

To:
LIC, Vadodara
Manjalpur Branch

File No: 06GGB1025 10
Date: 31-Oct-2025

VALUATION REPORT(IN RESPECT OF FLAT/HOUSE/INDUSTRIAL/SHOP)

GENERAL			
1	Purpose for which valuation is made	Financial Assistance for loan from GGB Bank	
2	(a) Date of inspection		
	30-Oct-2025		
	(b) Date on which valuation is made	31-Oct-2025	
3	List of documents produced for pursual		
	(1) Mortgage Deed :	Reg. No. 7204, Dated: 28/05/2025	
	(2) Mortgage Deed Between :	Hemanshu Haribhai Patel & GGB Manjalpur Branch - Mr. Sanjaykumar	
	(3) Previous Valuation Report:	Issued By I S Associates Pvt. Ltd. On Dated: 20/03/2025	
	(4) Previous Valuation Report In Favor of:	Mr. Hemanshu Haribhai Patel	
3	(5) Approved Plan No:	Approved by Vadodara Municipal Corporation, Ward No. 4, Order No.: RAH-SHB/19/20-21, Date: 26/11/2020	
	4	Name of the Owner/Applicant:	Hemanshu Haribhai Patel
5	Brief description of Property	It is a 3bhk Residential Flat at 5th Floor of Tower A of Brookfieldz Devbhumi Residency, Flat No. A/503.	
6	Location of the property		
	(a) Plot No/Survey No/Block No	R.S. No. 101, 102/2, 106/2 Paiki 2, T.P.S. No. 29, F.P. No. 9+24, At: Manjalpur, Sub District & District: Vadodara.	
	(b) Door/Shop No	Flat No. A/503, 5th Floor, Tower A, "Brookfieldz Devbhumi Residency", Nr. Tulsidham Cross Road, Manjalpur, Vadodara - 390020.	
	(c) TP Np/Village	Manjalpur	
	(d) Ward/Taluka	Vadodara	
	(e) Mandal/District	Vadodara	
	(f) Date of issue & Validity of layout plan	26-Nov-2020	
	(g) Approved map/plan issuing authority	Vadodara Municipal Corporation	
	(h) whether genuineness or authenticity of approved map/plan verified	Original Documents Not Produced To The Valuer For Scrutiny. We have verified scan copy of original.	
	(i) Any other comments by valuer on authentic of approved plan	Property is constructed as per approved plan	
	7	Postal address of the property	Flat No. A/503, 5th Floor, Tower A, "Brookfieldz Devbhumi Residency", Nr. Tulsidham Cross Road, Manjalpur, Vadodara - 390020.
	8	City/Town	Vadodara
Residential Area		Yes	
Commercial Area		No	
Industrial Area		No	

II. BUILDING	
1	Nature of Apartment
2	Location
	Vadodara
	Survey/Block No.
	R.S. No. 101, 102/2, 106/2 Paiki 2
	TP, FP No.
	T.P.S. No. 29, F.P. No. 3+24
	Village/Municipality/Corporation
	Vadodara Municipal Corporation
	Door No,Street or Road (Pin Code)
	390011
3	Description of the locality
	Residential Flat in Developed Area.
	Residential/Commercial/Mixed
	Residential
4	Commencement Year of construction
	2025
5	Number of Floor
	Basement + Ground Floor + 7 Upper Floors
6	Type Of Structure
	RCC Structure
7	Number of Dwelling units in the building
	As Per Plan
8	Quality of Construction
	Standard
9	Appearance of the building
	Good
10	Maintenance of building
	Good
11	Facilities Available
	Lift
	Yes
	Protected Water Supply
	Yes
	Under ground sewerage
	Yes
	car parking-Open/Covered
	Yes
	is compound wall Existing?
	Yes
	is pavement laid around the building?
	Yes

III. Flat		
1	The floor on which the Flat is situated	5th Floor
2	Door No. Of the Flat	Flat No. A/503
3	Specification of the Flat	3BHK Residential Flat
	Roof	RCC Slab
	Flooring	Vitrified Tiles
	Doors	Wooden Framed Flush Door
	Windows	Section Windows
	Fittings	Good
	Finishing	Interior Finishing
4	House Tax	NA
	Assessment no	NA
	Tax paid in the name of	NA
	Tax amount	NA
5	Electricity service connection no.	NA
	Meter card is in name of	NA
6	How is the maintenance of the Flat?	Well Maintained
7	Sale Deed in the name of	Hemanshu Haribhai Patel
8	What is the undivided area of land as per sale deed? (sq.MT.)	20.49
9	What is the plinth area of the Flat ?	Built Up Area (Sq.mt.): NA Carpet Area (Sq.mt.): 68.93
10	What is the FSI?	2.7
11	What is the Carpet Area of the Flat consider for valuation?	68.93
12	Is it posh/ I class/Medium / Ordinary	Medium
13	IS it being used for residential or comercial purpose?	Used As Residential Flat
14	is it is owner occupied or Rent out?	Vacant
15	If rented ,what is the monthly rent?	Not Applicable
IV MARKETIBILITY		
1	How is marketability?	Good
2	What are the factors favouring for an extra potential value?	Proposed Fully Developed Scheme
3	Any negative factors are observed which affect the market value in general?	The Unforeseen Events
V RATE		
1	After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	
	The estimate of Fair Market Value is based on situation, location, size, shape, road width, Neighborhood, accessibility, frontage, environmental aspects, demand and supply. The property rate is considered after information received by surrounding property holders. Also necessary information has been collected from nearby occupant. Our market inquiry among nearby occupant has revealed that similar sized property in the vicinity of the subject property is available in a range from Rs. 60000-65000 per sq. Mt. based on Carpet area.	
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison	
	I have adopted market approach method for valuation of the property. Local Inquiry as well as market Survey	
3	Break up for the rate	
	(i) Building + Services	24 x 7 Water Supply & Security
	(ii) Land+Others	Fully Developed Scheme & Interior
4	Guideline rate obtained from the Registrar's office	
	Jantri rate: Rs. 23400/- per sq. mt. for composite rate for the year 2023.	
	Per Sq. Mt.	₹ 64,580.00
	Total Jantri Value	₹ 16,12,962.00

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate
	Consider In Valuation
	Replacement cost of Flat with services
	Consider In Valuation
	Age of the building
	0 Years
	Life of the building estimated
	50 Years
	Depreciation % assuming the salvage value as 10%
	N.A.
	Depreciated ratio of the building
	N.A.
b	Total Composite rate arrived for valuation
	₹ 64,580.00 Per Sq.mt. Carpet Area
	Depreciated building rate VI (a)
	Consider In Valuation
	Rate of land & Other VI (3) ii
	Composite Rate Method Of Valuation
	Total Composite rate
	₹ 64,580.00 Per Sq.mt. Carpet Area

DETAILS OF VALUATION

No.	DESCRIPTION	Area in Sq. mt.	RATE	VALUE
1	Present value of the Flat - Carpet Area	68.93	₹ 64,580.00	₹ 44,51,499.40
			Value Of The Flat	₹ 44,51,499.40
2	Fixed Furniture & Fixtures			₹ 15,00,000.00
			Total Value Of The Flat	₹ 59,51,499.40
	In Words Fifty Nine Lac Fifty One Thousand Four Hundred & Ninety Nine Rupees Only.			

As a result of my appraisal and analysis,

Fair Market Market Value	₹ 59,51,499.40
Realizable Value 95% of M.V	₹ 56,63,924.43
Distress value 80% of M.V	₹ 47,61,199.52
Sale Deed Value	NA
Jantri Value	₹ 16,12,962.00
Insurable Value	₹ 20,83,024.79
Remarks: Rate is given on Carpet Area.	
Copy Of Document Shown To Us	Mortgage Deed, Approved Plan, Previous Valuation Report

STATEMENT OF LIMITING CONDITIONS

- If this property is offered for collateral security the concerned financial institution is requested to obtain latest title report from advocate of said property.
- No responsibility is to be assumed for matter legal in nature nor is opinion of title rendered by this report, good title is assumed.
- Scope of this report is only to access present 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.
- Possession of the any copy of this report does not carry with it the right of publication, nor any be used for any purpose by any one, 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.
- Credibility of buyer and seller is fully responsible of financial institute. Identification of buyer & seller is from financial institute only.
- If found any typo error in this report is not counted for any legal action and obligation.

VIII DECLARATION

I hereby declare that-

a	I declare that I am not associated with the builder or with any of his associate companies or with the borrower directly or indirectly in the past or in the present and this report has been prepared by me with highest professional integrity.
b	I further declare that I have personally inspected the site and building on 30th October, 2025.
c	I further declare that all the above particulars and information given in this report are true to the best of my knowledge and belief.
d	Future life of property is based on proper maintenance of the property

Place: Vadodara

Date: 31/10/2025

Enclosed: 1. Declaration from the valuer

The undersigned has inspected the property detailed in the Valuation report dated-31-Oct-2025. We are satisfied that the fair and reasonable market value of the property is Rs. 59,51,499.40/- (In Words Fifty Nine Lac Fifty One Thousand Four Hundred & Ninety Nine Rupees Only).

**SIGNATURE OF THE VALUER
MAHIM ARCHITECTS**

**SIGNATURE
NAME OF BRANCH OFFICIAL WITH SEAL**