



Annexure - II

VALUATION REPORT

Subject : Valuation of property for ABG/BBG/CBG – IndusInd Bank

Ref. No. : - EACS/INDUS/05/07/2023

DATED:

05-07-2023

A <u>General details</u>					
1	Name of the customer	Mahendra Brothers Exports Pvt Ltd			
2	Request received from	Indusind Bank, Vadodara			
3	Name of document holders	<u>Mahendra Brothers Exports Pvt. Ltd. Co.</u> (1) Plot No. 164, Jamna Park, R.S. No. 22 Paiki, Khata No. 626, (2) Plot No. 165, Jamna Park, R.S. No. 22 Paiki, Khata No. 627, (3) Plot No. 166, Jamna Park, R.S. No. 22 Paiki, Khata No. 628 <u>M/s. Mahendra Brothers - A Partnership Firm</u> (1) Plot No. 48 to 63, 64 to 81, R.S. No. 17 Paiki <u>M/s. Saumil Properties & Developers Private Limited</u> R.S. No. 8, 15, 16			
4	Property address (as per request)	Survey No. 8,15 &16, Mahendra Brothers Exports Pvt Ltd, Jamna Park, Gandevi Road, Moje. Village, Jamalpure, Navsari			
5	Property address (on-site inspection)	Mahendra Brothers, Nr. Jamna Park Society, Off Gandevi - Navsari Road, Jamalpure, Sub Dist. Navsari, Dist. Navsari - 396445			
6	Property Legal address	<u>Land of Jamna Park</u> Plot No. 164, 165, 166, Jamna Park, R.S. No. 22 Paiki, Khata No. 626, 627, 628, Moje : Jamalpure, Sub Dist. Navsari, Dist. Navsari <u>Land of Survey No. 17</u> Plot No. 48 to 63, 64 to 81, R.S. No. 17 Paiki, Moje : Jamalpure, Sub Dist. Navsari, Dist. Navsari <u>Land of Survey No. 8, 15 & 16</u> R.S. No. 8, 15, 16, Moje : Jamalpure, Sub Dist. Navsari, Dist. Valsad (Now Navsari)			
7	Landmark	Nr. Jamna Park Society			
8	Date of inspection	06-06-2023			
B <u>Surrounding locality details</u>					
1	Ward no./Municipal land no.	<u>Land of Jamna Park</u> Plot No. 164, 165, 166, Jamna Park, R.S. No. 22 Paiki, Khata No. 626, 627, 628 <u>Land of Survey No. 17</u> Plot No. 48 to 63, 64 to 81, R.S. No. 17 Paiki <u>Land of Survey No. 8, 15 & 16</u> R.S. No. 8, 15, 16			
2	Vicinity	Mixed (Residential & Agricultural)			
3	Classification of locality	Middle class			
4	Proximity to civic amenities	1	Nearest railway station (Navsari)	6.00	KM
		2	Nearest bus stop (Tighra Jakatnaka)	1.50	KM
		3	Nearest Hospital (Parsi Hospital)	2.50	KM
5	Condition of approach road	Good			
5a.	Plot demarcated at site	Yes			
	Four direction as per site inspection	Four direction as per documents			



Evaluation Aspects

Engineering with values

Prince Mistry

M.Sc (Rev.), B.Tech (Civil), D.E (Civil), Chartered Valuer (F.I.I.V)
 Consultant Engineer, Project Consultants & Arbitrators
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6	North :	As mentioned below	North:	As mentioned below	
	South:		South:		
	East :		East:		
	West:		West:		
		North	South	East	West
	As per Site	Open Land	Open Land	Open Land	Adj. Property
	R.S. No. 8	Land of Survey No. 15	Boundary of Italva Village	Land of Survey No. 9	Adj. Canal
	R.S. No. 15	Land of Survey No. 16	Land of Survey No. 8	Land of Survey No. 14	Land of Survey No. 18 & Land of Slum, Adj. Canal
	R.S. No. 16	Land of Survey No. 22 & Village Road	Land of R.S. No. 15	Land of Survey No. 13	Land of Survey No. 17
	As per Document	Plot No. 48 to 81 of R.S. No. 17 Paiki	Details not mentioned		
	Plot No. 164 of R.S. No. 22 Paiki	8.00 Mt. wide internal road	Land of Survey No. 16	Land of Plot No. 165	Land of Plot No. 163
	Plot No. 165 of R.S. No. 22 Paiki	8.00 Mt. wide internal road	Land of Survey No. 16	Land of Plot No. 166	Land of Plot No. 164
	Plot No. 166 of R.S. No. 22 Paiki	8.00 Mt. wide internal road	Land of Survey No. 16	Adj. Land	Land of Plot No. 165
6a.	Boundaries matched with legal documents		Yes		
7	Property identified through		Name Board & with the help of the customer's representative		
C Property details					
1	Description of property		The subject property is a Diamond Factory located on the amalgamated land of R.S. No. 8, 15, 16, Plot No. 164, 165, 166 of R.S. No. 22 Paiki, Plot No.48 to 63, 64 to 81 of R.S. No. 17 Paiki, at Jamalpore, Navsari.		
2	Type of property		Industrial		
3	Type of usage of entire property		Industrial (Diamond Factory)		
Accommodation details					
	Structure No. 1 (Parking Shed)		Ground Floor (A.C.C. Shed)	Parking Shed	
	Structure No. 2 (Security Cabin)		Ground Floor (R.C.C.)	Security Cabin	
	Structure No. 3 (Transformer Room)		Ground Floor (R.C.C.)	Transformer Room	
	Structure No. 4 (Panel Room)		Ground Floor (R.C.C.)	Panel Room	
	Structure No. 5 (Water Tank)		-	Water Tank	
	Structure No. 6 (Stable)		Ground Floor (A.C.C. Shed)	Stable	
	Structure No. 7 (Shed)		Ground Floor (A.C.C. Shed)	Shed	
	Structure No. 8 (Store Room)		Ground Floor (R.C.C + A.C.C. Shed)	Store Room	
	Structure No. 9 (Plumbing Storage Room)		Ground Floor (R.C.C)	Plumbing Storage Room	
	Structure No. 10 (Dog House)		Ground Floor (G.I. Shed)	Dog House	
	Structure No. 11 (Hazardous Store)		Ground Floor (R.C.C. + Indian Manglore Roof)	Hazardous Store	



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4	Structure No. 12 (Kitchen)		Ground Floor (R.C.C.)		Kitchen			
	Structure No. 13 (Kitchen)		Ground Floor (A.C.C. Shed)		Kitchen			
	Structure No. 14 (Staff Cottage)		Ground Floor		Staff Couriers			
	Structure No. 15 (Air Condition Plant)		Ground Floor (R.C.C.)		Air Condition Plant			
	Structure No. 16 (Canteen)		Ground Floor (A.C.C. Shed)		Canteen			
	Structure No. 17 (Kitchen Shed)		Ground Floor (A.C.C. Shed)		Kitchen			
	Structure No. 18 (Main Building)		Basement + Ground Floor + 2 Upper Floors (R.C.C.)		Factory			
	Structure No. 19 (New Building)		Ground Floor + 1 Upper Floors (R.C.C.)		Factory			
	Structure No. 20 (New Building)		Ground Floor + 1 Upper Floors (R.C.C.)		Factory			
	Structure No. 21 (Doctor Room)		Ground Floor (R.C.C.)		Doctor Room			
	Structure No. 22 (Proposed Building)		Ground Floor + 1 Upper Floor (R.C.C.)		Under Construction			
5	Additional amenities		C.O.P., Garden, Water Tank, Paver Roads, Parking, etc.					
6	Area of property		Actual as per site		As per Document		As per Amalgamation Plan	
Land area	R.S. No. 8		87121.66	Sq.Yd.	29160.88	Sq.Yd.	86615.05	Sq.Yd.
	R.S. No. 15				28594.25	Sq.Yd.		
	R.S. No. 16				19238.86	Sq.Yd.		
	Plot No. 48 to 81 of R.S. No. 17 Paiki				8739.97	Sq.Yd.		
	Plot No. 164 of R.S. No. 22 Paiki				500.53	Sq.Yd.		
	Plot No. 165 of R.S. No. 22 Paiki				491.79	Sq.Yd.		
	Plot No. 166 of R.S. No. 22 Paiki				675.29	Sq.Yd.		
	Total Land Area				87121.66	Sq.Yd.		
Built up area								
			Actual as per site		As per FSI		As per Plan	
Structure No. 1 (Parking Shed)	Ground Floor (A.C.C. Shed)		24576.25	Sq.Ft.	39329.865	Sq.Ft.	-	-
	Total		24576.25	Sq.Ft.			-	-
Structure No. 2 (Security Cabin)	Ground Floor (R.C.C.)		155.00	Sq.Ft.			-	-
	Total		155.00	Sq.Ft.			-	-
Structure No. 3 (Transformer Room)	Ground Floor (R.C.C.)		405.00	Sq.Ft.			-	-
	Total		405.00	Sq.Ft.			-	-



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Structure No. 4 (Panel Room)	Ground Floor (R.C.C.)	1320.00	Sq.Ft.	692945.91	Sq.Ft.	-	-
	Total	1320.00	Sq.Ft.			-	-
Structure No. 5 (Water Tank)		-	-			-	-
Structure No. 6 (Stable)	Ground Floor (A.C.C. Shed)	3296.00	Sq.Ft.			-	-
	Total	3296.00	Sq.Ft.			-	-
Structure No. 7 (Shed)	Ground Floor (A.C.C. Shed)	760.00	Sq.Ft.			-	-
	Total	760.00	Sq.Ft.			-	-
Structure No. 8 (Store Room)	Ground Floor (R.C.C+ A.C. Shed)	323.00	Sq.Ft.			-	-
	Total	323.00	Sq.Ft.			-	-
Structure No. 9 (Plumbing storage Room)	Ground Floor (R.C.C.)	600.00	Sq.Ft.			-	-
	Total	600.00	Sq.Ft.			-	-
Structure No. 10 (Dog House)	Ground Floor (G.I. Shed)	1680.00	Sq.Ft.			-	-
	Total	1680.00	Sq.Ft.			-	-
Structure No. 11 (Hazardous Store)	Ground Floor (R.C.C.)	286.38	Sq.Ft.			-	-
	Total	286.38	Sq.Ft.			-	-
Structure No. 12 (Kitchen)	Ground Floor (R.C.C.)	2021.00	Sq.Ft.			-	-
	Total	2021.00	Sq.Ft.			-	-
Structure No. 13 (Kitchen)	Ground Floor (A.C.C. Shed)	2000.00	Sq.Ft.			-	-
	Total	2000.00	Sq.Ft.			-	-
Structure No. 14 (Staff Cottage)	Ground Floor	400.00	Sq.Ft.			-	-
	Total	400.00	Sq.Ft.			-	-
Structure No. 15 (Air Condition Plant)	Ground Floor (R.C.C.)	720.00	Sq.Ft.			-	-
	Total	720.00	Sq.Ft.			-	-
Structure No. 16 (Canteen)	Ground Floor (A.C.C. Shed)	17034.00	Sq.Ft.			-	-
	Total	17034.00	Sq.Ft.			-	-
Structure No. 17 (Kitchen Shed)	Ground Floor (A.C.C. Shed)	800.00	Sq.Ft.			-	-
	Total	800.00	Sq.Ft.			-	-



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Structure No. 18 (Main Building)	Basement (R.C.C.)	34570.00	Sq.Ft.	15008.49	Sq.Ft.	-	-
	Ground Floor (R.C.C.)	36686.00	Sq.Ft.			-	-
	1st Floor (R.C.C.)	34570.00	Sq.Ft.			-	-
	2nd Floor (R.C.C.)	25136.00	Sq.Ft.			-	-
	Terrace Floor - AHU A/c. Room (R.C.C.)	2640.00	Sq.Ft.			-	-
	Total	133602.00	Sq.Ft.			-	-
Structure No. 19 (New Building)	Ground Floor (R.C.C.)	1997.50	Sq.Ft.	15008.49	Sq.Ft.	-	-
	1st Floor (R.C.C.)	1997.50	Sq.Ft.			-	-
	Total	3995.00	Sq.Ft.			-	-
Structure No. 20 (New Building)	Ground Floor (R.C.C.)	2702.50	Sq.Ft.	15008.49	Sq.Ft.	-	-
	1st Floor (R.C.C.)	2702.50	Sq.Ft.			-	-
	Total	5405.00	Sq.Ft.			-	-
Structure No. 21 (Doctor Room)	Ground Floor (R.C.C.)	564.00	Sq.Ft.	15008.49	Sq.Ft.	-	-
	Total	564.00	Sq.Ft.			-	-
Structure No. 22 (Proposed Building)	Ground Floor (R.C.C.)	8716.00	Sq.Ft.	15008.49	Sq.Ft.	-	-
	1st Floor (R.C.C.)	8716.00	Sq.Ft.			-	-
	Total	17432.00	Sq.Ft.			-	-
Total Built Up Area		217374.63	Sq.Ft.	747284.27	Sq.Ft.	-	-
8	Area of property (Permitted as per approved plan/building byelaws)			Permitted as per building byelaws : 747284.27 Sq. Ft			
9	Adherence to sanction plan			Building Plan not provided			
10	Deviation from sanction plan/building byelaws (if any)			Building Plan not provided			
	Floor	Actual area in Sq. Ft.		As per Plan in Sq. Ft.		%	Extra coverage in Sq. Ft.
	BUA (GF)	-	-	-	-	-	-
	BUA (FF)	-	-	-	-	-	-
	Total	-	-	-	-	-	-



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11	Risk of demolition (valuers views) (Low/High/Medium)	Could not be verified in absence of approved plans
12	Property currently occupied by (owner/self/tenant/vacant)	Owner occupied
13	If occupied, then since _____yrs	Approx 18 Years
D Subject property details		
1	Land freehold or leasehold	Freehold (Refer TCR)
2	Approval for drawings from Mun.authorities/occupation certificate. ULC clearance/FSI available and balance for future use/FSI from TDR	Details not provided
3	Name of the co-operative housing society:	Not applicable
4	Registration no. of society:	Not applicable
5	No. of shares held and certificate no.:	Details not provided
6	Outgoes per month :	Details not provided
E Structural details		
1	Type of structure	Composite Structure (R.C.C. + A.C.C. + G.I.)
2	No. of floors	Structure No. 1 (Parking Shed) Ground Floor (A.C.C. Shed)
		Structure No. 2 (Security Cabin) Ground Floor (R.C.C.)
		Structure No. 3 (Transformer Room) Ground Floor (R.C.C.)
		Structure No. 4 (Panel Room) Ground Floor (R.C.C.)
		Structure No. 5 (Water Tank) -
		Structure No. 6 (Stable) Ground Floor (A.C.C. Shed)
		Structure No. 7 (Shed) Ground Floor (A.C.C. Shed)
		Structure No. 8 (Store Room) Ground Floor (R.C.C+ A.C.C. Shed)
		Structure No. 9 (Plumbing Room) Ground Floor (R.C.C)
		Structure No. 10 (Dog House) Ground Floor (G.I. Shed)
		Structure No. 11 (Hazardous Store) Ground Floor (R.C.C. + Indian Manglore Roof)
		Structure No. 12 (Kitchen) Ground Floor (R.C.C.)
		Structure No. 13 (Kitchen) Ground Floor (A.C.C. Shed)
		Structure No. 14 (Staff Cottage) Ground Floor
		Structure No. 15 (Air Condition Plant) Ground Floor (R.C.C.)
		Structure No. 16 (Canteen) Ground Floor (A.C.C. Shed)
		Structure No. 17 (Kitchen Shed) Ground Floor (A.C.C. Shed)



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	Structure No. 18 (Main Building)	Basement + Ground Floor + 2 Upper Floors (R.C.C.) + Terrace Floor		
	Structure No. 19 (New Building)	Ground Floor + 1 Upper Floors (R.C.C.)		
	Structure No. 20 (New Building)	Ground Floor + 1 Upper Floors (R.C.C.)		
	Structure No. 21 (Doctor Room)	Ground Floor (R.C.C.)		
	Structure No. 22 (Proposed Building)	Ground Floor + 1 Upper Floor (R.C.C.)		
3	No. of wings	Not applicable		
4	No. of unit on each floor	Not applicable		
5	No. of lifts in each wing	Not available		
6	Age of the property	18	Years, Approx.	
7	Estimated future life (Considering 50 yrs Building life)	32	Years, (If maintain well)	
	Quality of constructon	Good		
A	Exteriors			
1	Beam & column structure	Good		
2	Appreance of the building	Good		
3	Maintenance of the building	Good		
4	Common areas remarks	Reception	:	-
		Staircase	:	-
		O/h water tank	:	-
		Sanitation	:	-
B	Interiors			
1	Flooring	Various types of flooring used in different buildings (e.g. Vitrified Tiles Flooring, Marble, IPS etc.)		
2	Finishing	Good		
3	Roofing & terracing	Good		
F	<u>Unit details</u>			
1	Situated on floor no.	Not Applicable		
2	Internal composition	Not Applicable		
3	Flooring	Good		
4	Quality of fittings	Good		
5	Woodwork	Good		
G	<u>Valuation</u>			
1	Drawings and approvals	Amalgamation Plan, Approved by NUDA, Approval No. 912, Dated: 12/04/2023		
2	Land area considered for the purpose of valuation	86615.05	Sq.Yd.	As per document
3	Built up area considered for the purpose of valuation	217374.63	Sq.Ft.	As per site measurement
4	Present condition of property and structure	Good		
5	Comments on specifications & amenities	Good		



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6	Market rates of properties in the vicinity and surrounding area	Land rate is about Rs. 6200/- to 6500/- per Sq. Yd.			
7	Inquiries made from	--			
8	Remarks (if any)	Not applicable			
9	<u>Govt Guideline value (Ready Reckoner/Circle Rate/Jantri rate as for Stamp Duty)</u>	Property Type	Area in Sq Mt	Rate	Value
		Land	72420.61	1350.00	Rs. 9,77,67,824
		Construction	15505.89	16250.00	Rs. 25,19,70,713
		Construction	4688.71	12750.00	Rs. 5,97,81,053
		Total	-	-	Rs. 40,95,19,588.50

In view of the data available and basis for valuation, the valuation of the property under reference will as under :-

(I) For land & building										
A	<u>Land area</u>		×	<u>Rate adopted</u>		<u>Land value</u>	<u>Remark</u>			
	86615.05	Sq. Yd.		Rs.	6500.00	Rs.	₹ 56,29,97,825.00	-		
B1	<u>Built-up area (as per Site)</u>		×	<u>Rate adopted</u>		<u>Less for Repaire</u>		<u>Building Value</u>		
	166905.38	Sq. Ft.		R.C.C.	Rs.	1100.00	Rs.	-	Rs.	₹ 18,35,95,918.00
	48789.25	Sq. Ft.		A.C.C.	Rs.	800.00	Rs.	-	Rs.	₹ 3,90,31,400.00
	1680.00	Sq. Ft.		G.I.	Rs.	500.00	Rs.	-	Rs.	₹ 8,40,000.00
C	<u>Total value of property (A + B1)</u>				Rs.	Rs. 78,64,65,143.00				
	<u>Valuation in words :</u>					Rupees SeventyEight Crore SixtyFour Lakh SixtyFive Thousand One Hundred FourtyThree Only				
(II) For flat/Shop/floor										
	<u>Built up area</u>		X	<u>Rate</u>		<u>Present value</u>		<u>Remark</u>		
	-	-		Rs.	-	-	-	-		
11	Construction estimate given by the customer			Details are not provided						
12	Is the estimate given by the customer valid			Not applicable						
14	Value of the Property (FMV)			Rs.	₹ 78,64,65,143.00					
16	Distressed value of the Property: (60% of FMV)			Rs.	₹ 47,18,79,085.80					
18	Realisable Value of the property (90% of FMV)			Rs.	₹ 70,78,18,628.70					
19	Replacement value for insurance purposes			Rs.	-					
1	For sale			Low						
	Other (remarks,if any)			The land area is more than 50000 Sq yard. The surrounding area is mostly residential plots and agricultural lands. The saleability of such a huge land parcel is restricted due to size and shape and narrow access to the property						
2	For lease – estimated rental Income			Not applicable						
	Other (remarks,if any)			---						
3	Volatility of property prices			Low/High/Medium						



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H	Remarks (if any)
1	The subject property is a Diamond Factory located on the amalgamated land of R.S. No. 8, 15, 16, Plot No. 164, 165, 166 of R.S. No. 22 Paiki, Plot No.48 to 63, 64 to 81 of R.S. No. 17 Paiki, at Jamalpore, Navsari.
2	Approved Building plan has not been provided hence, the authenticity of the Built up area of the subject property could not be verified. However, the age of the subject property is about 18 years. The bank has to make disbursement as per its internal policy.
3	There are provision of two approach roads are available for subject property. The West side approach road is provided from Plot No. 36/1 & 36/2 of Kaushalya Park society. The sale deed has been executed in favor of Mahendar Brothers Exports Pvt. Ltd. (For Plot No. 36/1, Sale Deed Reg. No. 3656, Dated: 02/06/2014 & for Plot No. 36/2, Sale deed Reg. No. 3557, Dated : 02/06/2014).
4	The Structure No. 19 & 20 are recently constructed & Structure No. 22 is under construction (Inside Plaster completed, Out side plaster, Flooring work & other works are pending). The construction rate is considered on "As where as basis" for valuation.
5	The land area as per the site measurement is 87121.66 Sq.Yd., the land area as per the document is 87401.57 Sq.Yd., the land area as per the amalgamation plan is 86615.05 Sq.Yd. The land area as per the amalgamation plan is 86615.05 Sq.Yd. has been considered for the current valuation assignment.
6	The built up area as per the site measurement is 217374.63 Sq.Ft. & the built up area as per the permissible FSI is 747284.27 Sq.Ft. The least built up area i.e. The built up area as per the site measurement i.e. 217374.63 Sq.Ft. has been considered for the current valuation assignment.
7	Occupancy and surrounding development of the area is average
8	Adopted rates are derived based on a comparison of similar properties in the same location
9	Land and Building method is adopted for the valuation under Market approach.
10	Document Provided: Copy of Sale Deeds, 1. Plot No. 164, Jamna Park, R.S. No. 22 Paiki - Reg. No. 1970, Amount ₹ 4,22,000.00, Dtd.16-03-2015 2. Plot No. 165, Jamna Park, R.S. No. 22 Paiki - Reg. No. 1967, Amount ₹ 4,15,500.00, Dtd.16-03-2015 3. Plot No. 166, Jamna Park, R.S. No. 22 Paiki - Reg. No. 1968, Amount ₹ 5,53,500.00, Dtd.16-03-2015 4. Plot No. 48 to 63, 64 to 81, R.S. No. 17 - Reg. No. 1047, Amount ₹ 26,62,900.00, Dtd.11-08-2003 5. R.S. No. 8 - Reg. No. 238, Amount ₹ 10,49,800.00, Dtd.24-01-1994 6. R.S. No. 16 - Reg. No. 240, Amount ₹ 10,49,800.00, Dtd.24-01-1994 7. R.S. No. 15 - Reg. No. 239, Amount ₹ 10,29,500.00, Dtd.24-01-1994 8. Amalgamation Plan, Approved by NUDA (Navsari Urban Development Authority), Approval No. 912, Dated: 12/04/2023
VII) Disclosure Statement	
1	Statements of facts are true and correct.
2	Limiting conditions have been disclosed.
3	We (valuer) have no interest (present or future) in the transaction or property.
4	Compensation is not contingent upon rendering a specified value.
5	We have complied with all of the real estate appraisal program requirements.
6	An inspection of the property was performed by our site engineer.
7	No support received.
VIII) Declaration	
1	I have deputed my representative Mr. Chetan Patel to inspect the property, who has personally inspected the property on 06/06/2023.
2	I have no direct or indirect interest in the property valued.
3	Information furnished in the report is true and correct to the best of my knowledge and belief.
4	Ownership papers/old report may please be verified at your end to ascertain the right title & areas.



Evaluation Aspects

Engineering with values

Prince Mistry

M.Sc (Rev.), B.Tech (Civil), D.E (Civil), Chartered Valuer (F.I.I.V)
Consultant Engineer, Project Consultants & Arbitrators
Registered Valuer for Capital Gain Tax & IBBI
REG.No. SRT/CCIT/ACIT(HQ)/34AB/PBM/2020-21

5	Fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties. Client is free to obtain other independent opinions on the same. Fair, market value of such properties/localities may increase or decrease, depending on the future market conditions & scenarios. This report does not certify or confirm any ownership or title of the property that has been valued.
6	No structural survey was conducted by us.
7	Validity of this report is for 45 days from date.
8	Permissible area considered for valuation are as per byelaws

For Evaluation Aspects Consulting Services

Authorized Sign & Stamp		[Prince Mistry]	
Date:	05-07-2023	Place:	Surat

Area of Service: Surat – Ahmedabad – Vadodara – Navsari – Vapi – Valsad – Bharuch – Ankleshwar – Silvassa and Dadra and Nagar Haveli			
: GST NO :	Surat: Office No.- 209, 2 nd Floor, Oberon, New City Light Road, Nr. Eco Futurz, Surat – 395002 eacs.surat@gmail.com		: Mobile :
24AJQPM1795B1Z4	Ahmedabad: Flat No 5 ,2nd Floor, Ramya Apartment, H Colony Nr. Ambawadi Circle, Ahmedabad- 380015		+91 90999 62189



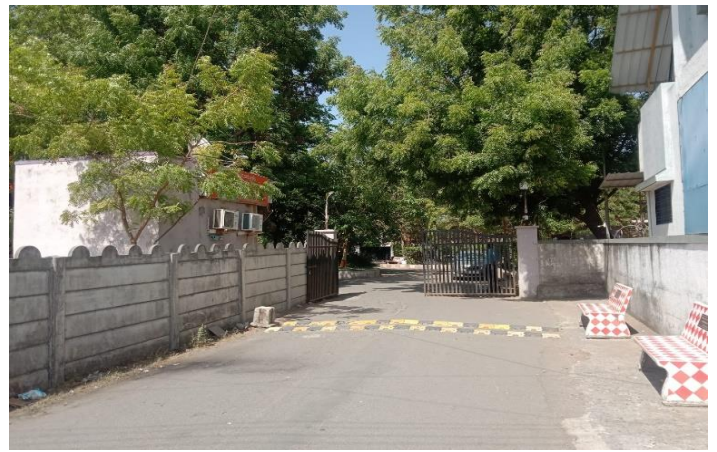
PROPERTY PHOTOGRAPHS

FRONT VIEW WITH ENGINEER'S SELFIE



PROPERTY PHOTOGRAPH

APPROACH ROAD



PROPERTY PHOTOGRAPH



PROPERTY PHOTOGRAPH



PROPERTY PHOTOGRAPH



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Evaluation Aspects

Engineering with values

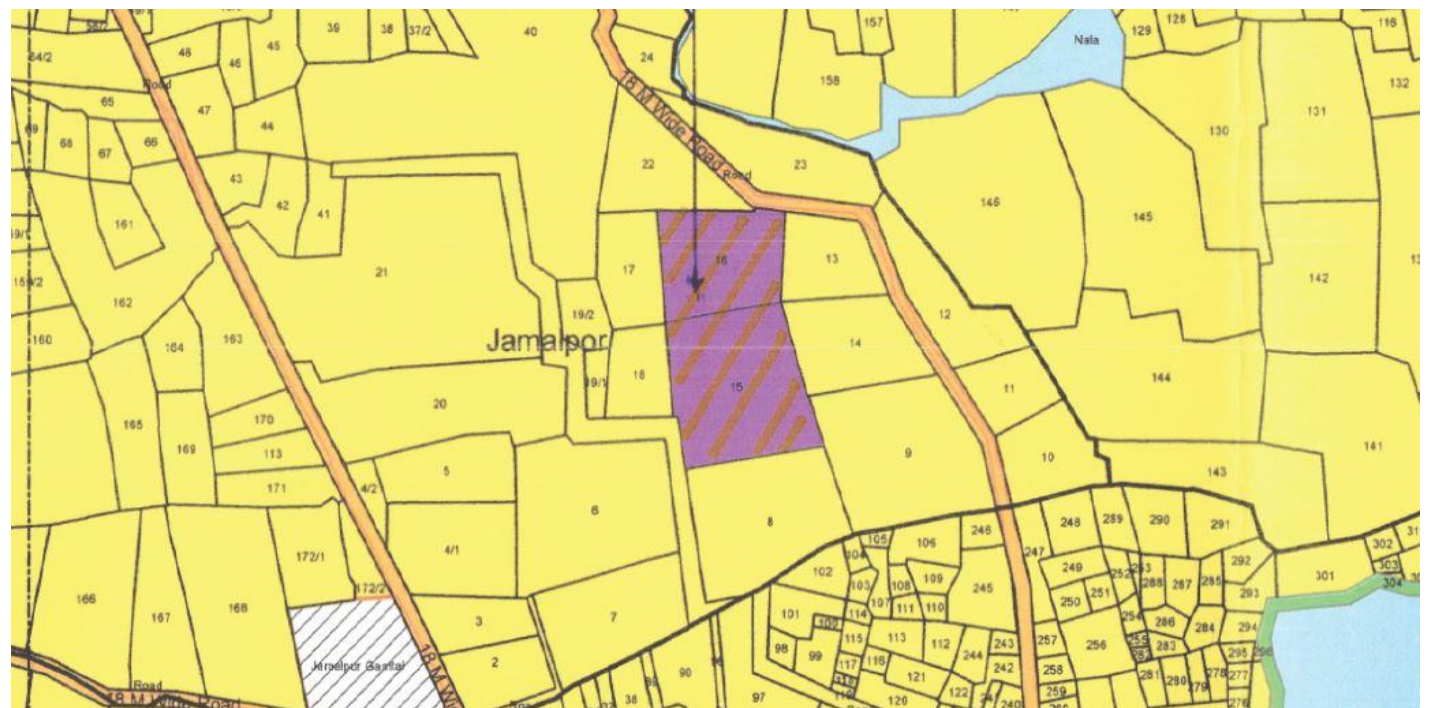
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ROUTE MAP / LOCATION SKETCH/ GOOGLE MAP SNAPSHOT WITH MAJOR CONNECTING ROADS, LANDMARKS, PROPERTY AND ADJOINING BOUNDARIES

Latitude & Longitude:

20.928340, 72.950133



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designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.

7. The land bearing R.S.No. 272, 274, 277 of village : Vijalpor, R.S.No. 191 of village: Bhatai, R.S.No. 208/P of village : Sisodara designated for "Residential Zone" shall be deleted from the said zone and shall be designated for "Industrial Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
8. The land bearing R.S.No. 918, 386, 390, 391, 346, 345, 342, 344, 341, etc and C.S.No.2650, 2651, 2652, 1666, 1667, 1669, 1658+1659, 1670, 1672, 1674/P, 1427, of village : Navsari, T.P.S.No.1 F.P.No.70,71, T.P.S.No.3 F.P.No.32, 64, 65 designated for "Commercial Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
9. The land bearing R.S.No. 1091 of village: Sisodara, R.S.No. 396/2 of village : Hansapor designated for "Industrial Zone" shall be deleted from the said zone and shall be designated for "Agriculture Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
10. The land bearing R.S.No. 439, 440 of village: Aeru designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
11. The land bearing R.S.No. 26 of village: Jalalpor designated for "Residential Zone" shall be deleted from the said zone and shall be designated for "Water body" under section 12(2)(c) of the said Act, as shown in the accompanying plan.



District

Taluka

Village

Land Type

Survey No.

[<< Back to Gujarat Map](#)

Jantri Details

TP NO	વોલ્યુમીન	SURVEY	EXTENSION	ખુલ્લા પ્લોટનો શાવ	રહેણાંક ફ્લેટ એપાર્ટમેન્ટ	ઓફીસ	કુડાન	ખુલ્લા પ્લોટનો શાવ ઓઈયોગિક	ખેતી પીચત	ખેતી બીન પીચત
0	R/1/2	17		900	6750	8000	10000	0	0	475

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Perimeter ⓘ

4,248 ft ▼

Area

784,095 ft² ▼



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