

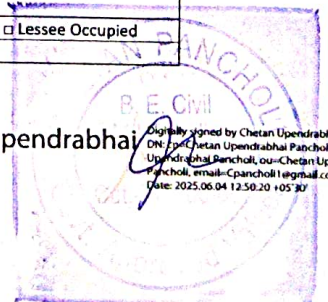
CHETAN PANCHOLI (B.E. CIVIL)

ARCHITECT GOVT. APPROVED VALUER

H.O. 504, THE MILLENIUM, 150. FT RING ROAD, NR. NANAMAVA CIRCLE, OPP. R. K. PRIME, RAJKOT - 360005. 98252 18448 CPANCHOLI1@GMAIL.COM
B.O. 511, UPPER G.F., WORLD TRADE CENTRE, RING ROAD, UDHNA DARVAJA SURAT. GAURAV PANCHOLI - 70437 37583 gauravpancholi@rediffmail.com
B.O. D-103, GANESH GOLD, NR GODREJ GARDEN CITY, CHENPUR, AHMEDABAD MEET SUTHAR 85119 59807 PANCHOLIASSOCIATES.AHM@GMAIL.COM

VALUATION REPORT (INDUSTRIAL OPEN LAND)			
		Assignment No	1
Date of Report	27-05-2025	Date of Visit	27-05-2025
Name of Owner	M/s Mittal Section Limited	Name of Borrower/Lessee	M/s Mittal Section Limited
Address of Property	City Survey no. 323 And 324 , Kerala GIDC , Rajkot-Ahmedabad Highway , Chiyada , Ahmedabad - 382240		
		Date of Earlier valuation, if any	NA
Purpose Of Valuation	Private Purpose	Name of the Representative & Mobile No.	9825645484
Details of the Property Being Valued			
Location of Property		<input checked="" type="checkbox"/> Rural <input type="checkbox"/> Semi Urban	
Documents Provided:		NA Order	
Plot No / S.NO/ G.No/ Khasra No:	City Survey no. 323 And 324	Road	Rajkot-Ahmedabad Highway
Colony/Nagar/Sector	City Survey no. 323 And 324	Locality / Landmark:	Kerala GIDC
Village/Town/City	Chiyada	District	Ahmedabad
State	Gujarat	Pin code	382240
Distance from Area Office	60 km		
Type of Property			
(A) Plot:	<input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> NA		
Level of land with topographical conditions	Good		
Whether situated in Municipal/Corporation Limit:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Any construction observed on plot	NA		
(B) Residential Property:			
Civic Amenities like school, hospital, market, etc.	<input checked="" type="checkbox"/> Available, within the radius of 03 kms <input type="checkbox"/> Not Available		
(C) Commercial/Industrial Property	<input type="checkbox"/> Office <input type="checkbox"/> Shop <input type="checkbox"/> Unit in a mall <input type="checkbox"/> Godown		
Quality of Infrastructure in the vicinity	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Poor		
Ownership Status of the Property	<input checked="" type="checkbox"/> Free Hold <input type="checkbox"/> Reg. Lease <input type="checkbox"/> Govt. Authority, specify		
Approved usage of property	<input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mix	Actual usage of property	<input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mix
Restrictive covenants in regards to Land Use, (if any)	NA		
Type of Structure	Load Bearing/ RCC/ Aluform shuttering		
Occupancy Details	<input type="checkbox"/> Self-Occupied <input type="checkbox"/> Rented <input type="checkbox"/> Vacant <input type="checkbox"/> Lessee Occupied		

Chetan Upendrabhai Pancholi



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Approval Details				
		NA Order - 2025788773 Date 27/05/2025 (Surevy No. 323) 2025788878 Date 27/05/2025 (Survey no. 324)		
Land Details				
Area of the Plot As per Deed in Sq.Yd.	21116			
Area of the Plot As per Physical Measurement in Sq.Yd.(Net Land Area)	21116			
Land Rate adopted For Valuation In Rs. Per Sq.Yd.	3250			
Demarcation at Site	Yes			
Value of the Property				
	Land	Building	Amenities (Paving, Compound Wall with Gate, Fixed Furniture, False Ceiling etc.)	Total
Government Guideline value	Rs 0.00			Rs 0.00
Market value	Rs 6,86,27,000.00			Rs 6,86,27,000.00
Distressed/Forced Sale Value				Rs 5,49,01,600.00
Realizable Value				Rs 6,17,64,300.00
Insurable Value				Rs 0.00
Market Value of Property Says:				Rs 6,86,27,000.00
Remarks				
(1) This Report is Prepared on Basis of Routine Local Market survey and experience, future effect of current pandemic covid -19 is not considered, it may or may not reduced value of property in future.				
(2) This Valuation Report Provide For Private Purpose Its Not Use Any Financial Branch And Any Type Of Bank.				
(3) Valuation In Word - Six Core Eighty Six Lakh Twenty Seven Thousand Only.				
Undertaking:				
1. I have personally visited the property & identified the same based on the documents provided				
2. I/We have no direct or Indirect Interest In the property being valued				
3. The information furnished above is true and correct to my/our knowledge				
4. I/ we have not been dismissed or removed from govt. Service or convicted of an offence connected with any proceedings of income tax act, wealth tax act or gift tax act or have been blacklisted by any bank/ financial institution/ govt. Department/ public sector enterprise/ body corporate etc.				
5. This valuation is prepared without any prejudice or bias to any person or institution				
6. The value of land is taken into account by making due enquires in the locality and ascertaining the sales value of the properties in the locality				
7. Any additions/alterations made to the property after the date of valuations shall not fall under the scope of this report				

Chetan Upendrabhai Pancholi

Authorized Signatory

Digitally signed by Chetan Upendrabhai Pancholi
DN: cn=Chetan Upendrabhai Pancholi, o=Chetan Upendrabhai Pancholi, email=Cpancholi1@gmail.com, c=IN
Date: 2025.06.04 12:50:31 +05'30'

CHETAN PANCHOLI
Dt. 27-05-2025