

THAKKER RAJENDRA JAIRAMDAS

(B.E CIVIL)

GOVT. APPROVED VALUER No. CAT-I/513/ ABD-CC-II/2006-2007

& CHARTERED ENGINEER, MOBILE NO. : (+91) 98241 89003

E-Mail : abcdgujarat@gmail.com

OFFICE : THIRD FLOOR OFFICE NO. 09, L.H. CORPORATE HUB,

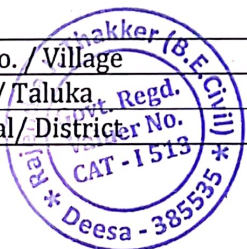
NEAR PASHU BAZAR. AT & TA : DEESA - 385535 (BANASKANTHA)

To,
The Branch Manager,
Bank Of Baroda,
Vadgam Branch, Only

VALUATION REPORT (IN RESPECT OF LAND / SITE & BUILDING)

(To be filled in by the Approved Valuer)

1	GENERAL		
1	Purpose for which the valuation is made	:	For Present Market Value of Property For BOB, Vadgam Branch, Only For SARFAESI ACT 2002 Purpose
2	(a) Date of Inspection	:	21/04/2025
	(b) Date on which the valuation is made	:	22/04/2025
3	List of Documents produced for perusal	:	Previous Valuation Report. Mr. Mukesh I Patel, Date : 09/04/2024
a	Sale Deed	:	Sr. No. 0360, Date : 06/02/2020
b	N.A. Order By DDO, BK, Palanpur	:	N.A. Order No. C.1.Land.N.A./S.R/108/WS/2078/2015, Date : 01/10/2015
c	Approved Lay-out Plan by DDO, BK, Palanpur	:	No. C.1.Land.N.A./S.R/108/WS/2078/2015, Date : 01/10/2015
d	Approved Building Plan By Rupal Gram Panchayat	:	Rupal Gram Panchayat Resolution No. 3/4, Date : 17/02/2020
e	Rupal Gram Panchayat Akarani	:	Not Available
4a	Name of the owner(s) and his/ their Address (es) with Phone no. (details of Share of each owner in case of joint Ownership)	:	ROYAL AGRO PRODUCTS PVT. LTD. Director : Mansangji Gambhirji Vaghela
5	Brief Description of Property (Leasehold/ Freehold)	:	Freehold Industrial Property Under Valuation is Situated In ROYAL AGRO PRODUCTS PVT. LTD., On Rupal To Gidasan Road At : Rupal, Ta : Vadgam, Dist : Banaskantha. All Major Civic Amenities easily available & Nearby Fully Developed in every manner(Commercial+ Residential +Hotels + Hospitals+ Show Rooms & All Types of surface Vehicular Facilities easily Available
6	Location of Property	:	Industrial Property, Plot No. 09, R.S.No. 445/Paiky2, ROYAL AGRO PRODUCTS PVT. LTD., On Rupal To Gidasan Road At : Rupal, Ta : Vadgam, Dist : Banaskantha.
	(a) Plot No. / Survey No.	:	R.S.No. 445/Paiky2,
	(b) Door No.	:	ROYAL AGRO PRODUCTS PVT. LTD., On Rupal To Gidasan Road At : Rupal, Ta : Vadgam, Dist : Banaskantha.
	(c) T.S. No. / Village	:	Rupal
	(c) Ward/ Taluka	:	Vadgam
	(d) Mandal/ District	:	Banaskantha.



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7	Postal Address of the Property	:	ROYAL AGRO PRODUCTS PVT. LTD., On Rupal To Gidasan Road, At : Rupal, Ta : Vadgam, Dist : Banaskantha.	
8	City/ Town	:	Rupal - Vadgam	
	Residential Area	:	-----	
	Commercial Area	:	-----	
	Industrial Area	:	Yes	
9	Classification of the area	:		
	(I) High/ Middle/ Poor	:	Middle	
	(II) Urban/ Semi-Urban/ Rural	:	Rural Area	
10	Coming Under Corporation Limit/ Village Limit/ Municipality	:	Under Rupal G.P. Limit	
11	Whether covered under any state/ central Govt. enactments e.g. Urban Land Ceiling Act) or notified under agency area/Scheduled area /cantonment area	:	Not Applicable	
12	In case it is an agricultural land, any Conversion to house site plots is contemplated	:	Not Applicable	
13	Boundaries of the Property	:	Boundaries of the Property	
	As Per Documents		As Per Sale Deed	
	East Lagu 09.00 M Internal Road		East	Lagu 09.00 M Internal Road
	West Lagu Plot No. 04		West	Lagu Plot No. 04
	North Lagu Plot No. 08		North	Lagu Plot No. 08
	South Lagu Plot No. 10		South	Lagu Plot No. 10
14 - 1	Dimensions of the Site As per Lay Out Plan			
	North 30.00 M	:	North	30.00 M
	South 30.00 M	:	South	30.00 M
	East 26.00 M	:	East	26.00 M
	West 26.00 M	:	West	26.00 M
14- 2	Latitude, Longitude & Co-ordinates of the Site	:	As Per Attached Google Location Copy	
15	Extent of the Total Land	:	780.00 Sq.M (8392.80 Sq.Ft.)	
16	Extent of the site considered for valuation Least of 14-A & 14-B	:	780.00 Sq.M (8392.80 Sq.Ft.)	
17	Whether occupied by the owner/ tenant ?If occupied by tenant, since how long ?Rent Received Per Month	:	Owner Occupied	



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II	CHARACTERISTICS OF THE SITE		
1	Classification of the locality	:	Middle Class
2	Development of surrounding areas	:	Good Development of Industrial & Commercial Development Areas
3	Possibility of frequent flooding/ submerging	:	No.
4	Feasibility to the Civic Amenities like School, hospital, bus-stop, market etc	:	Nearby all Civic Amenities
5	Level of land with topographical conditions	:	Leveled Area
6	Shape of Land	:	Rectangular
7	Type of use to which it can be put	:	Industrial Use
8	Any Usage Restriction	:	Not Applicable
9	Is plot in town planning approved lay out?	:	Yes
10	Corner Plot or Intermittent Plot ?	:	Intermittent Plot
11	Road Facilities	:	09.00 M Internal Road
12	Type of road available at present	:	On Rupal - Gidasan Road
13	Width of road below --20.ft Above 20.00 ft	:	ABOVE 20.00 ft
14	Is it a land--- Locked Land ?	:	No.
15	Water Potentiality	:	Yes, Sardarpura G.P. Water Supply
16	Underground sewerage system	:	Yes, available
17	Is power supply available at the site	:	Yes, available
18	Advantage of the site		
	1 Surrounding Development	:	Very Good Industrial & Commercial Development
	2 Feasibility of Civic Amenities	:	Nearby all Civic Amenities
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/ til level must be Incorporated)	:	No.



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Part- A (Valuation of Land)

1	Size of Plot	:	780.00 Sq.M (8392.80 Sq.Ft.)
	North & South	:	Both Side : -30.00 M-
	East & West	:	Both Side : -26.00 M
2	Total extent of the plot	:	780.00 Sq.M (8392.80 Sq.Ft.)
3	Prevailing Market Rate (Along with details/ reference of At least two latest deals / Transactions with respect to adjacent properties in the areas)	:	Rs; 1900/- to Rs 2000/-Per Sq.M.
4	Guideline rate obtained from the Registrar's Office (An evidence thereof to be enclosed)	:	Rs, 795/- x 2 = Rs, 1590/- Per Sq.M Land Area : 780/- x Rs, 1590/- Rs, 12,40,200/-
5	Assessed/ Adopted Rate of Valuation	:	Unit Land Rate Proposed Rs, 1925/- per Sq.,M.
6	Estimated Value of Land	:	780.00 Sq.M. x Rs. 1925/- = Rs, 15,01,500/-

Part- B (Valuation of Building) :

1	Technical details of the building	:	
a	Type of Building(Residential/ Commercial/ Industrial)	:	Industrial building
b	Type of Construction(Load bearing/ RCC/ Steel Framed)	:	Load Bearing Structure
c	Year of Construction	:	2020/ Age of Property : 05 Years
	Future Of Life	:	45 Years
d	No. of floors & Height of each floor Including basement if any	:	One , Ht 3.05 M
e	Plinth Area -- Floor Wise As Per Permission Plan	:	
	Built Up Area		Shed 306.54 Sq.M
			Carpet Area 245.23 Sq.M
f	Condition of Building	:	
i	Exterior- Excellent, Good, Normal, Poor	:	Normal,
ii	Interior-- Excellent, Good, Normal, Poor	:	Normal,
g	Date of Issue and validity of lay-out of approved map/ plan	:	N.A. Order No. C.1.Land.N.A./S.R/108/WS/2078/2015, Date : 01/10/2015
h	Approved Map/Plan issuing authority	:	Permission No. 3/4, Date : 17/02/2020 By Rupal Gram Panchayat
i	Whether genuineness or authenticity Of approved map/ plan is verified	:	Yes
j.	Any other comments by our empanelled valuers on authentic of Approved plan	:	YES,



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Specifications of construction (floor-wise) in respect of

No	Description	Ground Floor
1	Foundation	Brick Wall Foundation
2	Basement	Not Available
3	Super Structure	Load Bearing Brick Wall With Plaster.
4	Joinery/ Doors & Windows	Wooden Doors & Windows & Safety Grill & M.S. Shutters
5	RCC Works	RCC Slab
6	Plastering	Inside & Outside Plain Cement Plaster Work
7	Flooring, Skirting, Dedoing	Tri Mix Flooring
8	Special finish as marble ,granite wooden Paneling, grills etc.	No
9	Roofing including weather Proof Courtse	Yes, on PPGL Sheet Roofing
10	Drainage	Under Ground Drainage Facility Available
2	COMPOUND WALL	No
	Height	: No
	Length	: No
	Type of Construction	: No
3	ELECRICAL INSTALLATION	Concealed Type
	Type of wirings	: <u>As Per Necessity</u>
	Class of Wirings (Superior/ Ordinary/ Poor)	: <u>As Per Necessity</u>
	No of Light Points	: <u>As Per Necessity</u>
	Number of Light Points	: <u>As Per Necessity</u>
	Fan Points	: <u>As Per Necessity</u>
	Spare plug points	: <u>As Per Necessity</u>
	Any other points	: <u>As Per Necessity</u>
4	PLUMBING INSTALLATION	<u>As Per Necessity</u>
a	No. of Water closets & their type	: <u>As Per Necessity</u>
b	No. of Wash basins	: <u>As Per Necessity</u>
c	No. of Urinals	: <u>As Per Necessity</u>
d	No. off Bath tubs	: <u>As Per Necessity</u>
e	Water Meter, taps, etc	: <u>As Per Necessity</u>
f	Any other fixtures	: <u>As Per Necessity</u>



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