAL	:	Rs.	**0.00**	
TOTAL ABSTRACT OF THE ENTIRE PROPERTY				
PART – A: LAND	:	Rs.	**2,401,200.00**	
PART – B: Building	:	Rs.	**792,000.00**	
PART – C: EXTRA ITEMS	:	Rs.	**0.00**	
PART – D: AMENITIES	:	Rs.	**0.00**	
PART – E: MISCELLANEOUS	:	Rs.	**0.00**	
PART – F: SERVICES	:	Rs.	**0.00**	
TOTAL	:	Rs.	**3,193,200.00**	
SAY IS	:	Rs.	**3,193,000.00**	

Remarks:

1. Land Area Taken As per reg. Sale Deed.
2. My Opinion is For the Clear Marketable Legal Title Clearance of the Premises Only. Legal Title Clearance to be Checked With Advocates/Experts.
3. The present valuation is done on the basis of documents produced, This report does not constitute a structural/ land survey for the said premises and property. The claim to the said property has been assumed to be valid and no responsibility is accepted or undertaken with the ownership of the said premises or with the first, second or third parties in respect thereof. The position and other details of the property were intimated to us by the representative/owner and are considered in deriving this valuation.

Fair Market Value

Fair market value is defined as the price, which the property unit may fetch if sold in the open market, by a willing seller in normal conditions and circumstances unaffected by the special needs of purchaser. Willing buyers & willing sellers, both have the knowledge of the property and the existing market condition. Fair market value is not a conclusive test of a real value, fair market always fluctuates with so many factors e.g. economic condition, market condition, profitability, Government policies, Political stability, physical condition of the property and its surroundings, cost price index revision.....etc.

Realizable Value

Realizable value is the net amount of money that you will to get from selling one of your assets. In other words, realizable value is equal to the sale price of an asset less any applicable fees. Notice this has nothing to do with the fair market value of the asset being sold

Distress Sale Value

Forced Sale Value is the estimated amount of money that a business will sell off each of her asset due to numerous reasons. A major reason why businesses do this is because they are short of capitals. In other words, forced sales value is usually less than the actual amount that the business will normally cost (the market value). This is why Forced Sale Value is usually about 70%-80% of the market value. Market Value is the estimated amount of money that a business will normally cost if it were to be sold off. In other words, it is the estimated price by which the seller will sell without any compulsion. It is usually about 20%-30% greater than the forced sale value. Forced Sale Value tends to make profit for the buyer, leaving the seller in loss while market value put both parties in profit. Forced Sale Value can also be referred to as Forced Liquidation and it is usually consider as the last resort for any business. Unlike market value, forced sale value is known not to meet all the necessary criteria for a transaction. Properties to be sold with forced sale value are usually not advertised publicly and hence, they are sold off quickly while those to be sold with market value are normally advertised publicly and are sold at a much longer time.

(**Valuation:** Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as impending threat of acquisition by government for road widening/ public service purpose, sub merging & applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and their effect on i) saleability ii) likely rental value in future and iii) ant likely income it may generate may be discussed).

This Property is having Good Saleability, If Given on Rent Approx. Rent will be Rs. 4,000/- to Rs. 5,000/- Per month

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above
property in the prevailing condition with aforesaid specifications is

Rs. 3,193,000.00 **(Rupees Thirty One Lakh Ninety Three Thousand only).**

The book value of the above property is Rs. 144,900.00

and the distress value is **Rs. 2,554,400.00** **(Rupees Twenty Five Lakh Fifty Four Thousand Four Hundred Only).**

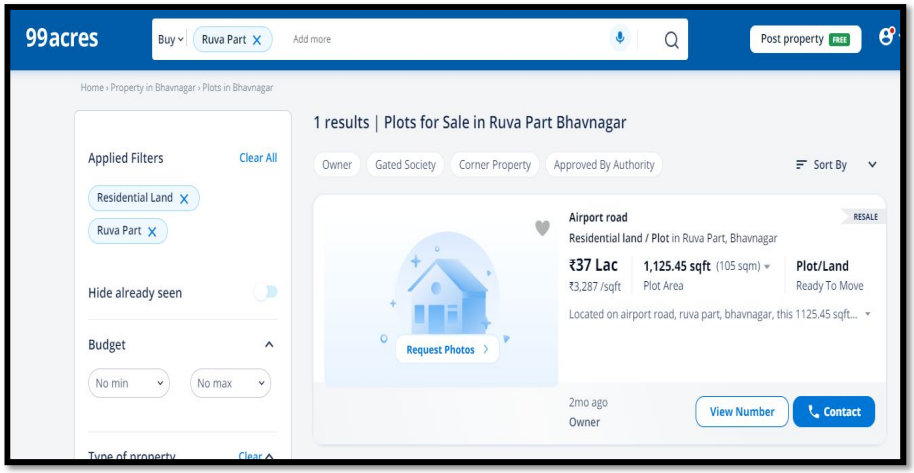
Place : Bhavnagar
Date : 10/8/2026

Signature
(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report
dated 10/8/2026
We are satisfied that the fair and reasonable market value of the property is Rs. _____

Signature
Date : (Name of the Branch Manager with Official seal)

Value arrived by oral inquiry of Land/House in surrounding locality, Magic Bricks, 99 Acres etc. Internet Site photographs attached here with



DETAILS / REFERENCES OF 2-LATEST DEALS / TRANSACTIONS WITH RESPECT TO ADJACENT PROPERTIES IN AREAS OF COMPARABLE NATURE

As widely known, Market Transactions are recorded at Sub Registrar Office generally at Jantri Value. Market Value evidence is difficult to obtain for reasons of unrecorded / unaccounted Market Value. Thus it is not possible to cite last two transactions, in the valuation report.

JUSTIFICATION FOR GUIDLINE RATE VARIATION HAVING MORE THAN 20 %

In case of variation of 20% or more In the valuation proposed by the valuer and the guideline value provided in the state Govt. Notification or Income Tax Gazette justification on variation has to be given.

a. Guideline Value (Jantri rate) of a land/property is the value of the land/property as determined by the Government, based on its own metrics of facilities and infrastructure growth in that locality. The stamp duty and registration charges for registering a property deal, is based upon this Guideline Value. The Guideline Values are revised periodically to have them in sync with the Market Value. Jantri rates are not relevant in current scenario, as they were last updated in April 2011. Actual market rates have more than doubled since then, depending upon area, locality, demand and supply and other various factors.

b. Being this the situation, it has been observed that sale deeds are executed at lower price of Jantri rates to save registration charges / stamp duty. So these instances does not reflect actual transaction amount / market rate. Moreover now days, in actual market, transactions are done on super built-up area, whereas guideline Value (Jantri rate) is based on carpet area. Both the areas have difference of about 40 – 50%. This also makes difference between two values.

c. In present system certain value zones are established at macro levels, but within the same value zone the land prices of all the plots cannot be same. There are certain negative / positive factors, which are attached to any parcel of land, like width of the road on which a plot abuts, frontage to depth ratio, adjoining slum or hutments, titles of the property, certain religious & sentimental factors, proximity to high tension electricity supply lines, crematorium, socio-economic pattern, stage of infrastructure, development, etc. Whereas Guideline rate are prescribed as uniform rates for a particular FP/zone

d. Property/land/flat on the main road in any area is priced higher and should be valued higher than that in interiors, Whereas Guideline rate considered them all with equal perspective

e. In real estate market, it has been observed that many type of values present in market like forced sale value, sentimental value, monopoly value etc. So it cannot be generalized, while Guideline Value (Jantri rate) considered them all with one value per zone.

f. Moreover two projects of two different builder having different reputation & quality work in same zone may fetch different values. Again guideline Value (Jantri rate) considers them all as one value.

g. Government policies also change the trends / values in real estate market. For example DEMONITISATION, GST etc. The real estate market reacts immediately for these policies for uptrend or downtrend. So this also affects the market rate heavily. While guideline rates remain same

h. It may not be possible to have a method to fix guideline (Jantri rate) values without anomalies as each site has different characteristics. But it is always desired to revise guideline Value (Jantri rate) at regular intervals (e.g. six months) or so, as it is the trend observed in other states e.g. Maharashtra (Mumbai) & other states.

Format F

MODEL CODE OF CONDUCT FOR REGISTERED VALUERS

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

All valuers empaneled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1.	A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2.	A valuer shall maintain integrity by being honest, straight forward, and forthright in all professional relationships.
3.	A valuer shall endeavour to ensure that lie/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 cart, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10.	A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11.	A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence And Disclosure Of Interest

12.	A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13.	A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14.	A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15.	A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16.	A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17.	A valuer shall not indulge in “mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
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.
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 ease.

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.

APPENDIX - IV

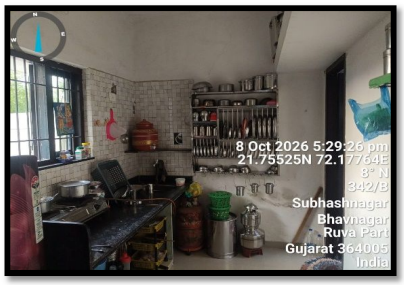
Declaration from Valuers

I **Bhavin Zinzuwadiya** son of **Arvindbhai Zinzuwadiya** do hereby solemnly affirm and state that I hereby declare that

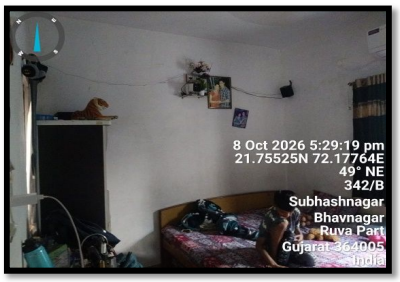
a.	I am a citizen of India
b.	I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
c.	The information furnished in my valuation report dated 10/8/2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
d.	I have personally inspected the property on 10/8/2026 The work is not subcontracted to any other valuer and carried out by myself.
e.	Valuation report is submitted in the format as pre scribed by the Bank
f.	I have not been de panelled/delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment
g.	I have not been removed/dismissed from service/employment earlier.
h.	I have not been convicted of any offence and sentenced to a term of imprisonment
i.	I have not been found guilty of misconduct in my professional capacity
j.	I have not been declared to be unsound mind
k.	I am not a nun discharged bankrupt, or has not applied to be adjudicated as a bankrupt
l.	I am not a nundischarged insolvent
m.	I have not been levied a penalty under section 271Jofincome – tax Act,1961 (43 of1961) and time limit for filing appeal before Commissioner of Income tax(Appeals)or income-tax Appellate tribunal, as the case may be has expired, or such penalty has been confirmed by Income –tax Appellate tribunal, and five years have not elapsed after levy of such penalty
n.	I have not been convicted of an offence connected with any proceeding under the income Tax Act-1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
o.	My PAN Card number/ GST number as applicable is AAXPZ8569J
p.	I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
q.	I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
r.	I have read the Hand book on Policy, Standards and Procedures for Real Estate Valuation 2011 of IBA and this report is in conformity to the "Standards" as enshrined for valuation in the part-B of the above hand book to the best of my ability
s.	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.
t.	I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V-A signed copy of same to be taken and kept along with this declaration)
u.	My CIBIL Score and creditworthiness is as per Bank"s guideline
v.	I am an individual, who is competent to sign this valuation report
w.	I will undertake the valuation work on receipt of Letter of Engagement generated from the system
x.	I have Valued the Right Property.
y.	Further, I hereby provide the following information.

No.	Particulars	Valuer Comment
1	Background information of the asset being valued.	Residential Plot
2	Purpose of valuation and appointing authority	To Ascertain fair market value for Uco Bank
3	Identity of the valuer and any other experts involved in the valuation	VR. BHAVIN A. ZINZUWADIYA - M.Sc. (Real Estate Valuation), Approved Valuer (Cat-I-A-5784)
4	Disclosure of valuer interest or conflict, if any;	No
5	Date of appointment, valuation date and date of report;	Date of Appointment: 10/8/2026 Date of Inspection: 10/8/2026 Valuation / Report Date: 10/8/2026
6	Inspections and /or investigations undertaken	Physical inspection and verification done
7	Nature and sources of the information used or relied upon	Residential Use - By local inquiry surrounding the property
8	Procedures adopted in carrying out the valuation and valuation standards followed	Land & Building Method
9	Restrictions on use of the report, if any	Only For Uco Bank, Mid Corporate Branch, Bhavnagar.
10	Major factors that were taken into account during the valuation	Oral inquiry for market rates done in surroundings, no documentary evidence available for market rates.
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.	No

PHOTOGRAPHS OF THE PROPERTY















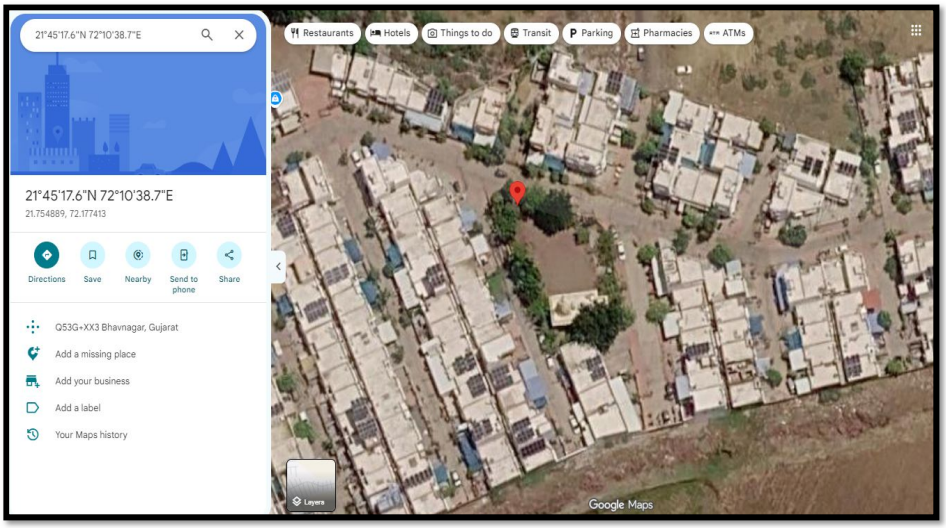






GOOGLE MAP OF THE PROPERTY

21.754889, 72.177413



Residential Building Situated at Ruva R. S. no. 148 paiki 5, Plot no. 355, "Somnath Presidency", Mouje: Ruva, Bhavnagar.

JANTRI PAGE

કલેક્ટર-ડ્રાફ્ટ ઓફ સ્ટેમ્પ્સ, ભાવનગર, ગુજરાત રાજ્ય

CORPORATION / AUTHORITY

ASR - 2011 Final

તાલુકો : BHAVNAGAR

ગામ : RUVA

ગામ : BHAVNAGAR

Page 1 of 2

(ચાલુ પાકિ ચો.મી.)

વોર્ડ/ઝોન	પુરતા પ્લોટનો ભાવ	જમીન - બાંધકામનો ભાવ			પુરતા પ્લોટનો ભાવ (ઓનલાઈન)	પેનલ્ટી જમીનનો ભાવ	
		એપાર્ટમેન્ટ/ ઓફિસ	ઓફિસ	દુકાન		પીવત	બીન પીવત
૧	૨	૩	૪	૫	૬	૭	૮
RUVA/0/1	2400	7500	9000	20000	1625	350	325
Survey No -/GAMTAL, and all other plots included in the zone boundary.							
RUVA/0/2							
Survey No 74, and all other plots included in the zone boundary.							
RUVA/0/2A	1750	5500	7750	12500	1250	313	213
Survey No 27, 28, 29, 30, 31, 32, 33, 34, 35, 154, and all other plots included in the zone boundary.							
RUVA/0/2B	1750	5500	7750	12500	1250	313	213
Survey No 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 63, and all other plots included in the zone boundary.							
RUVA/0/2C	1750	5500	7750	12500	1250	313	238
Survey No 47, 48, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 148/P(BadaArea), and all other plots included in the zone boundary.							
RUVA/0/3B	1750	5500	7750	12500	1250	313	213
Survey No 64, 69, 150, and all other plots included in the zone boundary.							
RUVA/0/3C	2250	6000	9500	15000	1500	388	313
Survey No 69, 149, 150, 151, 152, and all other plots included in the zone boundary.							
RUVA/0/4	1600	6000	8500	15000	1325	413	338