- Consulting Engineer
- Chartered Engineer
- Valuation of Real Estate
- Valuation of Plant & Machinery

Archit A. Bakari

Registered Valuer
Real Estate (SRT/21/2022-23)
Plant and Machinery (SRT/32/2023-24)

VALUATION CERTIFICATE

OF A RESIDENTIAL HOUSE

DATE	**24-OCTOBER-2026**
DEBTOR/ DEBTORS	**PATIL SHIVAJI ASHOK**
PROPERTY	**MOJE: BAGUMARA, R. S. NO. 94, BLOCK NO. 123, PART OF THE WEST SIDE OF PLOT NO. 12, "GOVINDJIPARK SOCIETY", NEAR APPLE PUBLIC SCHOOL AND GHANSHYAM RESIDENCY, BAGUMARA, TALUKA: PALSANA, DISTRICT: SURAT.**
BANK	**BANK OF BARODA**
PURPOSE OF VALUATION	**TO DETERMINE THE PRESENT MARKET VALUE IN CLOSE MARKET FOR ORDERLY LIQUIDATION PURPOSE BY BANK OF BARODA**
MARKET VALUE	**₹. 8,37,000/-**
REALISABLE VALUE	**₹. 7,53,000/-**
DISTRESS VALUE	**₹. 5,86,000/-**

ARCHIT A. BAKARI
CAT-I: SRT/ 21/2022-23
CAT-VII: SRT/ 32/2023-24
REGISTERED VALUER

Office No. 302, 3rd floor, Shree Krishna, Near Bahumali Building And Sainath Dosawala, Bejanji Kotwal Street, Nanpura, Surat - 395001
Mobile: +91 88666-57237
Email: archit.bakari93@gmail.com

❖ Consulting Engineer
❖ Chartered Engineer
❖ Valuation of Real Estate
❖ Valuation of Plant & Machinery

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Real Estate (SRT/21/2022-23)
Plant and Machinery (SRT/32/2023-24)

DATE: 24-October-2026 Ref. No. BOB/Barbr/Lb/A1691/2026/P1

TO,

THE CHIEF MANAGER,

BANK OF BARODA,

SHASTRI ROAD BRANCH,

DISTRICT: SURAT.

Pursuant to the request from Bank of Baroda, Shastri Road Branch, District: Surat, property bearing Moje: Bagumara, R. S. No. 94, Block No. 123, Part Of The West Side Of Plot No. 12, "Govindjipark Society", Near Apple Public School And Ghanshyam Residency, Bagumara, Taluka: Palsana, District: Surat was inspected on 23-October-2026 with a view to estimate the present market value of the above said property. The subject property is a residential house. This property belongs to: Patil Shivaji Ashok.

Based upon the information and particulars provided by the owner and actual observation a detailed valuation is prepared and furnished herewith.

It is a residential property. It falls within the limit of Surat Urban Development Authority. All the basic amenities such as bank, markets, post office, schools, commercial complexes, public transport system etc. are available within the radius of 1 to 2 kms. The property is abutting on internal society road. Surat railway station is approximately 19 km away from the property under valuation. The said area is very well connected by local transport.

Date: 24-October-2026 Signature of Registered Valuer

Place: Surat. (Archit A. Bakari)

ARCHIT A. BAKARI * CAT-I: SRT/ 21/2022-23 CAT-VII: SRT/ 32/2023-24 * REGISTERED VALUER

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Ref. No. BOB/Barbr/Lb/A1691/2026/P1

FORM O-I

REPORT ON VALUATION OF IMMOVABLE PROPERTY OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES & QUARRIES

PART-I QUESTIONNAIRE

(FOR LAND & BUILDING ONLY)

01	Purpose for which valuation is made	To determine the present market value in close market for orderly liquidation purpose by Bank of Baroda	
02	Inspection date	23-October-2026	
	Date as on which valuation is made	24-October-2026	
03	List of documents Produced	1) Photocopy of sale deed of ₹. 63,800/- dated 09-March-2016 with registered no. 3232 in favour of said owner. See annexure-I for the photocopy of sale deed produce before me. 2) Photocopy of previous valuation report of Valuer Er. Ramesh C. Patel dated 13-June-2017 in favour of said owner. See annexure-II for the photocopy of previous valuation report produce before me.	
04	Name of debtor/ debtors	***Patil Shivaji Ashok*** *(As per sale deed)*	
05	If the property is under joint ownership/ Co ownership, share of each such owner. Are the shares undivided?	Individual Ownership. For further information, please refer to the latest title report.	
06	Brief description of the property	Subject property is a residential house on Part Of The West Side Of Plot No. 12 in "Govindjipark Society", Near Apple Public School And Ghanshyam Residency, Bagumara, Taluka: Palsana, District: Surat with existing structure of ground floor only.	
07	Location, street, ward no., survey/ plot no. of land.	Moje: Bagumara, R. S. No. 94, Block No. 123, Part Of The West Side Of Plot No. 12, "Govindjipark Society", Near Apple Public School And Ghanshyam Residency, Bagumara, Taluka: Palsana, District: Surat - 394305.	
	Coordinates	21°09'40.9"N 73°00'22.5"E	
08	Four side boundaries	**As per sale deed**	**As per site**
	North	Part Of The West Side Of Plot No. 13	Plot No. 13
	South	Part Of The West Side Of Plot No. 11	Plot No. 11
	East	Part Of The East Side Of Plot No. 12	Adjoining Other Open Plot
	West	Society Road	Internal Society Road + Plot No. 25

ARCHIT A. BAKARI * CAT-I: SRT/ 21/2022-23 * CAT-VII: SRT/ 32/2023-24 * REGISTERED VALUER

ISSUED TO BANK OF BARODA, DISTRICT: SURAT.

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09	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Residential area
10	Classification of locality high class, middle class, poor class.	Middle class.
11	Proximity to civic amenities like school, hospital, offices, market, cinemas etc.	Available within 1 to 2 kms.
12	Means and proximity to surface communication by which the locality is served.	By means of any private or public vehicle.
	LAND	
13	Area of land supported by documentary proof shape, dimensions and physical features.	Area of plot = 40.15 sq.mt. i.e. 48.02 sq.yd. i.e. 432.01 sq.ft. (As per sale deed produced before me)
14	Lands, streets or lanes on which the land abutting.	Internal society road
15	Is it free-hold or leasehold?	Freehold
16	If lease hold, the name of lessor/ lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease.	Not applicable
	i) Initial premium.	
	ii) Ground rent payable per annum	
	iii) Unearned increase payable to the lesser in the event of sale or transfer.	
17	Is there any restrictive covenant in regard to use of land? If so, attached a copy of covenant.	Not applicable
18	Are there any agreements of easement? If, so attach copies.	Not applicable
19	Does the land fall in an area included in any town planning scheme of any development plan of Gov. or any statutory body? If so, give particulars.	Moje: Bagumara is applicable to this area.
20	Has any contribution been made towards development or is any demand for such contributions still outstanding?	Not applicable
21	Has the whole or part of the land been notified or acquisition by Gov. or any statutory body? Give date of notification.	Not applicable
22	Attach a dimensioned site plan.	Detail drawings are not available.
	IMPROVEMENTS	
23	Attach plans and elevations of all structures standing on the land a layout plan.	Detail drawings are not available.
24	Furnish technical details of the building on a separate sheet.	See annexure-I.
25	i) Is the building owner occupied/ tenanted ii) If partly owner occupied, specify portion and extent of area under owner occupation.	Entire property is owner occupied.

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26	What is the floor space index permissible and actual utilized?	Permissible F.S.I.: 1.20 Consumed F.S.I.: 0.62 *(As per document produced before me)*
	RENTS	
27	i) Name of tenants/ lessees/ licensees etc. ii) Portion in their occupation iii) Monthly or annual rent/ compensation License fee etc. paid by each. iv) Gross amount received for the whole Property.	Entire property is owner occupied.
28	Are any of the occupants related to, or close business associates of the owner?	Not applicable
29	Is separate amount being recovered for the use of fixtures, geysers, refrigerators, cooking ranges, built in wardrobes etc. for service charge? If so, give details.	Not applicable
30	Give details of water and electricity charge, if any, to be borne by owner.	Not applicable
31	Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars.	Not applicable
32	If a lift is installed, who has to bear the cost of maintenance and operation? Owner or tenant?	Not applicable
33	If the pump is installed, who has to bear the cost of maintenance and operation? Owner or tenants?	Not applicable
34	Who has to bear the cost of electricity charges for lighting of common space like entrance hall stairs passages, compound etc. owner or tenants?	Not applicable
35	What is the amount of property tax? Who is to bear it? Give Details.	Not applicable
36	Is the building insured? If so, give the policy no. amount for which it insured and the annual premium?	Bank has to take.
37	Is any dispute between landlord and tenant regarding rent pending in a court of law?	Not applicable
38	Has any standard rent been fixed for the premises under any law relating to the control of rent?	Not applicable
	SALES	
39	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration number, sale-price and area of land sold.	Not relied upon.

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40	Land rate adopted in this valuation.	Adopted close market rate of residential plot = ₹. 10,000/- per sq.yd. (Plotted area rate after deduction of road & C.O.P.) Juntry rate of land = ₹. 2,570/- per sq.mt. (Rate for registration of open residential land for the stamp duty valuation w.e.f. 15-April-2023)
41	If sale instances are not relied upon, the basis of arriving at the land rate.	Market value of land in surrounding area.
	List of documents demanded for valuation	1) Ownership Documents 2) Sanctioned Plan
	List of documents Produced	Kindly refer to the point no. 03
	COST OF CONSTRUCTION	
42	Year of commencement of construction and Year of completion.	2015 - 16 approximately. Plan is sanctioned by Nagar Niyojak vide construction permission no. B.P./BAGUMARA/PALSANA/SURAT/3595 dated 21-August-2014. *(As per document produced before me)*
43	What was the method of construction contract employing labour/ directly both?	Item no. 43 to 45 are not applicable as valuation is for determining the present market value as on 24-October-2026.
44	For items of work done by contract produce the copies of agreements.	--
45	For items of work done by engaging labour directly basic rates of materials & labour supported by documentary proof?	--
46	Future life of particular property.	40 years if preventive and regular maintenance has been carried out.
47	Here the registered valuer should discuss in details his approach to valuation of the property and in detail how the value has been arrived at supported by necessary calculations.	Technical details are given in the attached valuation statement.

Date: 24-October-2026

Signature of Registered Valuer

Place: Surat.

(Archit A. Bakari)

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ANNEXTURE TO FORM O-1

	TECHNICAL DETAILS	
a	Building used	Residential use.
b	Number of floors	Ground floor + stair cabin only
c	Height of floor	11 ft.
d	Plinth area floor wise as per drawing	Total built-up area: 36.80 sq.mt. i.e. 396.00 sq.ft. *(As per document produced before me)*
e	Year of Construction	Kindly refer to the point no. 42.
f	Estimated future life	Kindly refer to the point no. 46.

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g	Type of construction Load bearing/ R.C.C. Frame/ Steel Frame.	R.C.C. frame structure with R.C.C. slab.
h	Type of foundation	R.C.C. foundation
	No of Room, Floor wise area of each room.	
i	Wall	9" th. exterior wall & 4.5' th. internal wall
	1) Basement & plinth	
	2) Ground Floor	
	3) Super structure above Gr floor	
j	Partition	9" th.
k	Doors	Iron type provided.
	Windows	Alluminium sliding section window provided.
l	Flooring	Details are not available as we were not allowed to inspect it from inside.
m	Finishing (floor wise)	
n	Roofing & terrace	R.C.C. roof
o	Special architectural foundation or decorative Frame.	Simple architectural elevation provided.
p	Internal wiring- surface/conduit wiring	Details are not available as we were not allowed to inspect it from inside.
q	Class of fitting super/ordinary/poor	Ordinary.
r	Sanitary installation	Details are not available as we were not allowed to inspect it from inside.
	1) No of water closets	
	2) No of lavatory basins	
	3) No of urinals	
	4) No of sinks	
	5) No of bath tubs	
	6) No of bipeds	
	7) No of geysers	
	Class of fittings superior colored/, superior White/ ordinary	Ordinary
s	Compound wall	Provided.
	1) Height and length	
	2) Type of Construction	
t	Underground sump-capacity and type of cons.	1 underground sump provided.
u	Overhead tank	Provided.
	1) water tank	
	2) Capacity	
	3) Type of construction	
v	Pumps no and their horsepower	1 pump provided.
w	Roads& paving within the compound approx. area and type of paving.	Pavement with paving tile provided.
x	Sewage disposal-whether connected to public sewers, if septic tank provided, its no. and capacity.	Roadside drainage provided by Surat Urban Development Authority.

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VALUATION PART – II

BASIS OF VALUATION

The market value definition, as per International Valuation Standards, which has been adopted in this valuation exercise, is as follows:

"The market value is estimated amount for which an asset should exchange on the date of valuation between a willing buyer and willing seller in an arm's length transaction after proper marketing where in the parties had each acted knowledgably, prudently and without compulsion."

The valuation is done by land & building method where in the valuation of land is added to depreciated replacement cost of the building to arrive at total market value of the property.

VALUATION OF LAND:

Subject property is a residential house on Part Of The West Side Of Plot No. 12 in "Govindjipark Society", Near Apple Public School And Ghanshyam Residency, Bagumara, Taluka: Palsana, District: Surat. There are few vacant plots available in this area. Our market inquiry among the real estate brokers dealing in properties has revealed that similar sized plots in the vicinity of subjected property are available in a range from ₹. 10,000/- per sq.yd. to ₹. 11,000/- per sq.yd. (Plotted area rate after deduction of road & C.O.P.), depending upon size, location, access to the main road, frontage. Property under valuation is abutting on internal society road. Therefore, we have adopted close market rate of residential plot at ₹. 10,000/- per sq.yd. (Plotted area rate after deduction of road & C.O.P.) which is fair and justified. The rate of open residential land in this area for stamp duty valuation w.e.f. 15-April-2023 is ₹. 2,570/- per sq.mt.

MARKET VALUE OF LAND = Area (sq.yd.) X Rate (per sq.yd.)
= 48.02 sq.yd. X ₹. 10,000/- per sq.yd.
= ₹. 4,80,200/----------(A)

VALUATION OF BUILDINGS AND CIVIL WORKS:

The methodology adopted is Depreciated Replacement Cost method in which due weightages have been given to factors like:

- Utility and design of building structures.
- Actual physical condition, state of repairs and maintenance.
- Type of general and special specifications of construction.
- Age, remaining useful economic life of structures.
- Demand for such structures.
- Cost of building materials and related construction technology and its impact on cost construction.
- Present day replacement cost of equity-utility building structures.
- Depreciation for physical wear and tear.
- Obsolescence - technological, functional and economical.

PART B: 1) VALUATION OF STRUCTURE OF R.C.C. SLAB WITH 11 FEET HT.

- R.C.C. frame structure with brick masonry wall in cement sand mortar.
- R.C.C. slab with 11 ft. ht.

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- Total built up area is 396.00 Sq. ft.
- This structure was constructed in year 2015 - 16 approximately.

By considering above all specification, the average depreciated replacement cost of the structure is adopted at ₹. 900/- per sq.ft.
So,

Depreciated replacement value of structure = Area (sq.ft.) X Rate (per sq.ft.)
= 396.00 sq.ft. X ₹. 900/- per sq.ft.
= ₹. 3,56,400/-

Total depreciated replacement value of the structure = ₹. 3,56,400/----------(B)

THEREFORE, TOTAL MARKET VALUE OF RESIDENTIAL LAND WITH ALLIED STRUCTURE WORKS OUT AS ---------- (A) + (B)

1) Value of land	**₹. 4,80,200/-**
2) Depreciated replacement value of the building as on 24-October-2026	**₹. 3,56,400/-**
	Total ₹. 8,36,600/-
	Say ₹. 8,37,000/-

TOTAL MARKET VALUE OF PROPERTY
= ₹. 8,36,600/- SAY ₹. 8,37,000/-
(IN WORDS: RUPEES EIGHT LAKH THIRTYSEVEN THOUSAND ONLY)

REALISABLE VALUE	**= ₹. 7,53,000/-**
DISTRESS VALUE	**= ₹. 5,86,000/-**
INSURABLE VALUE	**= ₹. 3,56,000/-**

The aforesaid market value is normally realizable in an ideal perfect market scenario. However, when Bank/ Financial institution wishes to recover its money by sale/ auction of property in one go (complete payment at one time), this results in a discounted payment. Further, marketability may also be reduced as the complete consideration has to be in 'Accounted for or White money'. It is common knowledge that a hung parallel economy operates in normal property transactions. Further, the cost may be required to be incurred in advertising and management of the sales process. Hence, the realizable value would be lower than the ideal market value. This property being a residential house shall enjoy medium level of marketability. In our professional opinion the realizable value of this property may be in the region of discount of 10% to 20% over the market value.

PART III- DECLARATION

I hereby declare that:

a) The information furnished in Part-I is true and correct to the best of my knowledge and belief.
b) I have no direct or indirect interest in the property valued.
c) I have personally inspected the property on 23-October-2026.
d) I have not been convicted of any offence & sentenced to a term of imprisonment.
e) I have not been found guilty of misconduct in my personal capacity.

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f) I have not verified the legal title of the property.

ASSUMPTION & LIMITING CONDITION

1. No responsibility is to be assumed for matters legal in nature nor is opinion of title rendered by this report, good title is assumed.
2. The valuer by reason of this report is not required to give testimony in court, with reference to the appraised property unless arrangement for such contingency has previously agreed upon.
3. The physical condition of improvements was passed on visual inspection. No liability is assumed for soundness of this structure since no engineering tests were made of the buildings.
4. All Physical Measurement & areas are appropriate in nature. The actual age is based on information made available to us at the time of inspection. The remaining economic life is approximate in nature and is based on our professional judgment.
5. There is no easement affecting the property.
6. The information and documents furnished by the client concerning tenure, tenancies, improvements in the plot and other relevant matters are complete and correct.
7. Possession of the any copy of this report does not carry with it the right of publication, nor may be used for any purpose by anyone, except the addressee and the property owner, without the previous written consent of the appraiser, and in any event, only may be revealed in its entirety.

The report holds true when all assumptions made in this report are correct.

REMARKS

1. This valuation is given on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS"** considering the purpose of this valuation exercise i.e. orderly liquidation purpose.
2. As this valuation report is issued for orderly liquidation purpose, it is assumed that at the time of first sanctioned & disbursement of the loan, all the documents including sanctioned plan were scrutinized properly, so we have not verified any legal document. This valuation report is made on the basis of only above-mentioned documents produced before me assuming all the data/ details to be true & correct as subject property is already mortgage with the same bank. Any discrepancy in the same may affect the above stated market value.
3. At the time of inspection, subject property was owner occupied. So, we were unable to inspect it from inside. Hence, we were unable to measure/ verify the plot area and construction area on site. This valuation report is made on the basis of our visual inspection from outside and documents produced before me.
4. At the time of inspection, it was observed that the condition of the structure of the subject property is average, which extensive repairs. The buyer is responsible for the costs associated with maintenance and renovation of the property.
5. The outstanding dues (government taxes or payments/ non-government payments/ electricity bill payment/ maintenance charges, etc.) over and above the bank's charges, if any, have not been assessed in this valuation.
6. The marketability of the subject property is significantly diminished when banks or financial institutions recover funds through sale or auction. This often results in discounted payments due to the stringent and expedited payment terms which includes pure white money transaction.
7. The subject property's marketability within the project is assessed as average. During a site visit, it was observed that occupancy levels are good, however, there are some reported non-performing assets (NPAs) within the project. It is recommended that the financial institution/ Bank exercise due diligence and consider these factors carefully before proceeding with the sale or auction of the property.

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8. During the auction of property by financial institutions for the recovery of dues, the realizable value and distress value is often significantly reduced by 20% to 40%. This reduction is attributed to the nature of a forced sale, emotional factors, required official transaction amounts, and the short payment period stipulated for the transaction.
9. The valuation may get affected in case of no approval/ permission has been received from competent authority. We reserve our right to alter/ amend/ withdraw this valuation opinion in such case.
10. In case of some contradictory information, any erroneous and/or addition/ omission of information w.r.t. land or property identification/ documents/ measurement is provided in future, then this valuation may get affected. We may reserve our right to alter this valuation report in such case.
11. Scope of this report is only to assess fair market value of the property for specific purpose, date & place. It therefore varies with purpose, period, and location, identification of rightful owner of the property, genuineness of the title deed, encumbrance if any on the property etc. be examined by the (financial institution) concerned authority.
12. If this property is offered for collateral security, the concerned financial institution is requested to obtain the latest title report from advocate of said property.
13. This report or part of it shall not be used for any other purpose other than mentioned in this report.
14. We have not arranged any investigation to be carried out to determine whether or not any hazardous material has been used in the construction of the property and we are unable to prepare report in this respect that property is free from risk. In this respect for purpose of this valuation, we have assumed that such investigation would not disclose the presence of such material to any significant extent.

Date: 24-October-2026

Place: Surat.



Signature of Registered Valuer

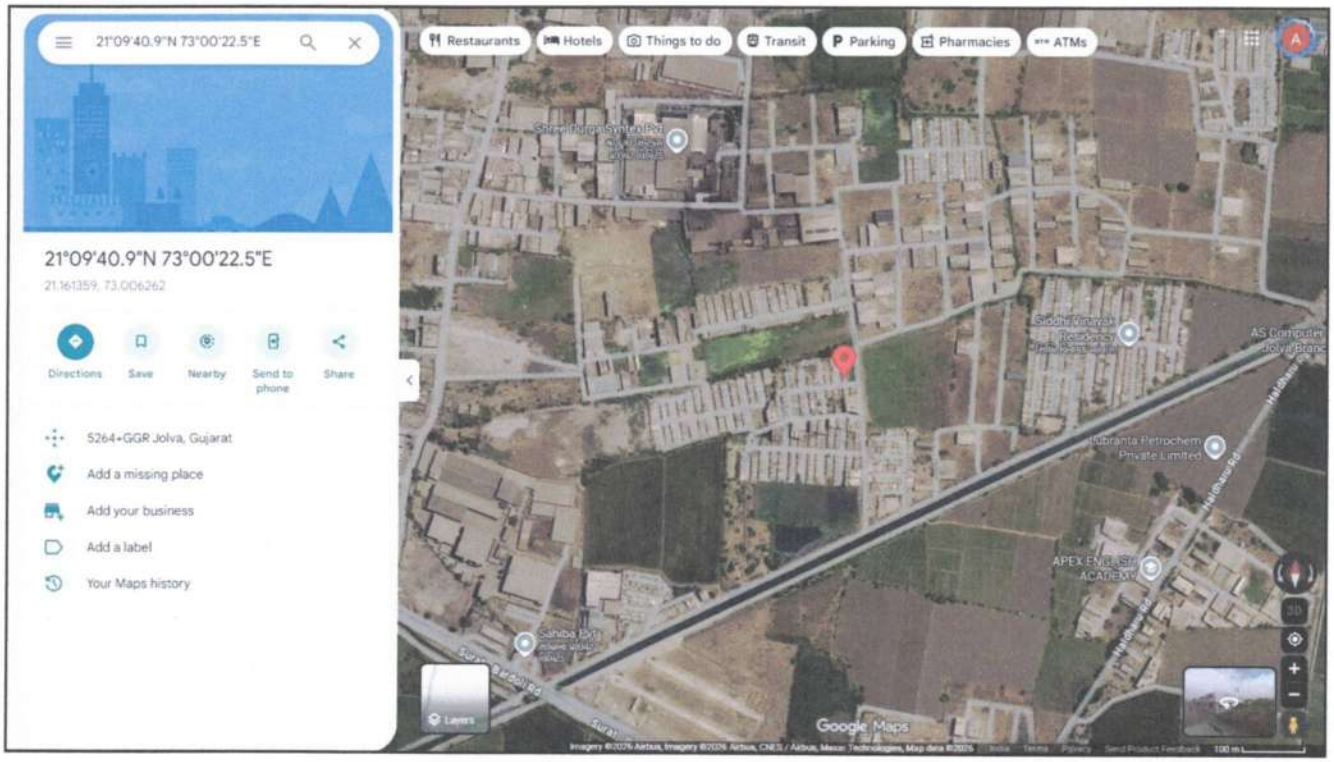
(Archit A. Bakari)

ARCHIT A. BAKARI

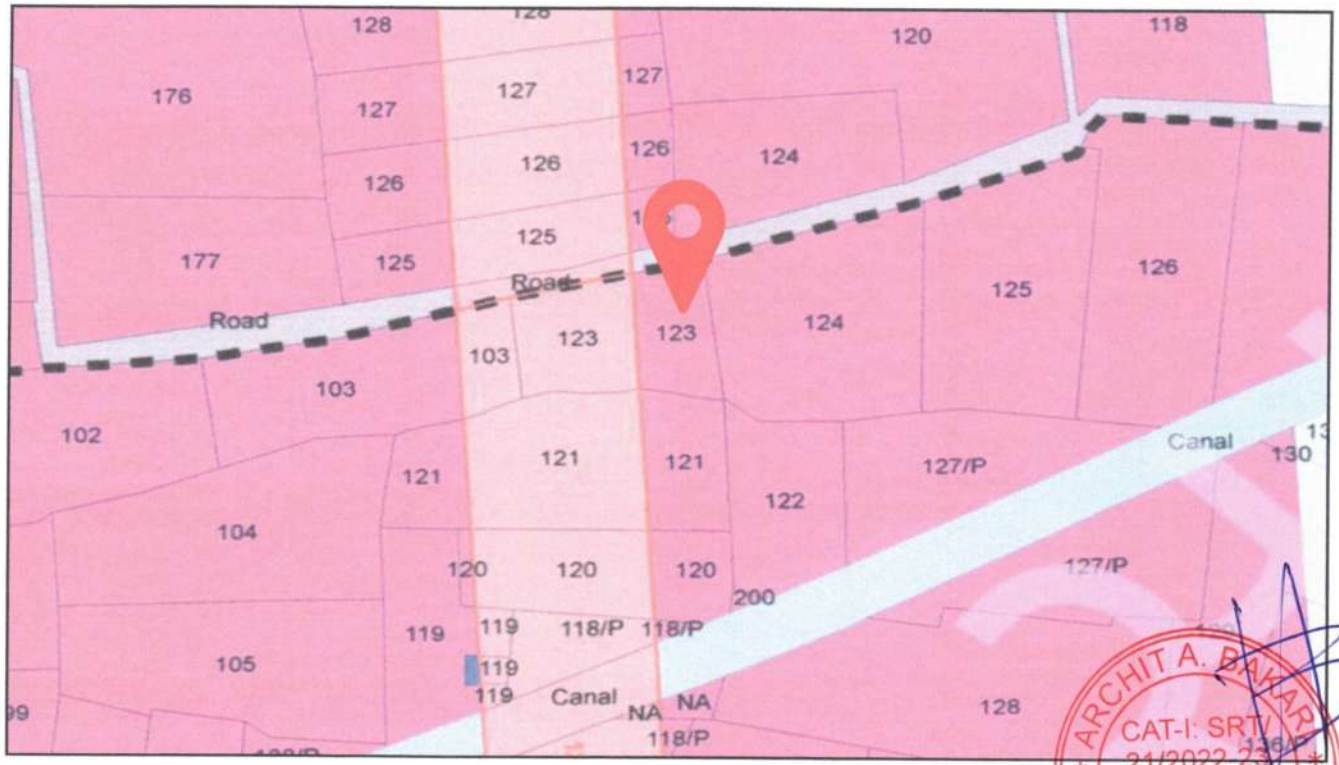
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GOOGLE MAP LOCATION



LOCATION AS PER SUDA 2035 DRAFT PLAN



ARCHIT A. BAKARI * CAT-I: SRT/21/2022-23 * CAT-VII: SRT/32/2023-24 * REGISTERED VALUER

ISSUED TO BANK OF BARODA, DISTRICT: SURAT.

ANNEXURE: I (SALE DEED)

((૨))



-:: વેચાણ દસ્તાવેજ ::

વેચાણ આંક રૂા.૬૩,૮૦૦/-
(અંકે રૂપિયા બેંસઠ હજાર આઠસો પુરાનો)

આ વેચાણ દસ્તાવેજ લખાવી લેનાર યાને ખરીદનાર તમો પહેલા પક્ષના :-

શ્રી પાર્થિવ વિનુભાઇ અશોક

PSN
K-12111/2
2016

ઉ.વ.૨૬ ; વ્યવસાય વેપાર, રહેવાસી : નાકરી, જ્ઞાતના : હિન્દુ

રહેવાસી : ૨૮, સમરથી નગર સોસાયટી, ભેડાદરા, સુરતના...

((ઉપરના કર્યા પછી આ દસ્તાવેજમાં તમો અગર તમોએ અગર વેચાણ લેનાર યાને ખરીદનાર યાને પહેલા પક્ષના એ રીતે સંબોધવામાં આવ્યા છે. જે અર્થમાં વેચાણ લેનાર તથા તેમના વંશ, વારસો, એસાઇનીઓ, એકઝીકયુટરો, એડમીનીસ્ટ્રેટરો, વગેરે તમામનો સમાવેશ થાય છે.))

જોગ લી....

આ વેચાણ દસ્તાવેજ લખી આપનાર યાને વેચાણ આપનાર બીજા પક્ષના :-

શ્રી જીતેશભાઇ મધુભાઇ કપાણી

ઉ.વ.૫૦, ધંધો : વેપાર, જ્ઞાતનો : હિન્દુ

રહેવાસી : ૧૨, ડી.કોમ.પાર્ક, કતારગામ, સુરતના...

મો.: ૯૮૨૫૧ ૬૪૫૬૪

((ઉપરમાં કર્યા પછી આ દસ્તાવેજમાં હમો અગર હમોએ અગર વેચાણ આપનાર યાને વેચાણ લેનાર યાને બીજા પક્ષના એ રીતે સંબોધવામાં આવ્યા છે. જેના અર્થમાં વેચાણ આપનાર તથા તેમના વંશ, વારસો, એસાઇનીઓ, એકઝીકયુટરો, એડમીનીસ્ટ્રેટરો, વગેરે તમામનો સમાવેશ થાય છે.))

જ્યારે હમો બીજા પક્ષના-માલિકો, તમો પહેલા પક્ષનાને આ વેચાણ દસ્તાવેજ કરી લખી આપી જણાવીએ છીએ કે :

((૧૦))

PSN
K-12111/2
2016

-:: વેચાણ આપેલ મિલકતની વિગત ::

:: શી ડ્યુલ ::

વિસ્તૃતિ સુરત શહેર ડિસ્ટ્રીક્ટ તાલુકે પલસાણાના મોજે ગામ : કુદસદ ની સ.નં.૮૪ પૈ પૈકી બ્લોક નં.૧૨૩ વાળી મિલ્કતોની પંક્તિમાં રહેણાકના હેતુ માટે મંજુરીવાળા કરવામાં આવેલ ॥ ગોવિંદજીપાર્ક સોસાયટી ॥ ના નામથી ઓળખાતી સોસાયટીમા પાડવામા આવેલા પ્લોટો પૈકી પ્લોટ નં.૧૨ નો પશ્ચિમ દિશા તરફનો હિસ્સો જે બાંધકામ ખુલ્લા પ્લોટ વાળી મિલકત કે જેનું કુલ ક્ષેત્રફળ લગભગ ૪૦.૧૫ ચો.મી. છે તથા તેને લાગુ માર્જીન, રોડ-રસ્તા, સી.ઓ.પી. વિગેરેની કુલે પડતી ૨૦.૬૨ ચો.મી.ના હિસ્સા સહીત કુલે ૬૦.૭૭ ચો.મી.ની મિલકત તેમા લાગતા વળગતા અદરના તથા બહારના તથા ઉપર આકાશ થી નીચે પાતાળ સુધીના તમામ હક્ક અધિકાર સહિતની જમીન મિલકત ચાલતસેદ દિવાકરો કામ સુધી કુલ્લે દરોબસ્ત... જેની ચતુરસીમા નીચે મુજબ છે.

ચતુર્દીશા :-

પુર્વે :- લાગુ પ્લોટ નં.૧૨નો પુર્વ દિશા તરફનો હિસ્સો.
પશ્ચિમે :- લાગુ સોસાયટીનો રસ્તો.
ઉત્તરે :- લાગુ પ્લોટ નં.૧૩નો પશ્ચિમ દિશા તરફનો હિસ્સો.
દક્ષિણે :- લાગુ પ્લોટ નં.૧૧નો પશ્ચિમ દિશા તરફનો હિસ્સો.

એવી વિગતનો આ વેચાણ દસ્તાવેજ અમો બીજા પક્ષનાએ અમારી સ્વસ્થ્યતાથી તથા અક્કલ હોંશીયારીમાં વાંચી, વંચાવી, સાંભળી સમજી, વિચારી કોઇના કોઇપણ જાતના દાબ દબાણ વિના, ધાક ધમકી કે શેહ શરમ વિના, તન અને મનનો સંપુર્ણ સાવધ અવસ્થામાં, બીજી કેફ હાલતમાં, તમો પહેલા પક્ષનાને કરી આપ્યો છે. જે તમોને યા અમારા વંશ વારસો વગેરે તમામને કબુલ મંજુર અને બંધનકર્તા છે તથી કાયમ રહેશે રહ્યો....

અત્રે.....મધુ તારીખ.....સન

શ્રી જીતેશભાઇ મધુભાઇ કપાણી

ARCHIT A. BAXI
CAT-VII-SRTA
2172022-23
CAT-VII-SRTA02
REGISTERED VALUER

ANNEXURE: II (PREVIOUS VALUATION REPORT)

Er. Ramesh C. Patel

RC

VALUATION REPORT
(As Per Indian Valuation Standards)
Form-01
Part I: A-General

1	Purpose for which valuation is made	To asses open fair market value for financial assistance from Bank of Baroda, Surat.
2	Date on which valuation is made	13/06/2017
3	Name of the reported owner	Mr. Patil Shivaji Ashok
4	If the property is under joint ownership/ Co-Ownership/ Share of each such owner/ are the shares undivided?	Single Ownership (As per Dastavej)
5	Brief Description of the property	Residential Area
6	Location, Ward No., Street no.	Plot No. 12, West Side Part "Govindji Park Society", Block No. 123, Moje: Bagumara, Taluka: Palsana Dist.: Surat.
7	Survey, T.P., F.P. No.	Block No.123, R.S. No. 94
8	Is the property is located in residential/ Commercial/Mixed area /Industrial area?	Residential Area.
9	Classification of the locality - High class/Middle class/poor class	Lower Middle Class
10	Proximity to civic amenities, like Schools, Offices, Markets, cinemas etc.	Civic amenities such as hospitals, vegetable markets are within 3-5 Kms near Kadodara, Bardoli.
11	Means and proximity to surface communication by which the locality is served.	By road transportation such as bus, car, Rickshaw etc.
12	Is it covered under municipal area or not?	Bagumara Gam Panchayat
13	Area of land supported by documentary proof shape, dimensions and physical features	As per Sale deed 40.15 Sq.mt= 432 Sq. ft = 48 Sq. yd Margin , Road & C.O.P. 20.62 Sq.mt Total Land 60.77 Sq.mt. As per Approved Plan 3.66mt x 23.47mt= 85.90 Sq.mt 924 Sq. ft= 102.66 Sq. yd As Per Site Measurement 3.66mt x 10.97mt = 40.15 Sq.mt 432 Sq. ft =48 Sq. yd Plot is divided in two parts by builders East & West. (West Part is Regular Plot)
14	Total Built up area of Property (Gala Type) G.F+ Stair Cabin	As per site measurement 12' x 33' = 396 Sq. ft As per approved Plan Built up area G.F. .....51.24 Sq.mt = 551 Sq. ft Stair cabin ...7.15 Sq.mt = 77 Sq. ft Total 628 Sq. ft Plot is divided in two parts by builders East & West. (West Part is Regular Plot)

Er. Ramesh C. Patel

RC

The Valuation is based on land and building method.

(1) Area of Land : 3.66mt x 10.97
40.15 Sq.mt = 48 Sq. yd

(2) Rate of Land : Rs. 13, 000/- per Sq. yd

(3) Area of Construction : Built up area as per Site
12' x 33'= 396 Sq. ft

(4) Rate of Construction : Rs.1, 500/- per Sq. ft.

(A) **Cost of Land**
Area of Land x Rate of Land per Sq. yd.
= 48 X 13,000/-
= Rs. 6, 24,000/- Say Rs. 6, 20,000/-

(B) **Cost of Construction**
Area of Construction x Rate of Construction per Sq. ft.
= 396 X 1, 500/-
= Rs.5, 94,000/- Say Rs. 5, 90,000/-

Total of (A) + (B) = Rs. 12, 10,000/-
(i.e. Rupees Twelve Lakh Ten Thousand only.)

1) Total market value of property as on today (Land + Construction value)..... Rs.12, 10,000/-
2) Realizable value of property (10% less than market value).....Rs.10, 89,000/-
3) Distress value of property (20% less than market value).....Rs.09, 68,000/-
4) Insurable Value .....Rs. 06, 00,000/-

Part-III DECLARATION

I hereby declare that-

(a) The information furnished above is true and correct to the best of my knowledge and belief.
(b) I have no direct or individual interest in the property valued.
(c) I have personally inspected property on 12/06/2017.
(d) This is valuation report & not consider as Title clear report Structural Stability Report.
(e) Appearing in court/ judicial proceedings or before any authority is Out of Scope of the assignment.

Date : 13/06/2017
Place : Surat.

Rameshbhai C. Patel
B.E. (Civil) F.I.V.
Registered Valuer

Ref. Document:-

1. Dastavej No. 3232 Date: 09/03/2016 amounting to Rs. 63,800/-
2. N.A. Permission given by D.D.O. Vide Order No. 4/D.P./N.A./Kor. No.1008/15, Date: 19/03/2015.
3. Construction Permission given by Nagar Niyojak vide order No. B.P. Bagumara/ Palsana/Surat/ 3595, Date: 21/08/2014.

RCH-SURAT 21/2022-23 CAT-VII SRT 32/2023-24 REGISTERED VALUER

જીલ્લા . SURAT તાલુકા. PALSANA

ગામનુ નામ. BAGUMARA Rs. per Sq.Mts

ગામતળ રહેણાંક – **1090** ગામતળ વાણિજય – **1215**

સર્વે નંબર	બીનખેતી જમીન				
	રહેણાંક	વાણિજય	ઔધોગિક	ખનિજ તત્વોવાળી	
-/289TO290, -/245TO246, 35, 36, 37, 38, 40, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 229, 230, 234, 235, 236, 237, 242, 243, 244, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 258, 259, 260, 261, 263, 270, 271, 272, 273, 274, 275, 276, 283, 284, 285, 286, 287, 288, 291, 291/P, 292, 293, 295, 296, 299, 300, 301, 302, 303, 393, 762, .	**1490**				સામાન્ય
112, .		**1720**	**1660**		સામાન્ય
114, 129, 133, 136, 138, 141, .			**1665**		સામાન્ય
125, 126, 127, 127/P, 130, 130/Paiki, 131, .			**1680**		સામાન્ય
139, 140, 140/P, 149/Paiki, .		**1720**	**1665**		સામાન્ય
145, 145/P, 146, 147, 148, 150, 151, 152, 153, 154, 154/P, 155, 156, .		**1720**			સામાન્ય
157, 158, 159, 160, 160/P, 161, 162, 163, 184, 185, 187, 188, 189, .		**1920**			સામાન્ય
169, 170, 170/P, 171, 172, 173, 175/aiki, 175, 176, 179, 180, 181, 182, 182/P, 280, 281/P/2, 281/P1, .			**1575**		સામાન્ય
174, 183, 186, .		**1920**	**1575**		સામાન્ય
183/P, .	**1490**	**1920**	**1575**		સામાન્ય
277, 281, .	**1490**		**1575**		સામાન્ય
61, 62, 63, 64, 65, 66, 197, 197/P, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226/P, 226, 227, 228, 231, 232, 233, 238, 239, 240, 241, 268, 269, .	**1450**	**1875**			સામાન્ય
74, 75, 190, 196, 198, 201, 207, 208, 209, .	**1450**	**1830**	**1660**		સામાન્ય
76, 77, 77/P, 78, 81/aiki, 111, 199, 202, 203/P, 206, .		**1830**	**1660**		સામાન્ય
80, 81, 82, 83, 93/Paiki, 93, 94, 95, 96, 97, 98, 99, 100, 101, 105, 106, 106/aiki, 107, 108, 108/Paiki, 109, 110, 113, 115, 116, 117, 118, 118/Paiki, 119, 128, 203, 204, 205, .	**1285**	**1620**	**1445**		સામાન્ય
84, 85, 86, 697, .			**1630**		સામાન્ય
87, .			**1620**		સામાન્ય

* Other Survey numbers if any.
** Rs. per sq.mts is the base rate for calculation

ARCHIT A. BAKARE * CAT-I: SRT/ 21/2022-23 * CAT-VII: SRT/ 32/2023-24 * REGISTERED VALUER








PART OF THE WEST SIDE OF PLOT NO. 12, "GOVINDJIPARK SOCIETY", NEAR APPLE PUBLIC SCHOOL AND GHANSHYAM RESIDENCY, BAGUMARA, TALUKA: PALSANA, DISTRICT: SURAT.

RUCHIT A. BAXI
CAT-I: SRT/AP/
21/2022-23
CAT-VII: SRT/AP/
32/2023-24
REGISTERED VALUER