

- CHARTERED ENGINEER
- ARCHITECTURE • INTERIORS
- PROJECT MANAGEMENT CONSULTANT
- GOVERNMENT APPROVED VALUER
- COMPETENT PERSON Appr. by DIRECTOR IND. SAFETY & HEALTH.

PRANAV PARIKH & ASSOCIATES

CHARTERED ENGINEER

OFFICE : 5th Floor, H. V. House, Nr. Auda Office, Opp. Gujarat Vidhyapith, Usmanpura, Ashram Road, Ahmedabad-380014.
(O) : +91 94264 18849 (M) 98250 37485 / 98790 37485

PP&A/SBI/SURAT/226/186/226-23

13th December, 2023

Format-A
ANNEXURE-XIV
VALUATION REPORT

To,
The Relationship Manager
State Bank of India,
Diamond Branch, Bharat Diamond Bourse,
BKC, Bandra (East), Mumbai - 400 051.

Valuation Report (in Respect of Land/Site and Building)
(To be filled in by the approved Valuer)

I	General	:	
1.	Purpose for which the Valuation is Made	:	Our Opinion for Ascertaining Fair Market Value for State Bank of India, Diamond Branch, Bharat Diamond Bourse, BKC, Bandra (East), Mumbai - 400 051.
2 a	Date of Inspection	:	05/12/2023
b	Date on which the Valuation is Made	:	13/12/2023
3	List of Documents produced for Perusal	:	Yes
	Sale Deed	:	<ul style="list-style-type: none"> • Sale Deed No. 11126 of Rs. 2,64,000/-, Dated - 15/07/1998 (For C.T.S. No. 1361 Paikee 2/5 Part of the Property) • Sale Deed No. 11127 of Rs. 3,96,000/-, Dated - 15/07/1998 (For C.T.S. No. 1361 Paikee 3/5 Part of the Property) • Sale Deed No. 13380 of Rs. 4,51,000/- Dated - 29/08/1998 (For C.T.S. No. 1360)
	Approved Plan	:	Approved Building Plan vide reference No. 281, Dated - 23/12/1998, S.M.C., Surat.
	Construction Permission	:	Construction Permission vide reference No. 281, Dated - 23/12/1998, S.M.C., Surat.
	N.A. Order	:	Details not available.
	Electricity Bill	:	Yes, Arvindbhai Jayantilal Shah Gr. Floor to 4 th Floor, Plot No. 5/1360 + 1361 Ajbani Estate, Jadakhadi, Mahidharpura, Surat. Customer ID - 500594655 Amount - Rs. 72,720/- (October 2023)
	Property Tax Receipt	:	<ul style="list-style-type: none"> • Tenement No. 006B-01-0531-0-001 Arvindbhai Jayantilal Shah Year - 2023-2024 (Amount - NIL) 1360/1361 Paikee 2844 • Tenement No. 006B-01-0531-0-002 Arvindbhai Jayantilal Shah 1360/1361 Paikee 2844 (3rd & 4th FL)



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		Year – 2023-2024 (Amount - NIL)		
4	Name of the Owner (s) and his/their address (es) and Phone Nos. (Details of Share of Each Owner).	: Mr. Arvindbhai Jayantilal Shah 707, Royal Palace, Ghod Dod Road, Surat.		
	Name of Borrower/ Applicant	: M/s. Dhanera Diamonds – A Partnership Firm		
5.	Brief Description of Property (including Leasehold / Freehold Etc.)	: It is a Commercial Property; Land bearing Ward No. 6, C.T.S. No. 1360 & 1361, “Ajvani Estate”, Jada Khadi, Mahidharpura, Surat. Consist of Total Plot Area as 188.77 Sq. mt. as per Sale Deed & Approved Plan.		
6	Location of Property	: Ward No. 6, C.T.S. No. 1360 & 1361, “Ajvani Estate”, Beside J.B. and Brothers Pvt. Ltd., Near Naturalmark Lab Pvt. Ltd., Off. Mahidharpura Main Road, Jada Khadi, Mahidharpura, Surat- 395008.		
a	Plot No. / R. S. No. /T.P. No. /F.P. No.	: Ward No. 6, C.T.S. No. 1360 & 1361		
b	Door No.	: C.T.S. No. 1360 & 1361, “Ajvani Estate”		
c	T.S. No. / Village	: Mahidharpura		
d	Ward / Taluka	: Ward No. 6, Tal. Surat City		
e	Mandal / District	: Dist. Surat – 395008.		
7.	Postal Address of the Property	: Ward No. 6, C.T.S. No. 1360 & 1361, “Ajvani Estate”, Beside J.B. and Brothers Pvt. Ltd., Near Naturalmark Lab Pvt. Ltd., Off. Mahidharpura Main Road, Jada Khadi, Mahidharpura, Surat-395008.		
8.	City / Town	: Surat		
	Residential Area	: Yes		
	Commercial Area	: Yes		
	Industrial Area	: Yes		
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	: Within Ward Limits of Surat Municipal Corporation		
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, we rely on Title Report		
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	: ---		
13.	Boundaries of the Property	As Per Documents		As Per Site
		C.T.S. No. 1360	C.T.S. No. 1361	
	North	: Adj. Property of Nondh No. 1359	Adj. Property of Nondh No. 1360	Plot No. 1359
	South	: Adj. Property of Nondh No. 1361	Adj. Property of Nondh No. 1362	Plot No. 1362
	East	: Municipal Creek	Municipal Creek	Lane
	West	: Jada Khadi Road	Jada Khadi Road	Sheri Road



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14.1	Dimensions of the site	:	A	B
		:	As per the Sale Deed & Plan	Actual
			C.T.S. No. 1360 – 76.7381 Sq. mt. C.T.S. No. 1361 – 112.0414 Sq. mt. Total Plot Area – 188.77 Sq. mt.	Total Plot Area - 188.77 Sq. mt.
	North	:	-do-	-do-
	South	:	-do-	-do-
	East	:	-do-	-do-
	West	:	-do-	-do-
14.2	Latitude, Longitude and Coordinates of the site	:	21°12'13.8"N 72°49'58.9"E 21.203819, 72.833040	
15.	Extent of the site	:	C.T.S. No. 1360 – 76.7381 Sq. mt. C.T.S. No. 1361 – 112.0414 Sq. mt. Total Plot Area – 188.77 Sq. mt. – As per Sale Deed & Approved Plan	
16.	Extent of the site considered for valuation (least of 14 A & 14 B)	:	188.77 Sq. mt. Plot Area	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	:	Owner Occupied	
II	Characteristics of the Site	:		
1.	Classification of locality	:	Middle Class	
2.	Development of surrounding areas	:	Mixed Area (Residential, Commercial & Industrial)	
3.	Possibility of frequent flooding / sub merging	:	Very Less	
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Yes, available within 1.0 to 2.0 Kms Vicinity.	
5.	Level of land with topographical conditions	:	Good / Leveled.	
6.	Shape of land	:	Regular Shape	
7.	Type of use to which it can be put	:	Commercial	
8.	Any usage restriction	:	Not Known	
9.	Is plot in town planning approved layout?	:	Yes	
10.	Corner plot or intermittent plot?	:	Intermittent Plot	
11	Road facilities	:	Approx. 12.00 ft. wide Sheri Road & 20.00 ft. wide Off. Mahidharpura Main Road	
12	Type of road available at present	:	Bituminous Road	
13	Width of road – is it below 20 ft. or more than 20 ft.	:	It is abutting on approx. 20.00 Feet wide road.	
14	Is it a land – locked land?	:	No, approach to Plot is from approx. 12.00 ft. wide Sheri Road	
15	Water potentiality	:	Available	
16	Underground sewerage system	:	Available	
17	Is power supply available at the site?	:	Available	



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18	Advantages of the site	: It is an Industrial cum Commercial Property situated in the well-Developed Commercial Area of Mahidharpura, Surat & it is situated near Shree Swaminarayan Mandir & Ambaba Girl's High School.
		: It is Freehold Land, The Approach to all above Sur. Nos. / Plot is on public Road.
		: Plot is almost Regular in Shape and having Even Ground.
		: The Land is near to Industrial & Commercial Properties
		: The Land is above Road Level and not submerged in monsoon.
		: Soil is black cotton.
		: It abuts on Road going to Rampura, Hariपुरa, Saiyedpura Main Road & Lal Darwaja Main Road. Surat Central Bus Station by 1.0 Kms, Surat Railway Station by 1.0 Kms & Surat Airport by 17.3 Kms.
		: Very Good for Commercial use, Good Marketability for the property.
		: The land is in vicinity of Industrial & Commercial Propert & Public Utilities like School, Bank, Hospital, Garden, Temple is near by 1.0 to 2.0 Kms.
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	: Nil /No Threats /Not in CRZ
PART-A (Valuation of Land)		
1	Size of Plot	: C.T.S. No. 1360 – 76.7381 Sq. mt. C.T.S. No. 1361 – 112.0414 Sq. mt. Total Plot Area – 188.77 Sq. mt. – As per Sale Deed & Approved Plan
	North & South	: --
	East & West	: --
2	Total extent of the plot	: 188.77 Sq. mt.
3	Prevailing market rate (Along with details / reference of at least two latest deals /transactions with respect to adjacent properties in the areas)	: As per Local Market enquiry with Real Estate Consultants & players. Further rates available online on sites like magic bricks.com and 99 acres.com of the said area, all Sales were Executed as Per Jantri Rates, we have taken the conservative rate and finally arrived at the said market value of Land as Rs. 1,09,000/- per Smt. Average of all i.e., Rs. 2,05,75,930/-. Say, Rs. 205.76 Lacs.



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4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	: Jantri Value of the Property as Per New Jantri Rate Land Value – 188.77 Sq. mt. @ Rs. 77,000/- (Rs. 38,500 x 2.0) = Rs. 1,45,35,290/- Construction value with Depreciation – 791.36 Smt. @ Rs. 10,573/- (Rs. 14,850/-) = Rs. 83,67,049/- Total (Land + Construction) = Rs. 2,29,02,339/- Say, Rs. 229.02 Lacs
5	Assessed / adopted rate of valuation	: Sale instances are not reflecting correct sale price and hence are not dependable for arriving at market value of such type of Property situated in the same area. Prevailing market rates have been taken on to account considering the oral inquiry. The range of the Rates of the N.A. Land in this Area is between Rs. 1,07,000/- Per Smt. to Rs. 1,10,000/- Per Smt. as per location, locality, development & on completion of all Infrastructure Developments Etc.
6	Estimated value of Land & Others	: Rs. 2,05,75,930/- Say Rs. 205.76 Lacs.

Part-B (Valuation of Building)																		
1)	Technical details of the building	: It is a Commercial Property.																
	a) Type of Building (Residential / Commercial / Industrial)	: Industrial cum Commercial																
	b) Type of Construction (Load bearing / RCC / Steel Framed).	: R.C.C. Framed Structure																
	c) Year of Construction	: Year – 1999 (Approx.)																
	d) Number of floors and height of each floor including basement, if any	: Basement + Ground Floor (Parking) + Higher Ground Floor + 3 Upper Floors																
	e) Plinth area floor-wise	: <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>Floor</th> <th>Built Up Area in Sq.mt. (As per Plan)</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>141.96 Sq. mt.</td> </tr> <tr> <td>Ground Floor (Parking)</td> <td>141.96 Sq. mt.</td> </tr> <tr> <td>Upper Ground Floor</td> <td>141.96 Sq. mt.</td> </tr> <tr> <td>1st Floor</td> <td>141.96 Sq. mt.</td> </tr> <tr> <td>2nd Floor</td> <td>141.96 Sq. mt.</td> </tr> <tr> <td>3rd Floor</td> <td>81.56 Sq. mt.</td> </tr> <tr> <td>Total</td> <td>791.36 Sq. mt.</td> </tr> </tbody> </table>	Floor	Built Up Area in Sq.mt. (As per Plan)	Basement	141.96 Sq. mt.	Ground Floor (Parking)	141.96 Sq. mt.	Upper Ground Floor	141.96 Sq. mt.	1 st Floor	141.96 Sq. mt.	2 nd Floor	141.96 Sq. mt.	3 rd Floor	81.56 Sq. mt.	Total	791.36 Sq. mt.
Floor	Built Up Area in Sq.mt. (As per Plan)																	
Basement	141.96 Sq. mt.																	
Ground Floor (Parking)	141.96 Sq. mt.																	
Upper Ground Floor	141.96 Sq. mt.																	
1 st Floor	141.96 Sq. mt.																	
2 nd Floor	141.96 Sq. mt.																	
3 rd Floor	81.56 Sq. mt.																	
Total	791.36 Sq. mt.																	
	f) Condition of the building	: Good																
i)	Exterior – Excellent, Good, Normal, Poor	: Normal																
ii)	Interior – Excellent, Good, Normal, Poor	: Normal																



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g) Date of issue and validity of layout of approved map / plan	:	Approved Building Plan vide reference No. 281, Dated – 23/12/1998
h) Approved map/plan issuing authority	:	Executive Engineer, Central Zone, S.M.C., Surat.
i) Whether genuineness or authenticity of app. plan is verified	:	We rely on genuineness of copy of plans / Documents submitted to us by Owner/Bank as Original.
j) Any other comments by our empanelled valuers on authentic of approved plan	:	We rely on genuineness of copy of plans / Documents submitted to us by Owner/Bank as Original.

Specifications of Construction (floor-wise) in respect of –

Sr. No.	Description.	:	Ground Floor	Other Floors
1	Foundation.	:	RCC Footing	RCC Footing
2	Basement.	:	Yes	--
3	Superstructure.	:	RCC Frame	RCC Frame
4	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber).	:	Wooden Doors, Aluminum Sectioned Windows With Grill & Iron Main Gate	Wooden Doors, Aluminum Sectioned Windows With Grill
5	RCC Works.	:	RCC Slab	RCC Slab
6	Plastering.	:	Sand Faced / Smooth Cement Plaster with paint	Sand Faced / Smooth Cement Plaster with paint
7	Flooring, Skirting, dado	:	Vitrified Tiles Flooring	Vitrified Tiles Flooring
8	Special finish as marble, granite, wooden paneling, grills, etc.	:	--	Marble Kitchen Platform
9	Roofing including weather proof course.	:	Yes	Yes
10	Drainage.	:	Connection to Septic /Soak Pit/Dispersion Trench	Connection to Septic /Soak Pit/Dispersion Trench

Sr. No.	Description.	:	Ground Floor.	Other Floors
2	Compound Wall. & Fencing	:	--	-----
	Height.	:	--	-----
	Length.	:	--	-----
	Type of Construction.	:	--	-----
3	Electrical installation.	:		
	Type of wiring.	:	Partially Concealed Wiring & Partially Surface Wiring	Partially Concealed Wiring & Partially Surface Wiring
	Class of fittings (superior/ordinary/poor).	:	Ordinary	Ordinary
	Number of light points.	:	Sufficient	Sufficient
	Fan points.	:	Sufficient	Sufficient
	Spare plug points.	:	Sufficient	Sufficient
	Any other item.	:	--	-----

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Plumbing installation.			
a) No. of water closets and their type.	:	Available in Sufficient nos.	Available in Sufficient nos.
b) No. of wash basins.	:	Available in Sufficient nos.	Available in Sufficient nos.
c) No. of urinals.	:	Available in Sufficient nos.	Available in Sufficient nos.
d) No. of bath tubs.	:	--	--
e) Water meter, taps, etc.	:	Sufficient	Sufficient
f) Any other fixtures.	:	--	--

Valuation of the Building: -

Sr. No.	Particulars of item.	Built up Area (Sq. mt.)	Description	Age of Building in Years.	Depreciated Replacement rate of construction (Rs. / Sq. mt.)	Market Value (Rs.)
1	Basement (Free of FSI)	141.96	RCC Frame Structure with Brick Wall Masonary	24 Years (Const. Year - 1999)	Rs. 12,000/- per Sq. mt.	Rs. 17.03 Lacs
2	Hollow Plinth/ Ground FL (Parking) (Free of FSI)	141.96			Rs. 9,500/- per Sq. mt.	Rs. 13.48 Lacs
3	Higher Ground + 3 Upper FL	507.44			Rs. 15,000/- per Sq. mt.	Rs. 76.11 Lacs
Total						Rs. 106.62 Lacs

Part-c (Extra Items).		Amount in Rs.
1	Portico.	N.A.
2	Ornamental front door.	-----
3	Sit out / Verandah with Steel grills.	-----
4	Overhead water tank.	-----
5	Extra steel / collapsible gates.	-----
Total.		-----

Part-D (Amenities).		Amount in Rs.
1	Wardrobes.	N.A.
2	Glazed tiles.	-----
3	Extra sinks and bath tub.	-----
4	Marble / Ceramic tiles flooring.	-----
5	Interior decorations.	-----
6	Architectural elevation works.	-----
Total.		-----

Part-E (Miscellaneous).		Amount in Rs.
1	Separate toilet room.	N.A.
2	Separate lumber room.	-----
3	Separate water tank / sump.	-----

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	Total.	:	
	Part-F (Services).		Amount in Rs.
1	Water supply arrangements.	:	N.A.
2	Drainage arrangements.	:	-----
3	Compound wall.	:	-----
4	C.B. deposits, fittings etc.	:	-----
5	Pavement.	:	-----
	Total.	:	

Total abstract of the entire property			
Part-A	Land & Others	:	Rs. 205.76 Lacs
Part-B	Building (Composite Value)	:	Rs. 106.62 Lacs
Part-C	Extra items	:	-
Part-D	Amenities	:	-
Part-E	Miscellaneous	:	-
Part-F	Services	:	-
	Fair Market Value	:	Rs. 312.38 Lacs
	Realizable Value (90%)	:	Rs. 281.14 Lacs
	Distress Sale Value (70%)	:	Rs. 218.66 Lacs
	Government Jantri Rates	:	Rs. 229.02 Lacs (As Per New Jantri rate)
	Insurance Value	:	Rs. 106. 62 Lacs

Valuation: - Total Estimated value of the Property: -

	Area	Esti. Fair Market Rate (Rs. per Sq. mt.)	Fair Market Value Rs. in Lacs
Value of Land & Others	188.77 Sq. mt.	Rs. 1,09,000/-	Rs. 205.76 Lacs
Value of Built-Up Area (SBA)	As per Mentioned in the Valuation of the Building Table		Rs. 106.62 Lacs
Misc Works Boundary Wall, Earth Filling, Paver / C.C. Roads, Storm water Drainage, Water Supply, Effluent Treatment System, Recycle Water System, Street Lighting, Landscaping, common Facilities Etc., Widening & Strengthening of approach Road to Main gate.	-	Included in Land value	
Total (A)	-	-	Rs. 205.76 Lacs
Depreciation – Construction (B)	-	-	Rs. 106.62 Lacs
Net Value of the Property Total(A)-(B)	-	Total Say	Rs. 312.38 Lacs
Hence, I adopt the different values of the property as under:			Rs. in Lacs
1)	Cost Price of the property (Cost of Land Only) (Book Value)	Rs. 2.64 Lacs (Sale Deed No. 11126) Rs. 3.96 Lacs (Sale Deed No. 11127) Rs. 4.51 Lacs (Sale Deed No. 13380) Total: 11.11 Lacs (Ajvani Estate's Plot)	
2)	Fair Market Value of the Property	Rs. 312.38 Lacs	

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3)	Realizable Value of the property (90%)	Rs. 281.14 Lacs
4)	Distress Sale Value of the property (70%)	Rs. 218.66 Lacs
5)	Jantri /Circle Rate with Sub Registrar for N.A. Residential Land	Rs. 229.02 Lacs (As Per New Jantri rate)
6)	Insurance Value of the Property	Rs. 106.62 Lacs

Remarks –

- The said property is a commercial plot bearing C. S. Nos. 1360 & 1361 at Jada Khadi, Mahidharpura, Surat along with building structure comprising of Basement Floor + Ground Floor + 4 Upper floors constructed thereon.
- The said plot is freehold.
- The said plot is 1.0 km from Surat railway station. And all civic amenities are within the proximity of the said property.

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

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

As a result of my appraisal and analysis, it is my considered opinion that the present Fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 312.38 Lacs (Rupees Three Crore Twelve Lacs Thirty-Eight Thousand Only). The Realizable value of the above property is Rs. 281.14 Lacs (Rupees Two Crore Eighty-One Lacs Fourteen Thousand Only). The book value of the above property as of today is Rs. 11.11 Lacs (Rupees Eleven Lacs Eleven Thousand Only) and the Distress value Rs. 218.66 Lacs (Rupees Two Crore Eighteen Lacs Sixty-Six Thousand Only).

N.B. No Asking Rates for said nearby Land to subject Property-Land are available on Real Estate web site / Portals. All Transaction are executed for N.A. Land as per Jantri /Circle Rates.

PART- DECLARATION

I hereby declare that:

1. The information furnished in Part-I is true and correct to the best of my knowledge and belief.
2. I have no direct or indirect interest in the property valued and valued the right Property.
3. I have personally inspected the Actual (Real) Property on 05/12/2023 and I have seen the available paper documents and facts supplied to me by owner.
4. I have valued fair and realistic local market rates of the property.
5. I have not been convicted of offence and sentenced to the term of imprisonment.
6. I have not been found guilty of misconduct in my professional capacity
7. I have considered Forced sale value or Distress Sale value 25-30% less than the Realizable Value of the property.
8. We have not verified Legal title Report / Documents of the said Property which is not in our Scope. Our Report is an Expert opinion & assumption value of Property.
9. Our Valuation is on the bases of identification of said Property by Authorized Person of Owner / Borrower. Property was identified by Mr. Akshaybhai (M) +91 88663-60224 Representative of Owner.

Signature :

Qualification : PRANAV PARIKH

5th Floor, H. V. House, Nr. Auda Office, Opp. Guj. Vidhyapith, Ashram Road Ahmedabad-14 (O)

Date : 13th December, 2023

Place : Surat

1. Declaration from the valuer – Appendix iv- Yes
2. Model code of conduct for valuer - Appendix v- Yes
3. Photograph of owner with the property in the background - Yes
4. Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc -Yes
5. Layout plan of the area in which the property is located- Yes
6. Building plan, Floor plan -Yes
7. Any other relevant documents/extracts – No

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Jantri Rate-

સુપ્રિટેન્ડન્ટ ઓફ સ્ટેમ્પ્સ, ગાંધીનગર, ગુજરાત રાજ્ય.

CORPORATION / AUTHORITY

ASR - 2011 Final

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

જિલ્લો : SURAT

તાલુકા : SURAT CITY

વિસ્તાર નામ : WARD-6

1 of 7

(ભાવ પ્રતિ ચો.મી.)

વેલ્યુએશન	મુલ્યા પ્લોટનો ભાવ	જમીન - બાંધકામનો ભાવ			મુલ્યા પ્લોટનો ભાવ (ઓથોગ્રીફ)	ખેતીની જમીનનો ભાવ	
		રહેણાંક ફ્લોટ/ એપાર્ટમેન્ટ	ઓફિસ	દુકાન		પીચત	બીન પીચત
૧	૨	૩	૪	૫	૬	૭	૮
721	38500	43500	56550	65250			
City Survey No 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, and all other plots included in the zone boundary.							
7210	38500	43500	56550	65250			
City Survey No 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 2841, 2846, 2847, 2848, 2849, 2850, and all other plots included in the zone boundary.							
7211	41750	43500	56550	65250			

Jantri Rate Clarification: - " Government Jantri rates are declared for stamp duty purpose, are expected to be revised every year and are to be kept in tandem with prevailing market rates. However, at present, there is a huge gap between Jantri and market rates resulting in properties getting registered at rates just above 'Jantri'. Gujarat's 'Jantri' rates were last revised in 2011 thereafter it was revised in 2023 by doubling the land value and these were based on valuations of 2009 & 2022 Respectively, after that it has not been revised. Further, there is a lot of development since 2023 in the surrounding area where the property is located. Special factors like property being close to main roads, located in sprawling Industrial area which had the potential for further development are considered. In view of these reasons, the difference between actual market value and Jantri rate is significantly higher and variation is more than 20%."

Fair Market Clarification: - Prevailing Market Value is a result of demand & supply, merits/demerits of properties and various Locational, social, economical, political etc. factors and circumstances. Prevailing Market Value can be estimated through market survey through dependable data, sale instances, local estate developers / brokers, verbal inquiry in neighborhood area etc.

We have considered Locational aspects, Status and scope for development of the site, Nature of ownership /Occupation and present use, Size and area of the land, Existing encumbrance/super structure over land, Demand and supply position of identical properties & prevailing land rates and present market trends in the nearby area from Local Real estate Agents. All sale Transaction of nearby land are executed for N.A. Land as per Jantri /Circle Rates; hence Sale instances are not reflecting correct sale price and hence are not dependable for arriving at market value of such type of Property situated in the same area. Moreover, there are no Asking Rates for said nearby Land to subject Property-Land are available on Real Estate web site / Portals. I prefer to depend on the local inquiries about prevailing rates for such type of Property in the vicinity of the said Property. Prevailing market rates have been taken on to account considering the oral inquiry. The average range of the Rates of the N.A. land in this Area is between Rs. 1,07,000/- to Rs. 1,10,000/- Per Smt. (General survey of the area). Thus, we have taken rate on conservative basis and finally arrived at the said average market value of Rs. 1,09,000/- per Smt. as per location, locality, development Etc.

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E-mail : pranavparikhassociates@gmail.com (M) 098250 37485 / 09426418849





6 Bedroom House for sale in Mahidharpura, Surat



₹ 1.5 Cr ₹ 12,00,000 1,250 sq.ft. 1316 sq.m. Plot Area 6 BHK 3 Bath

✓ East Facing ✓ Overlooking Main Road ✓ Close To Market ✓ Private Gar...

Well maintained vintage house suitable for both residential and commercial purpose for family, staff and sharing less

READY TO MOVE RESALE

Posted on Yesterday by Owner
Mithilesh Jariwala

View Phone Number

Contact Owner



3 Bedroom House for sale in Mahidharpura, Surat
Mahidharpura jadakhadi



₹ 1.5 Cr ₹ 12,80,000 1,200 sq.ft. 1111 sq.m. Plot Area 3 BHK 3 Bath

Main city area all facility available under 3 kilometre hospital, railway station, market, school good for residence and office also price will be negotiable less

READY TO MOVE RESALE



The undersigned has inspected the property details in the Valuation Report dated 14th December, 2023. We are satisfied that the fair and reasonable Realizable value of the property is Rs. 281.14 Lacs (Rupees Two Crore Eighty-One Lacs Fourteen Thousand Only).

The Relationship Manager
State Bank of India,
Diamond Branch, Bharat Diamond Bourse,
BKC, Bandra (East), Mumbai - 400 051.

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**APPENDIX-IV
DECLARATION**

I Mr. Pranav V. Parikh do hereby solemnly affirm and State that:

- 1) I am a citizen of India.
- 2) I will not undertake Valuation of any assets in which I have a direct or indirect interest or become so interested at a time during a Period of three Years prior to my appointment as Valuer or three years after the valuation of assets was conducted by me
- 3) The information furnished in my valuation report dated 13/12/2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- 4) I have personally inspected the property on 05/12/2023 the work is not subcontracted to any other valuer and carried out by myself.
- 5) Valuation report is submitted in the format as prescribed by the Bank. f. I have not been de-panelled/ delisted by any other bank and in case any such de-panelment by other banks during my empanelment with you, I will inform you within 3 days of such de-panelment.
- 6) I have not been removed/dismitted from service/employment earlier
- 7) I have not been convicted of any offence and sentenced to a term of imprisonment h. I have not been found guilty of misconduct in professional capacity
- 8) I have not been declared to be un sound mind
- 9) I am not an un-discharged bankrupt, or has not applied to be adjudicated as a bankrupt;
- 10) I am not an un-discharged insolvent
- 11) I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- 12) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958and
- 13) My PAN Card number/Service Tax number as applicable is ABCPP1785A.
- 14) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- 15) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- 16) 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
- 17) 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
- 18) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- 19) I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- 20) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- 21) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- 22) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- 23) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- 24) Further, I hereby provide the following information.
- 25) We have not verified Legal title Report / Documents of the said Property which is not in our Scope. Our Report is an Expert opinion & assumption value of Property.



PRANAV PARIKH & ASSOCIATES

Sr. No.	Particulars	Content
1	Background information of the asset being valued:	: It is a Commercial Property located at Jada khadi, Mahidharpura, Surat.
2	Purpose of valuation and appointing authority	: Our Opinion for Ascertaining Fair Market Value for State Bank of India, Diamond Branch, Bharat Diamond Bourse, BKC, Bandra (East), Mumbai - 400 051.
3	Identify of the Valuer and any other experts	: Pranav Parikh, Wealth tax Act 1957 – Section 34AB Reg. No.: CAT-I/292/1998-99
4	Disclosure of Valuer interest of conflict, if any.	: Nil
5	Date of appointment, Valuation date and date of report	: DOA: 29/11/2023, DOV: 13/12/2023, DOR: 13/12/2023
6	Inspections and / or investigations undertaken.	: DOI: 05/12/2023
7	Nature and Sources of the Information used or	: Sale Deed, Approved Plan, Property Tax Receipt, Old Valuation Report by Kakode Associates Consulting Private Limited., Dated – 24 May, 2022.
8	Procedures adopted in carrying out the valuation and valuation standard followed	: Land & Building Method, Market Approach, IVS Follow
9	Restrictions on use of the report, if any	: To be used only for SBI, Diamond Branch, Bharat Diamond Bourse, BKC, Bandra (East), Mumbai - 400 051.
10	Major factors that were taken into account during the valuation	: Site Condition, Location.
12	Caveats, limitations and disclaimers to the extent they explain elucidate or the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	: Nil, We Rely on Title Report

Signature :

Qualification : PRANAV PARIKH

5th Floor, H. V. House, Nr. Auda Office, Opp. Guj. Vidhyapith, Ashram Road Ahmedabad-14 (O)

Date :

13th December, 2023

Place :

Surat



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APPENDIX-V
MODEL CODE OF CONDUCT FOR VALUERS

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

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 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 necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

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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 authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

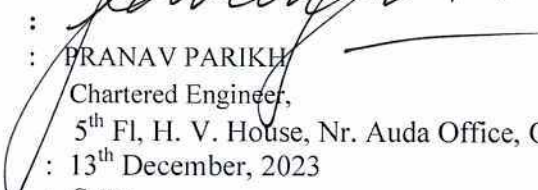
25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation.— For the purposes of this code the term relative“ shall have the same meaning.
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Signature : 
 Qualification : PRANAV PARIKH
 Chartered Engineer,
 5th Fl, H. V. House, Nr. Auda Office, Opp. Guj. Vidhyapith, Ashram Rd. Abad.
 Date : 13th December, 2023
 Place : Surat

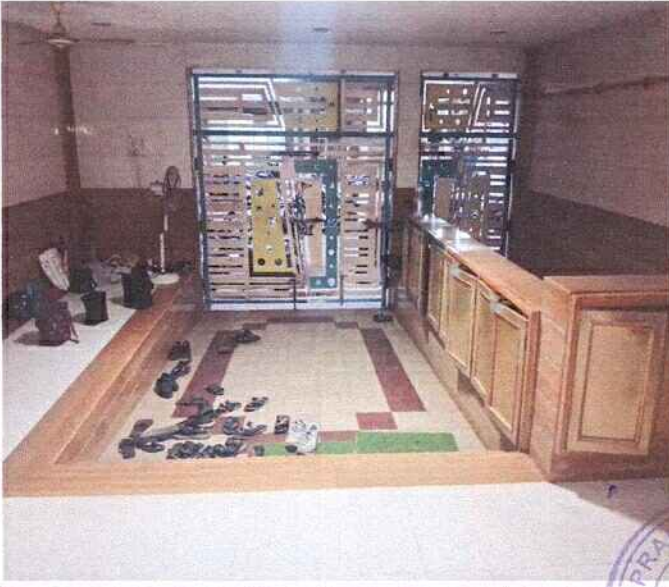


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CAT/292/2019
APPROVED VALUER





FRANCOIS
APPROVED VALUER

GPS Map Camera
Surat, Gujarat, India
Parshva Complex, Thoba Sheri Rd, Jadakhadi, Mahidharpura, Haripur,
Surat, Gujarat 395003, India
Lat 21.203816°
Long 72.833049°
05/12/23 06:02 PM GMT +05:30

Google Map-



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