Ref. No.: - 2026/10/BOB/KIM/02 Date: 30.10.2026

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

Pursuant to the request from you, I have inspected the property at Plot No. 42, Shree Krupa Society-2, R.S. No. 4/A & 5/A, T.P.S. No. 20 (Nana Varachha-Kapodra), O.P. No. 52, F.P. No. 82, Nr. Jalaram Furniture, Kapodra, Varachha Road, Tal.: Surat City, Dist.: Surat 395006 to estimate Open Fair Market Value as on 30.10.2026 for Security purpose from your branch.
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 Land & Building Method of valuation with depreciated value of construction, with Market Approach. Plot No. 42, Shree Krupa Society-2, R.S. No. 4/A & 5/A, T.P.S. No. 20 (Nana Varachha-Kapodra), O.P. No. 52, F.P. No. 82, Nr. Jalaram Furniture, Kapodra, Varachha Road, Tal.: Surat City, Dist.: Surat 395006, owner is Himmatbhai Dharamshibhai Goyani (Patel) and estimated Market Value of the property is **Rs. 95,12,000.00 (Rs. Ninety Five Lacs Twelve Thousand Only),** which is fair and reasonable in my opinion as on 30.10.2026 for NPA valuation in Bank of Baroda, Kim Branch, Kim, Surat.

LOCATION & BUILDING ASPECT:

Property is located very near to Varachha Main Road. It is abutting on more than 6 mt. wide internal road which leads to Surat – Kamrej Highway. It is a developed area. There is a good demand for same in this area.

Sr. No.	Value	Amount in INR	Remarks
1	Estimated Fair Market Value	**Rs. 95,12,000.00**	-
2	Realizable Value (90 % of F.M.V.)	**Rs. 85,60,800.00**	-
3	Distress Sale Value (80 % of F.M.V.)	**Rs. 76,09,600.00**	-
4	Insurable Value	**Rs. 28,80,000.00**	-
5	Jantri Value	**Rs. 55,35,288.00**	-

Date: 30.10.2026
Place: Surat, Gujarat, India **Er. Mrugesh Girishkumar Shah**

This valuation report contains 14 pages only.

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

I.	GENERAL					
1.	Purpose for which the valuation is made	:	To ascertain Fair Market Value of the Property for NPA Purpose for Bank of Baroda, Kim Branch			
2.	a)	Date of Inspection	:	30.10.2026		
	b)	Date on which the valuation is made	:	30.10.2026		
3.	List of Documents produced for perusal					
	i) Exchange Deed	:	Dtd 20.03.2019			
	ii)Approved Plan		TDO No. 471 dtd 04.11.1985 (As per previous report)			
	iii)S.M.C. Property Tax Receipt	:	**Tenament No. 018C-23-5201-0-001** Mr. Keshavbhai Dharamshibhai Goyani			
	iv)Electricity Bill	:	Data Not Provided			
	v)Previous Report		Mazoon R. Vimadalal dtd 05.04.2021			
4.	Name of the Owners and their address with Phone no. Address is same as mentioned in a report for property to be valued (details of share of each owner in case of joint ownership)	:	(As per previous report) Himmatbhai Dharamshibhai Goyani (Patel) Add: 37, Jai Bhavani Society, Varachha Road, Surat			
5.	Brief description of the property (including leasehold/Free hold etc.)	:	A Free Hold Industrial Unit			
5a	Total Lease period	:	Not Applicable			
6.	Location of the Property					
	a)	R. S. No. / Block No.	:	R.S. No. 4/A/P & 5/A/P		
	b)	T. P. S. No	:	T.P.S. No. 20 (Nana Varachha-Kapodra), O.P. No. 52, F.P. No. 82		
	c)	Door No. / Village	:	Plot No. 42, Shree Krupa Society-2, Kapodra, Varachha Road		
	d)	Ward / Tal. / Taluka	:	Tal.: Surat City		
	e)	Mandal / District	:	Surat 395006		
7.	Postal Address of the Property		:	Plot No. 42, Shree Krupa Society-2, Nr. Jalaram Furniture, Kapodra, Varachha Road, Tal.: Surat, City: - Surat, Pin Code: - 395006		
8.	City/Town		:	City		
	Residential/Commercial/Industrial		:	Industrial Area/ Mixed Area		
9.	Classification of the area		:			
	i)	High/Middle/Poor	:	Middle Class		
	ii)	Urban/Semi Urban/Rural	:	Urban		
10.	Coming under Corporation Limit/ Village Panchayat/ Municipality			SMC		
11.	Whether covered under any State/ Central Govt. enactments		:	Data not Provided / Please Refer Legal Opinion		
12	In case it is an agricultural land, any conversion to house site plots is contemplated			:	Please Refer Legal Opinion	
13	Boundaries of the Property	:	As per the document		Actuals	

	North	:	Plot No. 51	Plot No. 51
	South	:	7.5 mt. wide Society Road	Society Road
	East	:	Plot No. 41	Plot No. 41
	West	:	Plot No. 43	Plot No. 43
	Dimensions of the Property	:	As per the document	Actuals
	North	:	Plot No. 51	Plot No. 51
	South	:	7.5 mt. wide Society Road	Society Road
	East	:	Plot No. 41	Plot No. 41
	West	:	Plot No. 43	Plot No. 43

14	Latitude, Longitude and Co-ordinates of the Site	:	21°13'12.0"N 72°52'15.3"E 21.220000, 72.870917
14 a	Extent of the Site	:	1200 Ft.^{2} (As per previous report) 111.52 Mt.^{2} i.e. 133.33 Yd.^{2} (As per document)
15	Extent of the site Considered for Valuation (Least of 13A & 13B)	:	Plot Area: 1200 Ft.^{2} & Built up Area: 2080 Ft.^{2} (As per previous report)
16	Whether occupied by the Owner/Tenant?	:	Owner Occupied

II.	**CHARACTERISTICS OF THE SITE**					
1.	Classification of Locality	:	Middle Class Locality			
2.	Development of Surrounding Area	:	Fully Developed Area			
3.	Possibility of Frequent Flooding/Sub-Merging	:	Very Less			
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market in Kilo Meter	:	School	College	Hospital	Theatre
			2.0	5.5	2.0	8.0
			Bus	Railway	Market	Airport
			0.5	4.5 Surat	2.0	21 Surat
5.	Level of Land with topographical conditions	:	Levelled			
6.	Shape of Land	:	Rectangular Plot			
7.	Type of use to which it can be put	:	Industrial			
8.	Any usage restriction	:	Not Observed			
9.	Is plot in T.P. Approved Layout?	:	Plan not Provided			
10.	Corner Plot or Intermittent Plot?	:	Intermittent Plot			
11	Road Facility	:	Internal Cement Concrete road is there which is more than 20 Ft. wide & soc. Abutting to to Surat – Kamrej Highway			
12	Type of Road available at present	:	Bituminous Road in Society			
13	Width of Road-is it below 20 Ft. or More than 20 Ft.	:	More than 6 Mt. wide Society Internal Road			
14	Is it Land Locked Land?	:	No			
15	Water Potentially	:	Less			
16	Underground Sewerage System	:	Available			
17	Is power supply available at Site?	:	Available			
18	Advantage of the Site	:	Not any			
19	Special Remarks, if any, like threat of acquisition of Land for Public Service Purposes, Road widening or	:	**Special Remark: - Plot No. 42 is attached with plot No. 41 and there is not direct entry to plot no. 42.**			

	Applicability of CRZ Provisions etc. (Distance from Sea-Coast/ Tidal Level must be incorporated)		**There is an electricity Transformer on the road at the entrance of Plot No. 42. Please also check doc. Of adjoining plot No. 41.**
Part – A (Valuation of Land)		:	
1	Size of Plot	:	1200 Ft.^{2}
	North & South	:	75' (Approximate)
	East & West	:	16' (Approximate)
2	Total Extent of the Plot	:	1200 Ft.^{2}
3	Prevailing Market Rate	:	Land Rate in general in this or surrounding area are ranging from Rs. 5,000.00/Ft.^{2} to Rs. 7,000.00/ Ft.^{2}
4	Guideline Rate obtained from the Registrar's office	:	Rs. 15,500/- per Sq.mt.
5	Assessed /Adopted Rate of Valuation	:	Rs. 6,800.00 per Ft.^{2}
6	Estimated Value of Land (Plot Area as per Index)	:	Plot Area: 1200 Ft.^{2} Rs. 6,800.00 per Ft.^{2} X 1200 Ft.^{2} = Rs. 81,60,000.00
Part – B (Valuation of Building)		:	
	Technical Details of the Building	:	
a	Type of Building	:	Industrial
b	Type of Construction	:	RCC Framed Structure
c	Year of Construction, Age of property, Remaining expected life of Property	: : :	1988 Approx. (As per Property Tax) 38 years, 12 years (if maintained properly)
d	Number of Floors and Height of Each Floor including Basement, if any	:	GF + 4 Upper Floors Height: 9'6" Ft of each floor except 1st which has 7' height

e	Plinth Area Floor-Wise	:	Detail	Mt.^{2}	Yd.^{2}	Ft.^{2}
			Land	111.52	-	1200
			BUA	193.30	-	2080

f	Condition of the Building	:	
	i) Exterior- Excellent, Good, Normal,	:	Normal
	ii) Interior- Excellent, Good, Normal,	:	Normal
g	Date of issue and Validity of Layout of Approved Map / Plan	:	Plan not Provided
h	Approved Map/Plan issuing Authority	:	Surat Municipal Corporation
i	Whether genuineness or authenticity of Approved Map / Plan is verified	:	Yes, only Sanctioned area (As per previous report) is considered for Valuation
j	Any other comments on authenticity of Approved Plan and Construction as per the Approved Plan	:	No
	F.S.I. (Floor Space Index)		Data Not Available
	Approved		Data Not Available
	Consumed		Data Not Available

Specifications of Construction (Floor Wise) in respect of

	Description	Ground Floor	Other Floors
1.	Foundation	RCC spread footing	N.A.
2.	Basement	Not Available	N.A.
3.	Super Structure	RCC	RCC
4.	Joinery/ Doors and Windows	Doors- Wooden framed Windows- Wooden framed	Same
5.	RCC Work	Good	Avg.
6.	Plastering	Inside- Single Coat Out Side- Double Coat	Same
7.	Flooring, Skirting, Dedo tiles	Mosaic tiles & IPS flooring	I.P.S.
8.	Special Finish as Marble, Granite, Wooden Paneling, Grills etc.	No	No.
9.	Roofing including Weather Proof Course	RCC	N.A.
10.	Drainage	Internal	-
11.	Compound Wall	-	-
	Height	More than 10'	-
	Length	16'	-
	Type Of Construction	RCC Framed Structure	-
12.	Electrical Installation		-
	a) Type of Wiring	Surface Conduit	-
	b) Class of Fittings	Ordinary	-
	c) Number of light Points	70 approx.	-
	d) Fan Points	04 approx.	-
	e) Spare Plug Points	15 approx.	-
	f) Any Other Items	-	-
13.	Plumbing Installation		
	a) No. of Water Closets and their type	1 at back side	-
	b) No. of Wash Basins	-	-
	c) No. of Urinals	-	-
	d) No. of Bath Tubs	-	-
	e) Water Meter, Taps etc.	-	-
	f) Any other fixtures	-	-

Part – C (Extra Items)			
1.	Portico	:	N.A.
2.	Ornamental Front Floor	:	N.A.
3.	Sit Out / Verandah with Steel Grills	:	N.A.
4.	Over Head Water Tank	:	N.A.
5.	Extra Steel/ Collapsible Gates	:	N.A.
	Total	:	
Part – D (Amenities)			
1.	Ward Robes	:	N.A.
2.	Glazed Tiles	:	N.A.
3.	Extra Sinks and Bath Tub	:	N.A.
4.	Marble / Ceramic Tiles Flooring	:	N.A.

5.	Interiors Decorations	:	N.A.
6.	Architectural Elevation Works	:	N.A.
7.	Paneling Works	:	N.A.
8.	Aluminum Works	:	N.A.
9.	Aluminum Hand Rails	:	N.A.
10.	False Ceiling	:	N.A.
	Total	:	
Part – E (Miscellaneous)			
1.	Separate Toilet Room	:	N.A.
2.	Separate lumber Room	:	N.A.
3.	Separate Water Tank/ Sump	:	N.A.
4.	Trees / Gardening	:	N.A.
	Total	:	
Part – F (Services)			
1.	Water Supply Arrangements	:	N.A.
2.	Drainage Arrangements	:	N.A.
3.	Compound Walls	:	N.A.
4.	C.B. Deposits, Fittings Etc.	:	N.A.
5.	Pavement	:	N.A.
	Total	:	

Details of Valuation

Particulars of Item	**Plinth Area** **Ft.²**	**Roof Ht.** **Ft.**	**Age of Building** **Yrs.**	**Estimated Replacement Rate of Construction** **Rs. / Ft.²**	**Replacement Cost** **Rs.**	**Depreciation (38 years old) i.e. 45.6%** **Rs.**	**Net Value after Depreciation** **Rs.**
BUA	2080	10'0"	38	650.00	-	Depreciated rates considered	13,52,000.00
						Say Total	**13,52,000.00**

Total Abstract of the Entire Property

Part - A	Land	:	Rs. 81,60,000.00
Part - B	Building	:	Rs. 13,52,000.00
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. 95,12,000.00
	Say	:	Rs. 95,12,000.00

Location and Property Aspect: -

The property is located on internal road pear Kapodra, Varachha road, Surat within T.P. scheme having all infrastructure facilities such as bituminous roads, street light, drainage line, etc. which are provided by S.M.C.. The property can be reached by private vehicles such as Auto rickshaw, scooter, car, etc. and also by S.T. bus. The area is mainly industrial. The Varachha road near which the property abuts has many small retail shop such as hardware, plywood, laminates, grocery, floor mill, readymade dresses, restaurants, ete. Petrol pump/CNG pump are nearby. Diamond market of Varachha road is @ 3kms. Away. The area has very good connectivity with Kamrej junction located on Ahmedabad-Mumbai National Highway. Also, luxury buses towards Saurashtra are starting from this area only. Natives of Saurashtra who are established/working in diamond/textile industry have interest in land in this area.

Note: -

Owners of Plot No. 41 & Plot No. 42 are different. Both Plots are merged and a single unit is constructed over it. Entry is provided from Plot No. 41 only. There is an electricity Transformer on the road at the entrance of Plot No. 42. Excess to upper floor is provided from Plot No. 42 only. So, according to me, the value of both plots if counted separately will be lower. But building if used combined value can be said as per the report issued. Front side elevation wall, South Direction wall is been

Fair Market Value	**Rs. 95,12,000.00** (Rs. Ninety Five Lacs Twelve Thousand Only)
Realizable Value (10 % less than FMV)	**Rs. 85,60,800.00** (Rs. Eighty-Five Lacs Sixty Thousand Six Hundred Only)
Distress Value (20 % less than FMV)	**Rs. 76,09,600.00** (Rs. Seventy-Six Lacs Nine Thousand Six Hundred Only)
Value as per Circle Rate	**Rs. 55,35,288.30 Say Rs. 55,50,000.00** (Rs. Fifty-Five Lacs Fifty Thousand Only) Land 111.52 Mt.^{2} x Rs. 15,500 / Mt.^{2} x 2 times = Rs. 34,57,120.00 Construction 193.30 Mt.^{2} x Rs. 10,751.00 / Mt.^{2} =Rs. 20,78,168.30
Insurance Value	**Rs. 28,80,000.00** (Rs. Twenty Eight Lacs Eighty Thousand Only) Construction (As per Site) 5760 Ft.^{2} x Rs. 500.00 / Ft.^{2}

Date: 30.10.2026
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 30.03.2025. We are satisfied that the fair and reasonable market value of the property is **Rs. 95,12,000.00 (**Rs. Ninety Five Lacs Twelve Thousand Only).

Date: 30.10.2026 Signature
(Name of Branch Official with seal)

Annexure-111

DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my Valuation Report dated 30.10.2026 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. I have personally inspected the property on 30.10.2025. 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.

Date: 30.10.2026
Place: Surat, Gujarat, India

Er. Mrugesh Girishkumar Shah

	Particulars	Valuer comment
1	Background information of the asset being valued	Plot No. 42, Shree Krupa Society-2, R.S. No. 4/A & 5/A, T.P.S. No. 20 (Nana Varachha-Kapodra), O.P. No. 52, F.P. No. 82, Nr. Jalaram Furniture, Kapodra, Varachha Road, Tal.: Surat City, Dist.: Surat 395006 is attached with plot No. 41 and there is not direct entry to plot no. 42. There is an electricity Transformer on the road at the entrance of Plot No. 42
2	Purpose of valuation and appointing authority	NPA, Appointed by Bank of Baroda, Kim Branch
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 26.10.2026, 30.10.2026 & two other 30.10.2026
6	Inspections and / or investigations undertaken	Yes, 30.10.2026
7	Nature and sources of the information used or relied upon	Referred to Previous Valuation Report & Client's Verbal Confirmation
8	Procedures adopted in carrying out the valuation and valuation standards followed	Land and Building 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: 30.10.2026

Er. Mrugesh Girishkumar Shah

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.
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 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.
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.

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

Place: Surat
Date: 26.10.2026

Er. Mrugesh Girishkumar Shah

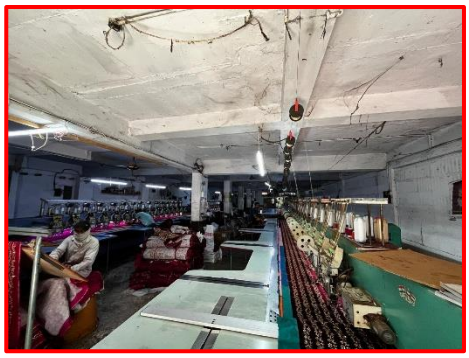
LOCATION OF THE PROPERTY

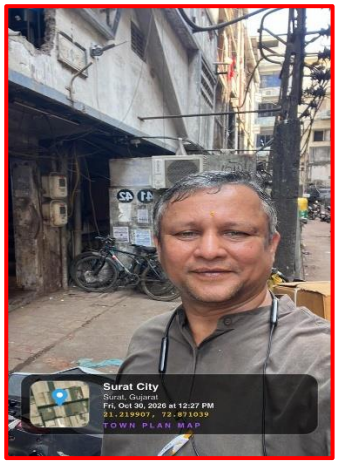
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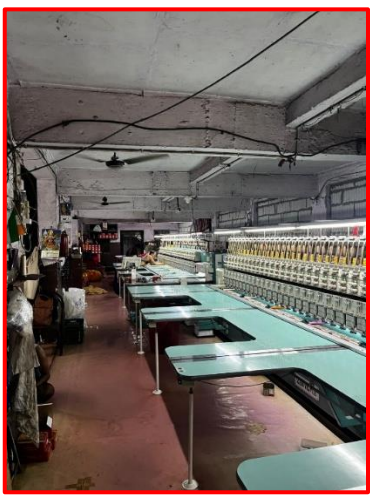
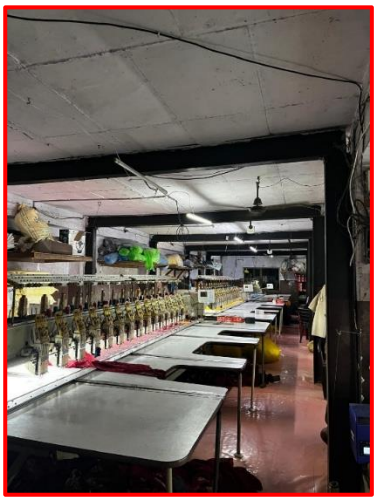







Surat City
Surat, Gujarat
Fri, Oct 30, 2026 at 12:27 PM
21.213907, 72.871039
TOWN PLAN MAP

41 42

JANTRI

સુપ્રિટેન્ડન્ટ ઓફ સ્ટેમ્પસ, ગાંધીનગર, ગુજરાત રાજય.

CORPORATION / AUTHORITY

ASR - 2011 Final

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

જીલ્લો : SURAT

તાલુકા :SURAT CITY

વિસ્તાર નામ : NANAVARACHHA

TPS-20

2 of 6

(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
39/1	15500	20500	26100	30000	15500		

FP. No TPS-20

82, 83, 84, 85, 86, 87, 112, 113, 114, and all other plots included in the zone boundary.

સુરત મહાનગરપાલિકા

બીલ

Water Code:4

ઘર વપરાશનું પાણી, કોમર્શિયલ પાણી તથા સીવરેજ ચાર્જ માટે ઝોન-૨ માં ભરી શકાશે.

"મહાનગર સેવાનું બિલ બિનજરૂરી આપણે સૌની જવાબદારી છે."

"આ બીલમાં નાણાં ટેકનોલોજી ચાર્જ તથા સીવરેજ ચાર્જ માટે ઝોન-૨ માં ભરી શકાશે."

"સમયસર બીલ ભરવાથી નાણાં લાગત ઝોનના નાગરિક સુવિધા કેન્દ્રમાં જમા કરાવી શકો છો."

૬૨ ભરવાને પ્રથમ પાત્ર ઘનાર વ્યક્તિનું નામ અને સરનામું

SHRIKRUPA CO OP HOU SOC LTD, PRESIDENT SHRI BIPINKUMAR LAXMANBHAI & RAVJIBHAI, KESHAVBHAI, POSS-DHARMSINHBHAI RATANBHAI, POSS-KESHAVBHAI DHARMASHIBHAI GOYANI.

PLOT 42 SHRIKRUPA IND.SOC.OPP HAKIMCHICHI PHARMASI KAPADARA.SURAT 6

વર્ષ (મુદત) F.Y. 2025 - 2026

વોર્ડ નંબર 18 C

કબ્જેદાર/ઓક્યુપાયરનું નામ SELF

તા. ના રોજ ખાતરી 08/07/2025

બીલ નંબર 72826

નોંધ નંબર/રે.સ.નંબર/ફા.પ્લોટ નંબર/ટી.પી.નંબર T.P.20, 4A 5A PLOT-42, GFL TO 3rd FL

ટેનામેન્ટ નંબર 018C-23-5201-0-001

વેરાનો નિર્દિષ્ટ દર	વપરાશનું સ્વરૂપ	માર્કેટનું લોકેશન(F1)	મિલકતની ઉંમર(F2)	ઉપયોગનો પ્રકાર (F3)	ભોગવટો/પરિબળ(F4)
N - 0.00 NR- 35.00	440.91	B 1.30	38.00 0.70	MILL WEAVING 2.00	Self 1.00

વિગત	સામાન્ય વેરો (૧)	વોટર ટેક્સ વોટર ચાર્જ (૨)	વોટર ચાર્જ ડ્રેનેજ ચાર્જ (૩)	કોન્ઝરવન્સી ટેક્સ/ સફાઈ ચાર્જ (૪)	વ્યાજ પાત્ર રકમ (૧ થી ૪)
ગત પાછલી ચાલુ ૬૨	10293.58 21197.72	8775.00 8775.00	4388.00 4388.00	5500.00 5500.00	NIL 28956.58 39860.72

વિગત	નોટીસ ફી (૫)	વોરંટ ફી (૬)	વ્યાજ (૭)	રીબેટ (૮)	સ્ટેટચાર્ટ ચાર્જ (૯)
ગત પાછલી ચાલુ ૬૨	228.50	2736.64	15442.50		S/L Charge 200.00 200.00

વિગત	એન્ક્રોચમેન્ટ ઉપયોગ ચાર્જ (૧૦)	(૧૧)	(૧૨)	(૧૩)	(૧૪)
ગત પાછલી ચાલુ ૬૨	3060.00 3060.00				

વિગત	જાહેરાત ચાર્જ (૧૫)	કાયમ ચાર્જ (૧૬)	કુલ મિલકત વેરો (૧૭ = ૧ થી ૧૬)	(૧૮)	ભરવાપાત્ર મિલકત વેરો (૧૯ = ૧૭ - ૧૮)
ગત પાછલી ચાલુ ૬૨		2490.00 2490.00	53114.22 45610.72		98724.94

વિગત	શિક્ષણ ઉપકર (૨૦)	શિ. ઉ.કર (૨૧)	કુલ શિક્ષણ ઉપકર (૨૨ = ૨૦ + ૨૧)	(૨૩)	ભરવાપાત્ર શિ. ઉપકર (૨૪ = ૨૨ - ૨૩)
ગત પાછલી ચાલુ ૬૨	6359.32 6359.32	1589.83	7949.15 6359.32	##0.59	14308.47

વ્યાજ ગણ્યા તારીખ	બીલ તારીખ	બીલ ભરપાઈ કરવાની છેલ્લી તારીખ	કુલ ભરવા પાત્ર રકમ (૧૯ + ૨૪)
28-07-2025 ## Rounding Amt.	29/07/2025	12-08-2025	113034.00

આ બીલની તારીખ થી ૧૫ દિવસમાં મિલકત વેરાની રકમ ભરપાઈ ન થાય તો તે રકમ બીજી નોટીસ આપ્યા વિના જી. પી. એમ. સી. એક્ટ ૧૯૪૯ ની કલમ ૧૪૧-૬ અન્વયે ચેતવણી અનુસાર ૧૮ ટકાના સાદા વ્યાજ સાથે વસુલ લેવાને પાત્ર રહેશે.

ASS. & REC. OFFICER

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સુરત મહાનગરપાલિકા

FOR INFORMATION PURPOSE