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DomiciLe CONSULTANTS

Chartered Engineer, Govt. Registered & Approved Valuer, Consulting Civil Engineer, Civil Work Contractor & PMC

Ref. No.:- 2026/08/BOB/Kim/03 Date: 30.08.2026

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

Pursuant to the request from you, I have inspected the property at Flat No. A-404, 4th Floor, Ganesh Complex, Nr. Sai Public School, Kim Main Road, Old Block No. 218, Block No. 182, Paikee Plot No. 94 to 100, C.S. No. 4468 t0 4474, Village: Kim-Kathodara, Tal.: Olpad, Dist.: Surat-394110 to estimate Open Fair Market Value as on 09.09.2026 for Security purpose from your bank. Based upon the information and particulars provided by the owner and actual observations, detailed valuation report is prepared and furnished here with.

EXECUTIVE SUMMARY OF VALUATION

I have adopted Sales Comparison Method of valuation, with Market Approach. Flat No. A-404, 4th Floor, Ganesh Complex, Nr. Sai Public School, Kim Main Road, Old Block No. 218, Block No. 182, Paikee Plot No. 94 to 100, C.S. No. 4468 to 4474, Village: Kim-Kathodara, Tal.: Olpad, Dist.: Surat-394110, owner is Shri Rajeshbhai Natvarbhai Tailor and estimated Market Value of the property is **Rs. 4,28,000.00 (Rs. Four Lakh Twenty Eight Thousand Only)**, which is fair and reasonable in my opinion as on 09.09.2026 for Security purpose in Bank of Baroda, Kim Branch, Surat.

LOCATION & BUILDING ASPECT:

Property is located on Vadoli Main Road which is primarily accessed via Kim Main Road. Connectivity to subject property is good. It is in a partly developed area. There is a good demand for same in this area.

Sr. No.	Value	Amount in Rs.
1	Estimated Fair Market Value	Rs. 4,28,000.00
2	Realizable Value (90% of F.M.V.)	Rs. 3,85,200.00
3	Distress Sale Value (80% of F.M.V.)	Rs. 3,42,400.00
4	Insurable Value	Rs. 4,00,000.00
5	Jantri Value	--

FOR DOMICILE CONSULTANTS

PROPRIETOR
Er. Mrugesh Girishkumar Shah

Date: 30.08.2026
Place: Surat, Gujarat, India
This valuation report contains 09 pages only.

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COST PRICE VALUE

PART - A BASIC DATA

I. GENERAL:

1.	Purpose of valuation	:	To ascertain Fair Market Value for Secure Lending Purpose by bank of Baroda, Kim Branch, Surat
2.	a) Date of Inspection b) Date on which the valuation is made	: :	11.08.2026 30.08.2026
3.	List of documents produced for the purpose		
	Sale deed	:	Information Not Provided
	Approved Plan	:	Construction permission granted by Talati Cum Mantri Vide Tharav No. 317, dated 26.02.2007 (As per Document)
	Previous Valuation Report	:	C. C. Mahadevwala dated 16.11.2010
4.	Name of the reported owner with present address and phone number. Name of the owner(s) and his/ their addresses(es) with Phone No. (details of share of each owner in case of joint ownership)	:	Shri Rajeshbhai Natvarbhai Tailor. (As per Document)
5.	Brief description of the property taken for valuation (Including leasehold/ freehold etc.)	:	Free-Hold Land Thereon Residential Flat. It is Known as a "Flat No. A-404, 4th Floor, Ganesh Complex, Nr. Sai Public School, Kim Main Road". It is Situated at Moje Village Kim-Kathodara, Tal.: Olpad, Dist.: Surat.
6.	Location of the property Plot No. / Nagar/ Survey No./Door No. S.F. No. / T.S. No. / R.S.No. Village / Block Taluka / Ward Mandal/District/Municipality/ Corporation	: : : 	Old Block No. 218, Block No. 182, Paikee Plot No. 94 to 100, C.S. No. 4468 t0 4474, Flat No. A-404, 4th Floor, Ganesh Complex, Nr. Sai Public School, Kim Main Road Village: Kim-Kathodara Tal.: Olpad Dist.: Surat
	Latitude and Longitude	:	21°24'19.1"N 72°55'15.4"E 21.405306, 72.920944
7.	Postal address of the property with Pin code	:	Flat No. A-404, 4th Floor, Ganesh Complex, Nr. Sai Public School, Kim Main Road, Village: Kim-Kathodara, Tal.: Olpad, Dist.: Surat-394110.
8.	City/ Town	:	Kim-Kathodara / Tal.: Olpad
9.	Classification of the locality	:	Residential
10.	Coming under Corporation limit/Village Panchayat / Municipality	:	Village Panchayat
11.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	:	No

12.	Boundaries of the property	:	**As per Document**	**As per Actuals**
	North	:	Flat No. 402	Flat No. A-402
	South	:	Flat No. A-401	Flat No. A-401
	East	:	Society Road	Society Road
	West	:	Flat No. A-403	Flat No. A-403

GOVT. REGISTERED & APPROVED VALUER ER. MRUGESH G. SHAH

Shah

A-7, Shanti Sadan Apartment, Anand Mahal Road, Surat-395009.

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13.	Dimension of the site	:	As per Title Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	BUA 450.00 Ft.^{2} i.e. 41.80 Mt.^{2} (As per Document)	
15.	Extent of the site considered for Valuation	:	BUA 450.00 Ft.^{2} (As per Document)	
16.	Whether occupied by the owner tenant, If, Developer's possession. Occupied by tenant since how long? Rent received per month	:	Under Bank's Possession (Locked)	
17.	Drawing Approval	:	Construction permission granted by Talati Cum Mantri Vide Tharav No. 317, dated 26.02.2007 (As per Document)	

II. APARTMENT BUILDING

	Description	:	Residential Flat
1.	Nature of the apartment.	:	A Low-Rise Residential Building
2.	Location of the property Plot No. / Nagar/ Survey No./Door No. S.F. No. / T.S. No. / R.S. No. Village/Municipality /Corporation: Door No. Street or Road (Pin Code)	: : :	Old Block No. 218, Block No. 182, Paikee Plot No. 94 to 100, C.S. No. 4468 t0 4474 Village: Kim-Kathodara, Tal.: Olpad Flat No. A-404, 4th Floor, Ganesh Complex, Nr. Sai Public School, Kim Main Road

3.	Description of the locality	:	Residential
4.	Year of Construction	:	Approx. Year 2007
5.	Number of floors	:	GF + 4 Floors
6.	Type of structure	:	RCC Frame Structure
7.	Number of Dwelling units in the building.	:	-
8.	Quality of construction	:	Normal
9.	Appearance of building	:	Normal
10.	Maintenance of the Building	:	Average
11.	Facilities available: Lift: Protected Water Supply: Underground Sewerage: Car Parking-Open/Covered: Does Compound wall exist? Is pavement laid around the building?	: : : : : : :	Available as per Requirement Not Provided Provided by Local Body Connected to Local Body Both Parking available No Bituminous Road

III. FLAT/ TENEMENT

1.	The floor in which the Flat is situated	:	4th Floor
2.	Door No. of the Flat	:	Flat No. A-404, Ganesh Complex
3.	Specifications of the Flat: Roof: Flooring: Doors: Windows: Fittings:	: : 	RCC Slab Locked (Under Bank's Possession)

GOVT. REGISTERED & APPROVED VALUER ER. MRUGESH G. SHAH

Shah M.G.

A-7, Shanti Sadan Apartment, Anand Mahal Road, Surat-395009.

COST PRI VALUE

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COST PRICE VALUE

4.	Finishing:	:	
5.	House Tax: Assessment No. (Census No): Tax paid in the name of: Tax Amount:	:	Details not Provided
6.	Electrical service connection No.: Meter card is in the name of:	:	Details not Provided
7.	How is the maintenance of the Flat?	:	Locked
8.	Sale Deed executed in name of	:	Shri Rajeshbhai Natvarbhai Tailor
9.	What is undivided area of land as per sales deed?	:	-
10.	What is plinth area of Flat?	:	BUA 450.00 Ft.^{2} (As Per Document)
11.	What is floor space index (APP)	:	Data not provided
12.	What is carpet area of Flat?	:	Data not provided
13.	Is it Posh/Class/ Medium Ordinary?	:	Medium
14.	Is it being used for Residential or Commercial purpose?	:	-
15.	Is it Owner-occupied or let out?	:	Under Bank's Possession (Locked)
16.	If rented, what is the monthly rent?	:	Not Applicable
IV MARKETABILITY			
1.	How is the marketability?	:	Average
2.	What are the factors favouring for an extra Potential Value	:	NA
3.	Any negative factors are observed which affect the market value in general?	:	No
V RATE			
1.	After analysing the comparable sale instances what is the composite rate for a similar Flat with same specifications in the adjoining locality?	:	Rs. 800.00 to 1,200.00 per Ft.^{2} of Built up Area
2.	Assuming a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the fat under comparison (given details)	:	Rs. 950.00 per Ft.^{2} of Built up Area
3.	Break-up for the rate i) Building Services: ii) Land others:	:	--
4.	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	We don't have U.D.S.L for the subject property and even Jantri Rates are not available in public domain we have not calculated Guideline Value.
5.	Registered Value (If available)	:	Information Not Provided
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
A.	Depreciated building Rate Replacement cost of Flat with Services Age of the building Life of the building estimated Depreciation percentage assuming the salvage value as Considering 10% Depreciated Ratio of the building	: : : : : : :	Rs. 950.00 per Ft.^{2} (On Built up Area) 19 Years Old Approx. 31 Years (If Maintain Properly) 1.2 % per Year - - -

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B.	Total Composite rate arrived for valuation	:	Rs. 950.00 per Ft.² (On Built up Area)
	Depreciated building rate		-
	Rate for Land & other	:	-
	Total composite Rate	:	Rs. 950.00 per Ft.² (On Built up Area)

DETAILS OF VALUATION

Sr. No.	Description	Qty. in Ft.²	Rate per unit in Rs.	Estimated value in Rs.
1.	Present Value of the Flat (Incl. car parking, if provided)	450.00	950.00	Rs. 4,27,500.00
2.	Wardrobes	--	--	--
3.	Showcases	--	--	--
4.	Kitchen Arrangements	--	--	--
5.	Superfine Finish	--	--	--
6.	Interior Decorations	--	--	--
7.	Electricity deposits/electrical fittings etc.,	--	--	--
8.	Extra collapsible gates/grill works etc.	--	--	--
9.	Others	--	--	--
10.	As per current stage of work completion the value of the Flat	--	--	Rs. 4,27,500.00
	Total	--	--	Rs. 4,28,000.00

Fair Market Value	**Rs. 4,28,000.00 (Rs. Four Lakh Twenty Eight Thousand Only)**
Realizable Value (10% less than FMV)	Rs. 3,85,200.00 (Rs. Three Lakh Eighty Five Thousand Two Hundred Only)
Distress Value (20% less than FMV)	Rs. 3,42,400.00 (Rs. Three Lakh Forty Two Thousand Four Hundred Only)
Value as per Circle Rate	--
Insurance Value	**Rs. 4,00,000.00** (Rs. Four Lakh Only)
Note: Copy of Approved Plan is not provided.	

Remarks: We have been provided only Previous Valuation Report. So, we have relied upon its data and provided the Valuation Report. At the time of site visit, subject property was locked so we have not inspected internal part.

FOR DOMICILE CONSULTANTS

Shah

PROPRIETOR

Date: 30.08.2026
Place: Surat, Gujarat, India

Er. Mrugesh Girishkumar Shah

Enclosed: 1. Declaration from the valuer

The undersigned has inspected the property detailed in the Valuation report dated 09.09.2026. We are satisfied that the fair and reasonable market value of the property is **Rs. 4,28,000.00 (Rs. Four Lakh Twenty Eight Thousand Only).**

Date: 30.08.2026

Signature
(Name of Branch Official with seal)

A-7, Shanti Sadan Apartment, Anand Mahal Road, Surat-395009.

COST PRICE VALUE

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Annexure-111

DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my Valuation Report dated 09.09.2026 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 have no direct or indirect interest in the property valued.
c. My representative has visited the property on Dated 11.08.2026. The work is not sub-contracted to any other valuer and carried out by myself.
d. I have not been convicted of any offence and sentenced to a term of Imprisonment.
e. I have not been found guilty of misconduct in my professional capacity.
f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of 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 the proprietor/ ~~partner/ authorized official~~ of the firm/ ~~company~~, who is competent to sign this Valuation Report.

Further, I hereby provide the following information.

	Particulars	Valuer comment
1	Background information of the asset being valued	Flat No. A-404, 4th Floor, Ganesh Complex, Nr. Sai Public School, Kim Main Road, Old Block No. 218, Block No. 182, Paikee Plot No. 94 to 100, C.S. No. 4468 t0 4474, Village: Kim-Kathodara, Tal.: Olpad, Dist.: Surat-394110.
2	Purpose of valuation and appointing authority	Loan, Appointed by Bank of Baroda, Kim Branch, Surat
3	Identity of the valuer and any other experts involved in the valuation	Er. Mrugesh Girishkumar Shah
4	Disclosure of valuer interest or conflict, if any	No Direct or Indirect Interest
5	Date of Appointment, Date of Visit Date of Valuation and Date of report	01.08.2026 11.08.2026 30.08.2026
6	Inspections and / or investigations undertaken	Yes, 11.08.2026
7	Nature and sources of the information used or relied upon	Nearby Real Estate Brokers, Data, Web Sites
8	Procedures adopted in carrying out the valuation and valuation standards followed	Sales Comparison Method & Market approach to Valuation
9	Restrictions on use of the report, if any	Only for the use of Bank of Baroda
10	Major factors that were taken into account during the valuation	Location, Market Condition, Age of building
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	The report is for the purpose as described; it shall not be used for any other purpose. Any sudden change in the market condition may impact the valuation of the property i.e. disaster and natural calamities, etc.

Place: Surat
Date: 30.08.2026

FOR DOMICILE CONSULTANTS

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PROPRIETOR

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Annexure-IV

MODEL CODE OF CONDUCT FOR VALUERS

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

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a Valuation Report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessarily 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.

REGISTERED VALUER ER. MRUGESH G. SHAH

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18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuer's organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during thecorse 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.
25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
26. Explanation - For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
27. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

28. 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.
29. 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.

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Place: Surat
Date: 30.08.2026

FOR DOMICILE CONSULTANTS

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COST PRICE VALUE

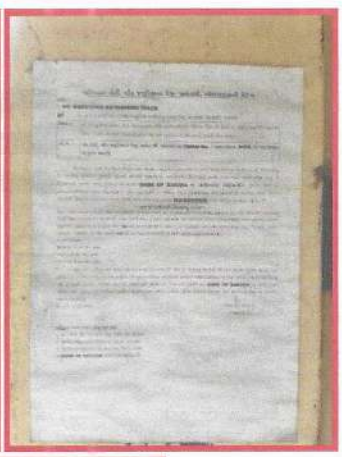
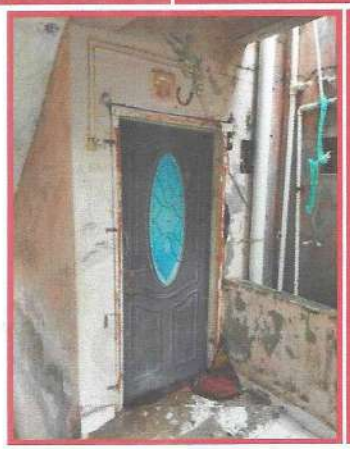
LOCATION OF THE PROPERTY

Latitude	21°24'19.1"N (21.405306)	Longitude	72°55'15.4"E (72.920944)



PHOTOS OF PROPERTY





ED & APPROVED VALUER
R. MRUGESH G. SHAH

Shah mk.

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