



MILIND B SHYANI

BE CIVIL, ME STRUCTURE
CHARTERED ENGINEER
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 Tena. No. 15, Vijayant Park Society, B/H.
Dharmajivan Society, Hirawadi Road, Saijpur
Bogha, Ahmedabad

OWNER : **Mr. HARILAL CHHAGANBHAI KASWALA**

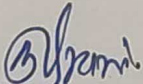
VALUATION : **Rs.85,97,000/-** (Rupees Eighty Five Lacs Ninety
Seven Thousand Only.)

VALUATION AS ON : **Date 03/09/2024**

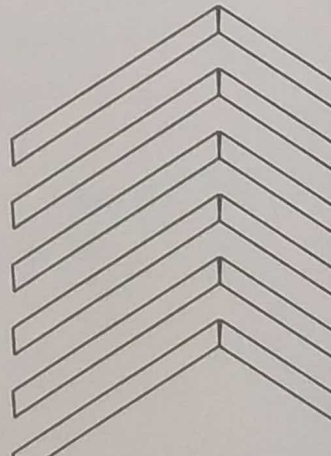
PURPOSE OF VALUATION : To ascertain the fair and reasonable market value of
the property for securing Visa only.

VALUATION REPORT : As per attached report.

Date: 03/09/2024
Gandhinagar


MILIND B. SHYANI
B.E. & M.E. STRUCTURE
CHARTERED ENGINEER
LIC.No-AM186782-5

(sign and stamp)





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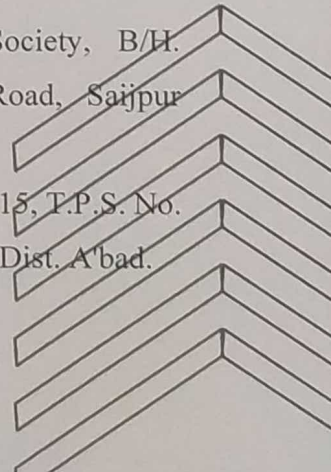
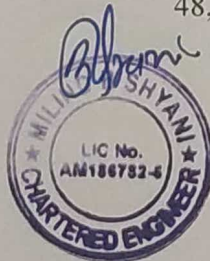
VALUATION REPORT (PART-1)

SUB: REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURE LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES) ON THE TENA. NO. 15, VIJAYANT PARK SOCIETY, B/H. DHARMAJIVAN SOCIETY, HIRAWADI ROAD, SAIJPUR BOGHA, AHMEDABAD

Pursuant to the instructions received from owner, I with a view to report its market value as on date 03/09/2024 for the purpose of ascertaining the fair and reasonable market value of the property.

GENERAL:

1. Purpose for which valuation is made : To Estimate present market value of Residential Tenement for Visa Purpose Only.
2. Date as on which valuation is made : Market Value on 03-09-2024
3. Name of owner /owners : Mr. HARILAL CHHAGANBHAI KASWALA
4. If the property is under joint ownership/co. ownership, share of such owners. Are the shares undivided? : Sole-ownership
5. Brief description of the property : The said Tenement consisting ground and first floor having built up area 202 Sq Yd.
Tena. No. 15, Vijayant Park Society, B/H.
6. Location, Street, Ward No. : Dharmajivan Society, Hirawadi Road, Saijpur Bogha, Ahmedabad.
7. Survey/Plot No. of land : S.R. No/ Block No.: -348, 351 Paiki 15, T.P.S. No. 48, Ward: - Mahavirnagar, Ta. City, Dist. A'bad.





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Is the property situated in

8. residential/commercial, mixed : RESIDENTIAL area
area/ industrial area?

9. Classification of locality- higher : Middle class
class/ middle class/ poor class

10. Proximity of civic amenities like : Within 2.5 Km. radius.
Hospital, Markets Etc.

- Means and proximity to surface
11. communication, by which the : Private vehicles: Up to Plot
locality is served. Public Vehicles: 0.5 Kms from plot

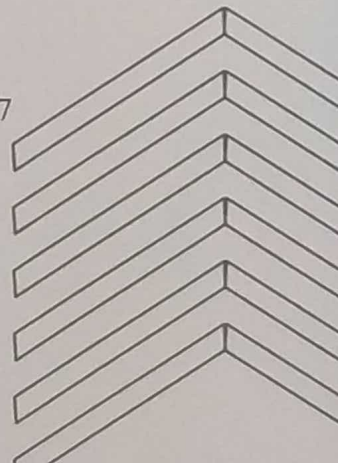
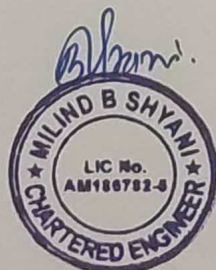
- Area of land supported by
12. documentary roof, shape, : Land area 125 Sq Yd.
dimensions and physical features

SALES:

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

COST OF CONSTRUCTION:

- Year of commencement of
14. construction and year of : Partially Renovated in year 2016-17
completion





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PART: - II VALUATION

BRIEF DESCRIPTION OF THE PROPERTY:

It is two storied residential building. It is situated in residential area. Building is regularly maintained and it is in good condition. All basic amenities such as Shopping Complexes, Parks, Community Halls, Schools, Post Office, Hospitals etc. are available at 2.5 Km. radius. Electric power is provided by Torrent power in this area.

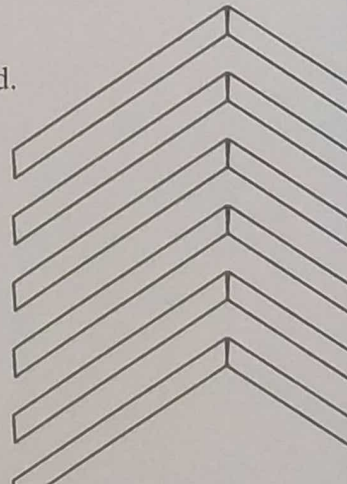
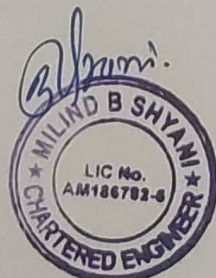
BUILDINGS: -

It is two storied load bearing structure with brick masonry wall in cement mortar. It is residential building. In this Tenament kitchen, Drg/Dining room, five bed rooms, two common WC and balcony. It is paved with vitrified flooring. All internal walls are finished with tiles and smooth plaster with colour. It has wooden doors and windows. It has concealed electric wiring with sufficient points.

VALUATION OF TENAMENT:

By considering all above specification, the Structure is considered as a good class construction. Therefore, the replacement cost for Bunglow is estimated rate at Rs.11,000/-per sq.yd. Total Built up area of the bunglow is 202 sq. yd. The Cost of furniture shall be 7,50,000/-

Replacement Cost of Tenament	= Built up Area	x	Estimated Rate
	= 202 sq. yd.	x	Rs.11,000/- per sq. yd.
	= 22,22,000/-		
Cost of Land	= 125 sq.yd.	x	Rs. 45,000/- per sq. yd.
	= 56,25,000/-		
Total cost of Bunglow	= 85,97,000/-		



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CONCLUSION:

Considering the various factors of valuation, such as the prevailing value of the properties in the vicinity, due depreciation etc. in my view the fair and reasonable market value of above said property shall be round about Rs 85,97,000/- (Rupees Eighty Five Lacs Ninety Seven Thousand only).

Or Say 85.97 Lacs

DECLARATION

PART - 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 been convicted of any offence & sentenced to a term of imprisonment.
- (e) The report is released without prejudice & subject to ownership confirmation from the advocate.

