



MILIND B SHYANI

BE CIVIL, ME STRUCTURE
CHARTERED ENGINNER
M.: +91 9737990926

KIARA HERD OFFICE, NR. SOMNATH FARM, KOTESHWAR, GANDHINAGAR-380005

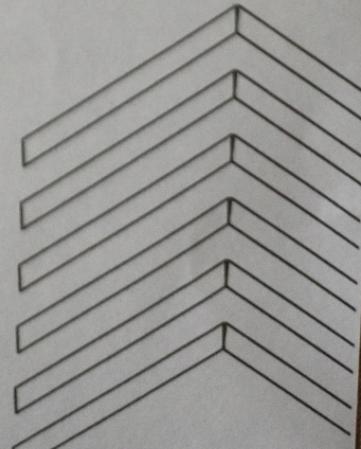
VALUATION CERTIFICATE

To whom so ever it may concern this is to certify that the valuation of the following property is carried out by me, the details of which are as under

PROPERTY	: The Farm Block / Survey No. 167/2, Village Bhandariya Mota, Ta. Amreli, Dist. Amreli
APPLICANT	: Mrs. GITABEN DINESHBHAI BAVISHI
OWNER	: Mr. DINESHBHAI CHHAGANBHAI BAVISHI & OTHERS
VALUATION	: Rs.80,26,000/- (Rupees Eighty Lacs Twenty Six Thousand Only.)
VALUATION AS ON	: Date 05/09/2024
PURPOSE OF VALUATION	: To ascertain the fair and reasonable market value of the property for securing Visa only.
VALUATION REPORT	: As per attached report.

Date: 05/09/2024
Gandhinagar

B. Shyani
MILIND B. SHYANI
B.E. & M.E. STRUCTURE
CHARTERED ENGINEER
LIC.No-AM186782-5
(sign and stamp)





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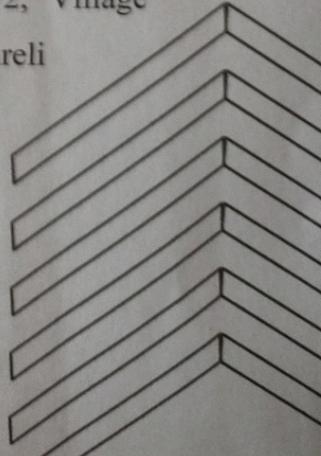
VALUATION REPORT (PART-1)

SUB: REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURE LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES) ON THE FARM BLOCK / SURVEY NO. 167/2, VILLAGE BHANDARIYA MOTA, TA. AMRELI, DIST. AMRELI

Pursuant to the instructions received from owner, I with a view to report its market value as on date 05/09/2024 for the purpose of ascertaining the fair and reasonable market value of the property.

GENERAL:

1. Purpose for which valuation : To Estimate present market value of Farm is made for Visa Purpose Only.
2. Date as on which valuation : Market Value on 05-09-2024 is made
3. Name of owner /owners : Mr. DINESHBHAI CHHAGANBHAI BAVISHI & OTHERS
4. If the property is under joint ownership/co. ownership, share of such owners. Are the shares undivided? : Co-ownership
5. Brief description of the property : The Said Farm Consisting Agriculture Land 17837 Sq. Mt.
6. Location, Street, Ward No. : The Farm Block / Survey No. 167/2, Village Bhandariya Mota, Ta. Amreli, Dist. Amreli
7. Is the property situated in residential/commercial, mixed area/ industrial area? : AGRICULTURE area





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8. Classification of locality- higher class/ middle class/ poor class : Middle class
9. Proximity of civic amenities like Hospital, Markets Etc. : Within 5 Km. radius.
10. Means and proximity to surface communication, by which the locality is served. : Private vehicles: Up to Plot

LAND:

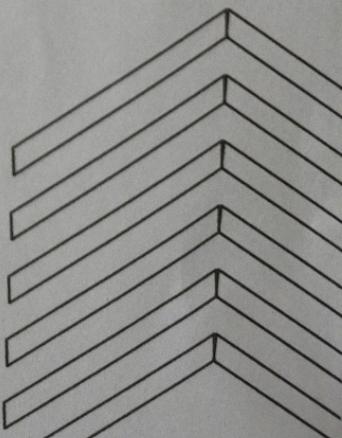
- Area of land supported by
11. documentary roof, shape, dimensions and physical features : Land area 17837 Sq. Mt.

SALES:

- Give instances of sales of immovable property in locality
12. on a separate sheet, indicating the name and address of the property, registration number, sale-price and area of land sold. : Discussed in separate valuation statement.

COST OF CONSTRUCTION:

- Year of commencement of
13. construction and year of completion : N.A.





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PART: - II VALUATION

VALUATION OF PLOT:

It is situated in agriculture area. Land is situated near cart road and with no boundary wall. Farm is regularly maintained and it is in good condition. The available water sources for Irrigation work from natural monsoon season and bore well. All basic amenities such as Schools, Post Office, Hospitals etc. are available at 5 Km. radius.

VALUATION OF LAND:

$$\begin{aligned} \text{Cost of Land} &= 17837 \text{ sq.mt.} \times \text{Rs. } 450/- \text{ per sq. mt.} \\ &= 80,26,650/- \end{aligned}$$

IS Round about Rs. 80.26 Lacs. (Rupees Eighty Lacs Twenty Six Thousand Only.)

Note: The purpose of valuation is for securing Visa only,

DECLARATION

P A R T - III

I hereby declare that:

- (a) The information furnished in part - It is true and correct to the best of my knowledge and belief.
- (b) I have no direct or indirect interest in the property.
- (c) I have not been found guilty of misconduct in my professional capacity.
- (d) I have not verified legal titles of the property.
- (e) I have not been convicted of any offence & sentenced to a term of imprisonment.

