

WHITE WALL ARCHITECT

[ARCHITECT | AUTHOR | GOVT. APR VALUER |

arvijaykumarm@gmail.com +91 7046970000



VALUATION REPORT OF IMMOVABLE PROPERTY	
Date Of Valuation:	20-06-2026
Valuer Name: (VALUER & ARCHITECT)	AR. V VN MANGUKIYA
Valuer Fellow No-(Approved Valuer):	F-27040
C.O.A Reg. no: (ARCHITECT) (COUNCIL OF ARCHITECTURE, New Delhi)	CA/2005/35730
Report Category /Year/REF	MV/2026/20/6
PROPERTY OWNER NAME:	JERAMBHAI LAVJIBHAI DONDA LABHUBEN JERAMBHAI DONDA HINABEN JERAMBHAI DONDA JAYBHAI JERAMBHAI DONDA (AS PER 7/12)
Name of Applicant:	JERAMBHAI LAVJIBHAI DONDA (AS PER AADHAAR)
Address of the Applicant:	D-403, GREEN WOODS, ANDHERI KURLA ROAD, ANDHERI EAST, J.B NAGAR, MUMBAI, MAHARASHTRA, PIN- 400059, INDIA.
Purpose of Valuation Report:	To Ensure AND ASCERTAINING The Fair And Realistic Market Value of Immovable Property.

GIVEN PROPERTY DETAILS AS ON RECORD	
Postal Address of Applicant:	D-403, GREEN WOODS, ANDHERI KURLA ROAD, ANDHERI EAST, J.B NAGAR, MUMBAI, MAHARASHTRA, PIN- 400059, INDIA.
Address of Subject Property Flat/House/Shop/Plot/LAND:	BLOCK NO/ SR.NO- 305, KHATA NO- 355, VILLAGE-TELVA, TA- ANKLESHWAR, DIST- BHARUCH, GUJARAT, INDIA.
Brief of The Property:	AGR. LAND PROPERTY.

FAIR MARKET VALUE OF PROPERTY	
Total Value of Land & Building:	7,37,59,000/-
Total Value In Words:	SEVEN CRORE THIRTY SEVEN LAKH FIFTY NINE THOUSAND RS. ONLY/-



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GENERAL DETAIL

1. Purpose for which valuation is made:	Market Value of Immovable Property.	
2. Date of inspection: (Document)	JUNE -2026	
3. Name of the owner:	JERAMBHAI LAVJIBHAI DONDA LABHUBEN JERAMBHAI DONDA HINABEN JERAMBHAI DONDA JAYBHAI JERAMBHAI DONDA (AS PER 7/12,)	
4. If the Property is under joint ownership/co-ownership, Share each such owner.	J- OWNERSHIP	
5. Brief description of the property:	AGRLAND PROPERTY	
6. Location ,Street, Ward No:	MOJE – TELVA	
7. Survey / Plot No. of PROPERTY :	BLOCK NO/ SR.NO- 305, KHATA NO- 355, VILLAGE-TELVA, TA- ANKLESHWAR, DIST- BHARUCH, GUJARAT, INDIA.	
8. Is the Property situated residential /commercial/mixed area/industrial area?	A. Zone Area.	
9. Classification of locality/high class/middle class/poor class:	Middle class	
10. Proximity to civic amenities, like schools, hospitals, offices, markets, cinemas, etc. :	Basic civic amenities are available nearby.	
11. Means of proximity to surface communication by which locality served:	By Public & Private vehicles.	
LAND.		
12. Area of land & Property supported by documentary proof, shape, dimensions, and physical features.	Not applicable---	
13. Boundaries of the property North South East West	(As Per Document) ADJ- ADJ LAND AND ROAD AS RECOED.	(As Per Inspection) SAME AS PER DOC.
14. Is the Freehold or leasehold land?	Freehold. (However please confirm with the legal experts)	
15. If lease hold, name of the lessor/ lessee Nature of lease, dates of commencement and termination if lease and terms of renewal of	—N.A.—	



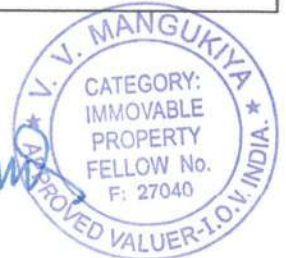
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lease.	
16. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the Covenant?	To be confirmed with legal experts.
17. Are there any agreements of easements? If so, attach copies.	
18. Does the land fall in an area included in any Town Planning Scheme or any Development plan of Government or any statutory body? If so, give particulars.	
19. Has any contribution made towards development or is any demand for such contribution still outstanding?	
20. Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the Notification.	
21. Jantri Rate of Stamp Duty (Year 2023) of The Property Surroundings (approx.) [GOVERNMENT GUIDELINE RATE]	
22. Approved Plan Of Building- Approving Authority:	---N.A---
23. Photo Copy Of Legal Document:	COPY OF REGISTRATION- 7/12
24. What is the floor space index permissible And percentage actually utilized?	As Per Prevalent Local Laws.
25. Give instances of sale of immovable property in the locality on a separated sheet, indicating the name and address of the property, registration No. sale price and area of land/Property.	BLOCK NO/ SR.NO- 305, KHATA NO- 355, VILLAGE-TELVA, TA- ANKLESHWAR, DIST- BHARUCH, GUJARAT, INDIA.
26. Type of the property:	AGR. LAND
27. If similar sale instances are not available or not relied upon, the basis of arriving at the land rate.	Local inquiry, present market situation, demand and supply factors.
28. Year of commencement of construction. And year of completion. (age of property)	(As Per Property Card)



WHITE WALL ARCHITECT

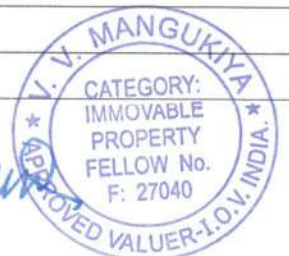
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TECHNICAL DETAILS

1.	No. of floors and height of each Floor	AGR. LAND PROPERTY
2.	Area of property	Refer Valuation Calculation sheet page
3.	Year of construction	—N.A.—
4.	Estimated future life	—N.A.—
5.	Type of construction load bearing Walls/RCC frame/steel frame	—N.A.—
6.	Type of foundations	—N.A.—
7.	Walls/Partition	—N.A.—
8.	Smart home solution:	—N.A.—
9.	Doors(D)and windows(W)	—N.A.—
10.	Finishing(floor-wise)	—N.A.—
11.	Flooring(floor-wise)	—N.A.—
12.	Roofing and terrace	—N.A.—
13.	Special architectural or decorative features, if any	—
14.	i. Internal Electric wiring: surface or conduit. ii. Grade of fitting: superior/ordinary/poor	—N.A.—
15.	(a)Sanitary installation	—N.A.—
	(b)Grade of fittings	—N.A.—
16.	Compound wall	—
17.	No.of lifts and carrying capacity	N.A.
18.	Interior and furniture work	—N.A.—
19.	Under ground and overhead water tank	—
20.	Roof top solar system:	N.A.
21.	Roads and paving within the Compound	—
22.	Sewage disposal-whether connected to public sewers. If septic tank provided no. & capacity.	AS PER SITE
23.	Special or other-works, if any	N.A.
24.	Present-conditions of the Property:	Good.



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CALCULATION SHEET



*	PROPERTY	
	Area of Property	: 25700.00 SQ. MT. AREA of AGR. LAND AS 7/12 RECORD. (2,76,632.00 SQ. FT AREA OF GIVEN LAND = Rounded off) (As per copy of Property GAM NAMUNO NO. 7 & 12)
	Value of Property	: 25700.00. SQ. MT. (Land) X 2870/ Rs-per Sq. MT. (Approx.- Integrated Market Rate/ As Comparison Near BY PROPERTY VALUE/ =7,37,59,000/-land value (Rounded off)

*	<u>CONSTRUCTION AND LAND</u>	
	TOTAL LAND AREA (Sq.MT)	: 25700.00 SQ.MT –LAND AREA
	Description	: LAND
	value of Land	: 7,37,59,000/-
	TOTAL Value of the property	: 7,37,59,000/-

*	<u>SUMMARY OF VALUATION</u>	
	Value of Land	: = 7,37,59,000/-
		: -----
	Total value of the property	: 7,37,59,000/-
	Rounded off to = 7,37,59,000/-	

Open Fair Market Value	= 7,37,59,000/-
Realizable Value	= 6,26,45,000/-
Distress Sale Value	= 5,52,75,000/-
Insurable Value	--N.A--

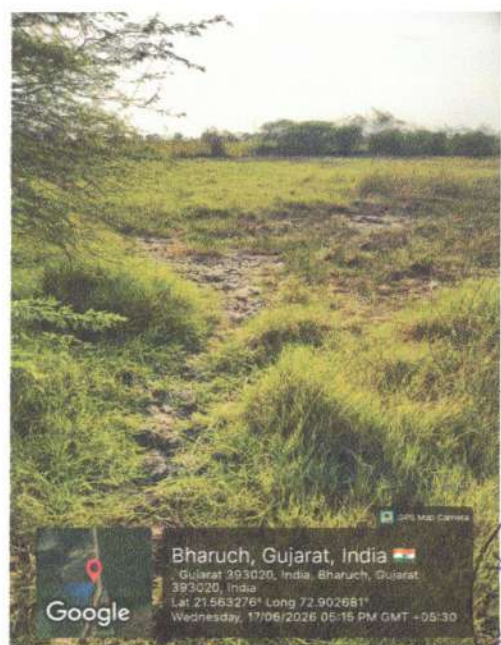
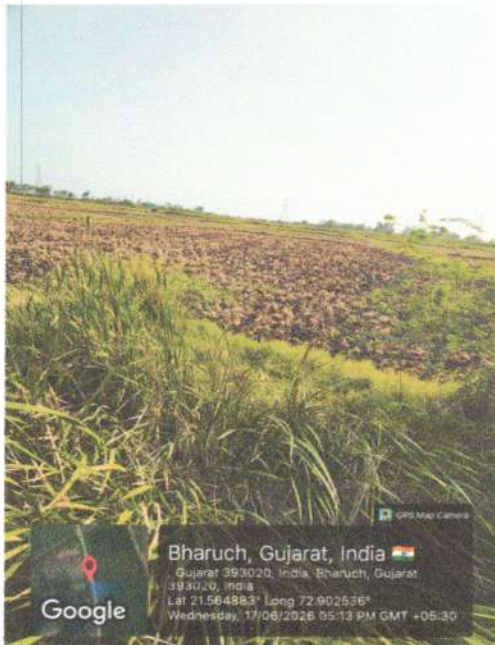
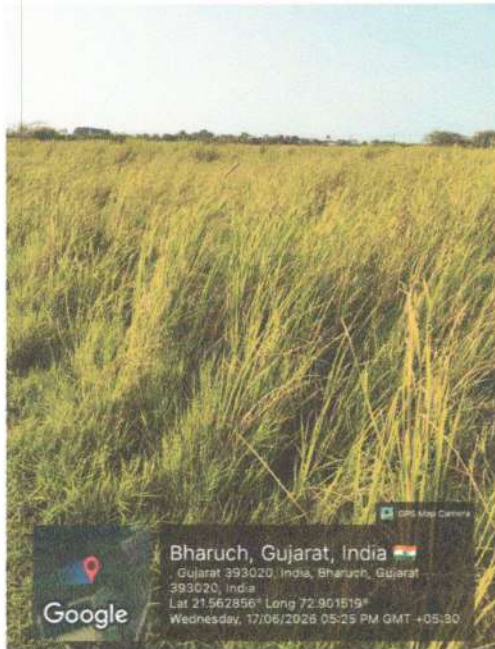


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SUBJECT LAND PROPERTY PHOTOGRAPH



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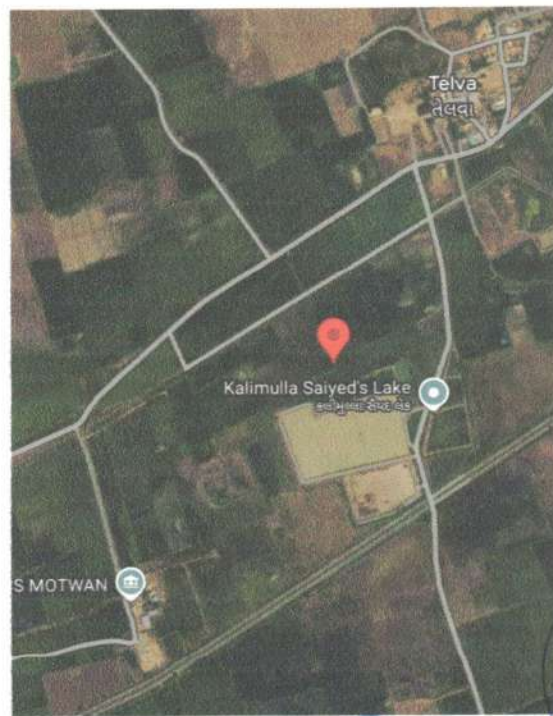
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GOOGLE MAP OF THE SUBJECT PROPERTY

LATITUDE: 21.562734* LONGITUDE: 72.900196*



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DECLARATION



We hereby declare that

- The information furnished in here is true & correct to the best of our knowledge & belief.
- We have no direct or indirect interest in the property Valued.
- The property has been inspected
- This valuation is purely an opinion based on several assumptions & has no legal or contractual obligation on our part.
- Our report does not cover the check of ownership, title clearance or legality of the property valued.
- We have relied on the documents provided by the Applicant/Owner or Concern authorities.

Remarks:

- Present ownership and other necessary legal details, related clearances from competent authorities and required documents to be verified and checked by concerned authorities.
- We have relied on the documents provided by the applicant/owner or concerned authorities and assumed that there is no alteration/change in any aforementioned parameters/data.
- Only permissible/Proposed covered area considered in our above valuation report.

Taking into consideration

- Location of Property
- Value of land & building
- Prevailing current market rate of construction, materials and Labor.
- Other relevant factors

Note:

- The value of the property depends upon, economic factors, market condition, prevailing bye-laws and demand / supply. The value may vary due to change in any of the factors. The value estimated, depicts the prevailing market scenario on date of valuation. This report should be used for the intended purpose ONLY. If used otherwise; the person / party / institution would be doing so at their own risk. The firm or proprietor of "White Wall Design" is not liable for any losses incurred due to wrong / un-authorized / un-intended use of this report.

PLACE: SURAT

DATE: 20-06-2026

For, WHITE WALL DESIGN

AR/VR. V.V MANGUKIYA

V. V. Mangukiya
20.6.2026



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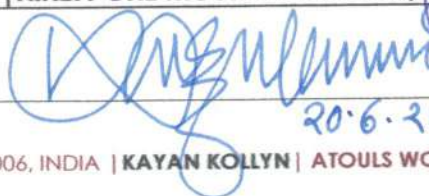
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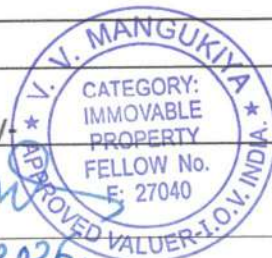
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Address of Subject Property Flat/House/Shop/Plot/LAND:	BLOCK NO/ SR.NO- 323, KHATA NO- 355, VILLAGE-TELVA, TA- ANKLESHWAR, DIST- BHARUCH, GUJARAT, INDIA.
Brief of The Property:	AGR. LAND PROPERTY.

FAIR MARKET VALUE OF PROPERTY	
Total Value of Land & Building:	8,57,91,000/-
Total Value In Words:	EIGHT CRORE FIFTY SEVEN LAKH NINETY ONE THOUSAND RS. ONLY/-


20.6.2026.



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3. Name of the owner:	JERAMBHAI LAVJIBHAI DONDA LABHUBEN JERAMBHAI DONDA HINABEN JERAMBHAI DONDA JAYBHAI JERAMBHAI DONDA (AS PER 7/12,)	
4. If the Property is under joint ownership/co-ownership, Share each such owner.	J- OWNERSHIP	
5. Brief description of the property:	AGR.LAND PROPERTY	
6. Location ,Street, Ward No:	MOJE – TELVA	
7. Survey / Plot No. of PROPERTY :	BLOCK NO/ SR.NO- 323, KHATA NO- 355, VILLAGE-TELVA, TA- ANKLESHWAR, DIST- BHARUCH, GUJARAT, INDIA.	
8. Is the Property situated residential /commercial/mixed area/industrial area?	A. Zone Area.	
9. Classification of locality/high class/middle class/poor class:	Middle class	
10. Proximity to civic amenities, like schools, hospitals, offices, markets, cinemas, etc. :	Basic civic amenities are available nearby.	
11. Means of proximity to surface communication by which locality served:	By Public & Private vehicles.	
LAND.		
12. Area of land & Property supported by documentary proof, shape, dimensions, and physical features.	Not applicable--	
13. Boundaries of the property North South East West	(As Per Document) ADJ- ADJ LAND AND ROAD AS RECOED.	(As Per Inspection) SAME AS PER DOC.
14. Is the Freehold or leasehold land?	Freehold. (However please confirm with the legal experts)	
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18. Does the land fall in an area included in any Town Planning Scheme or any Development plan of Government or any statutory body? If so, give particulars.	
19. Has any contribution made towards development or is any demand for such contribution still outstanding?	
20. Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the Notification.	
21. Jantri Rate of Stamp Duty (Year 2023) of The Property Surroundings (approx.) [GOVERNMENT GUIDELINE RATE]	
22. Approved Plan Of Building- Approving Authority:	---N.A---
23. Photo Copy Of Legal Document:	COPY OF REGISTRATION- 7/12
24. What is the floor space index permissible And percentage actually utilized?	As Per Prevalent Local Laws.
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TECHNICAL DETAILS

		AGR. LAND PROPERTY
1.	No. of floors and height of each Floor	Refer Valuation Calculation sheet page
2.	Area of property	— N.A. —
3.	Year of construction	— N.A. —
4.	Estimated future life	— N.A. —
5.	Type of construction load bearing Walls/RCC frame/steel frame	— N.A. —
6.	Type of foundations	— N.A. —
7.	Walls/Partition	— N.A. —
8.	Smart home solution:	— N.A. —
9.	Doors(D)and windows(W)	— N.A. —
10.	Finishing(floor-wise)	— N.A. —
11.	Flooring(floor-wise)	— N.A. —
12.	Roofing and terrace	— N.A. —
13.	Special architectural or decorative features, if any	—
14.	i. Internal Electric wiring: surface or conduit. ii. Grade of fitting: superior/ordinary/poor	— N.A. —
15.	(a)Sanitary installation	— N.A. —
	(b)Grade of fittings	— N.A. —
16.	Compound wall	—
17.	No.of lifts and carrying capacity	N.A.
18.	Interior and furniture work	— N.A. —
19.	Under ground and overhead water tank	—
20.	Roof top solar system:	N.A.
21.	Roads and paving within the Compound	—
22.	Sewage disposal-whether connected to public sewers. If septic tank provided no. & capacity.	AS PER SITE
23.	Special or other-works, if any	N.A.
24.	Present-conditions of the Property:	Good.



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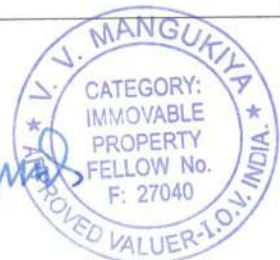
CALCULATION SHEET

*	PROPERTY	
	Area of Property	: 30102.00 SQ. MT. AREA of AGR. LAND AS 7/12 RECORD. (3,24,015.00 SQ. FT AREA OF GIVEN LAND = Rounded off) (As per copy of Property GAM NAMUNO NO. 7 & 12)
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*	<u>CONSTRUCTION AND LAND</u>	
	TOTAL LAND AREA (Sq.MT)	: 30102.00 SQ.MT –LAND AREA
	Description	: LAND
	value of Land	: 8,57,91,000/-
	TOTAL Value of the property	: 8,57,91,000/-

*	<u>SUMMARY OF VALUATION</u>	
	Value of Land	: = 8,57,91,000/-
		: -----
	Total value of the property	: 8,57,91,000/-
	Rounded off to = 8,57,91,000/-	

Open Fair Market Value	= 8,57,91,000/-
Realizable Value	= 7,27,95,000/-
Distress Sale Value	= 6,42,03,000/-
Insurable Value	--N.A--

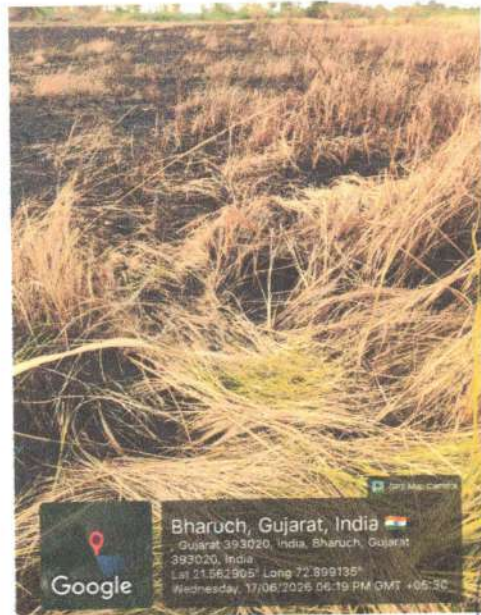


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SUBJECT LAND PROPERTY PHOTOGRAPH



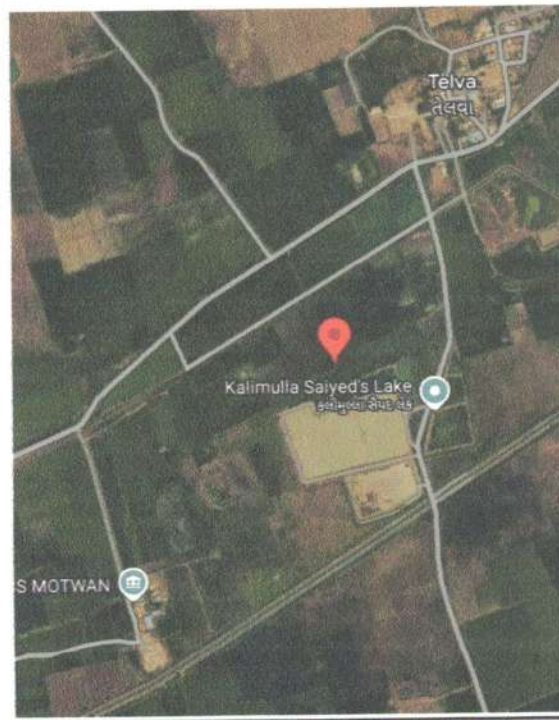
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GOOGLE MAP OF THE SUBJECT PROPERTY

LATITUDE: 21.563572* LONGITUDE: 72.89883*



Signature



DECLARATION

We hereby declare that

- The information furnished in here is true & correct to the best of our knowledge & belief.
- We have no direct or indirect interest in the property Valued.
- The property has been inspected
- This valuation is purely an opinion based on several assumptions & has no legal or contractual obligation on our part.
- Our report does not cover the check of ownership, title clearance or legality of the property valued.
- We have relied on the documents provided by the Applicant/Owner or Concern authorities.

Remarks:

- Present ownership and other necessary legal details, related clearances from competent authorities and required documents to be verified and checked by concerned authorities.
- We have relied on the documents provided by the applicant/owner or concerned authorities and assumed that there is no alteration/change in any aforementioned parameters/data.
- Only permissible/Proposed covered area considered in our above valuation report.

Taking into consideration

- Location of Property
- Value of land & building
- Prevailing current market rate of construction, materials and Labor.
- Other relevant factors

Note:

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PLACE: SURAT

DATE: 20-06-2026

For, WHITE WALL DESIGN

AR/VR-V.V. MANGUKIYA

(Signature)
20.6.2026.



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Total Value In Words:	ONE CRORE NINETY SEVEN LAKH THIRTY SEVEN THOUSAND RS. ONLY/-

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20-6-2026.

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9. Classification of locality/high class/middle class/poor class:	Middle class	
10. Proximity to civic amenities, like schools, hospitals, offices, markets, cinemas, etc. :	Basic civic amenities are available nearby.	
11. Means of proximity to surface communication by which locality served:	By Public & Private vehicles.	
LAND.		
12. Area of land & Property supported by documentary proof, shape, dimensions, and physical features.	Not applicable—	
13. Boundaries of the property North South East West	(As Per Document) ADJ- ADJ LAND AND ROAD AS RECOED.	(As Per Inspection) SAME AS PER DOC.
14. Is the Freehold or leasehold land?	Freehold. (However please confirm with the legal experts)	
15. If lease hold, name of the lessor/ lessee Nature of lease, dates of commencement and termination if lease and terms of renewal of	—N.A.—	

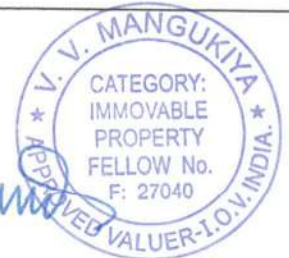


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arvijaykumarm@gmail.com +91 7046970000

lease.	
16. Is the any restrictive covenant in regard to use of land? If so, attach a copy of the Covenant?	To be confirmed with legal experts.
17. Are there any agreements of easements? If so, attach copies.	
18. Does the land fall in an area included in any Town Planning Scheme or any Development plan of Government or any statutory body? If so, give particulars.	
19. Has any contribution made towards development or is any demand for such contribution still outstanding	
20. Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the Notification.	
21. Jantri Rate of Stamp Duty (Year 2023) of The Property Surroundings(approx.) [GOVERNMENT GUIDELINE RATE]	
22. Approved Plan Of Building- Approving Authority:	--N.A--
23. Photo Copy Of Legal Document:	COPY OF REGISTRATION- 7/12
24. What is the floor space index permissible And percentage actually utilized?	As Per Prevalent Local Laws.
25. Give instances of sale of immovable property in the locality on a separated sheet, indicating the name and address of the property, registration No. sale price and area of land/Property.	BLOCK NO/ SR.NO- 342, KHATA NO- 355, VILLAGE-TELVA, TA- ANKLESHWAR, DIST- BHARUCH, GUJARAT, INDIA.
26. Type of the property:	AGR. LAND
27. If similar sale instances are not available or not relied upon, the basis of arriving at the land rate.	Local inquiry, present market situation, demand and supply factors.
28. Year of commencement of construction. And year of completion. (age of property)	(As Per Property Card)



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TECHNICAL DETAILS

1.	No. of floors and height of each Floor	AGR. LAND PROPERTY
2.	Area of property	Refer Valuation Calculation sheet page
3.	Year of construction	—N.A.—
4.	Estimated future life	—N.A.—
5.	Type of construction load bearing Walls/RCC frame/steel frame	—N.A.—
6.	Type of foundations	—N.A.—
7.	Walls/Partition	—N.A.—
8.	Smart home solution:	—N.A.—
9.	Doors(D)and windows(W)	—N.A.—
10.	Finishing(floor-wise)	—N.A.—
11.	Flooring(floor-wise)	—N.A.—
12.	Roofing and terrace	—N.A.—
13.	Special architectural or decorative features, if any	—
14.	i. Internal Electric wiring: surface or conduit. ii. Grade of fitting: superior/ordinary/poor	—N.A.—
15.	(a)Sanitary installation	—N.A.—
	(b)Grade of fittings	—N.A.—
16.	Compound wall	—
17.	No.of lifts and carrying capacity	N.A.
18.	Interior and furniture work	—N.A.—
19.	Under ground and overhead water tank	—
20.	Roof top solar system:	N.A.
21.	Roads and paving within the Compound	—
22.	Sewage disposal-whether connected to public sewers. If septic tank provided no. & capacity.	AS PER SITE
23.	Special or other-works, if any	N.A.
24.	Present-conditions of the Property:	Good.

[Handwritten Signature]



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CALCULATION SHEET

*	PROPERTY	
	Area of Property	: 6806.00 SQ. MT. AREA of AGR. LAND AS 7/12 RECORD. (73,259.00 SQ. FT AREA OF GIVEN LAND = Rounded off) (As per copy of Property GAM NAMUNO NO. 7 & 12)
	Value of Property	: 6806.00. SQ. MT. (Land) X 2900/ Rs-per Sq. MT. (Approx.- Integrated Market Rate/ As Comparison Near BY PROPERTY VALUE/ =1,97,37,000/-land value (Rounded off)

*	CONSTRUCTION AND LAND	
	TOTAL LAND AREA (Sq.MT)	: 6806.00 SQ.MT –LAND AREA
	Description	: LAND
	value of Land	: 1,97,37,000/-
	TOTAL Value of the property	: 1,97,37,000/-

*	SUMMARY OF VALUATION	
	Value of Land	: = 1,97,37,000/-
		: -----
	Total value of the property	: 1,97,37,000/-
	Rounded off to = 1,97,37,000/-	

Open Fair Market Value	= 1,97,37,000/-
Realizable Value	= 1,67,40,000/-
Distress Sale Value	= 1,46,85,000/-
Insurable Value	--N.A--

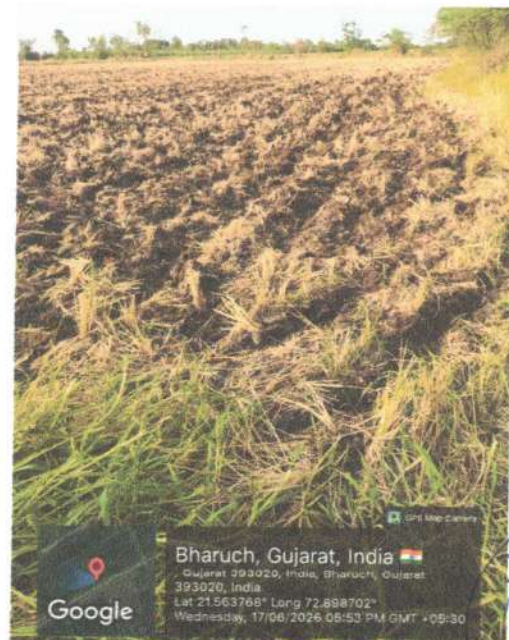
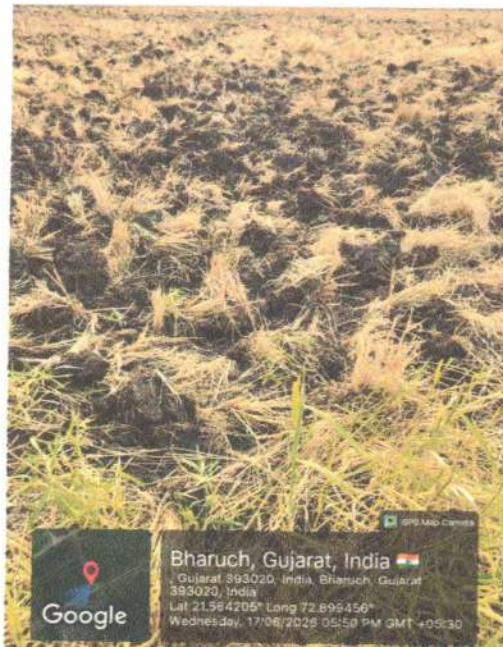
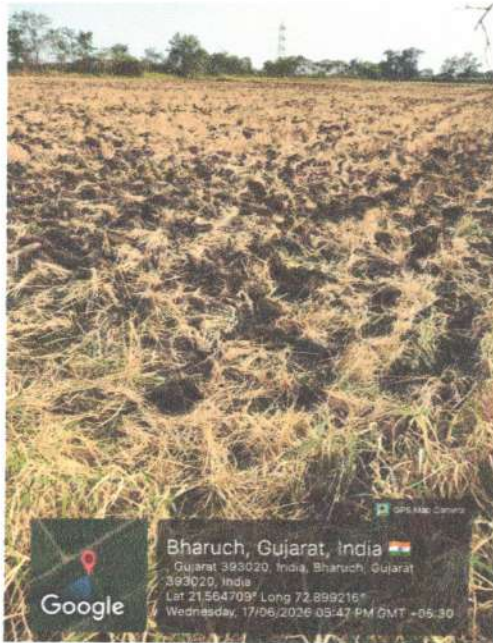


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SUBJECT LAND PROPERTY PHOTOGRAPH



[Handwritten Signature]

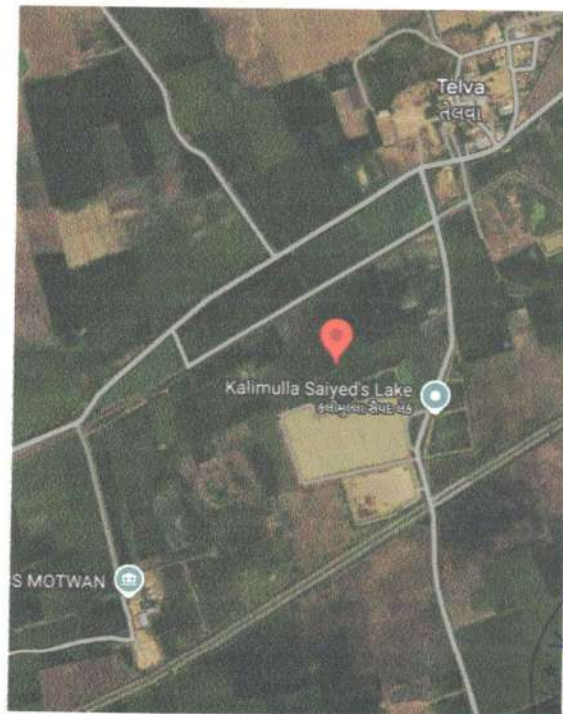
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GOOGLE MAP OF THE SUBJECT PROPERTY

LATITUDE: 21.563768* LONGITUDE: 72.898702*



[Handwritten signature]

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DECLARATION

We hereby declare that

- The information furnished in here is true & correct to the best of our knowledge & belief.
- We have no direct or indirect interest in the property Valued.
- The property has been inspected
- This valuation is purely an opinion based on several assumptions & has no legal or contractual obligation on our part.
- Our report does not cover the check of ownership, title clearance or legality of the property valued.
- We have relied on the documents provided by the Applicant/Owner or Concern authorities.

Remarks:

- Present ownership and other necessary legal details, related clearances from competent authorities and required documents to be verified and checked by concerned authorities.
- We have relied on the documents provided by the applicant/owner or concerned authorities and assumed that there is no alteration/change in any aforementioned parameters/data.
- Only permissible/Proposed covered area considered in our above valuation report.

Taking into consideration

- Location of Property
- Value of land & building
- Prevailing current market rate of construction, materials and Labor.
- Other relevant factors

Note:

- The value of the property depends upon, economic factors, market condition, prevailing bye-laws and demand / supply. The value may vary due to change in any of the factors. The value estimated, depicts the prevailing market scenario on date of valuation. This report should be used for the intended purpose ONLY. If used otherwise; the person / party / institution would be doing so at their own risk. The firm or proprietor of "White Wall Design" is not liable for any losses incurred due to wrong / un-authorized / un-intended use of this report.

PLACE: SURAT

DATE: 20-06-2026

For, WHITE WALL DESIGN

AR/VR. V.V MANGUKIYA


20.6.2026

