**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 Plot No. 18 & 19, Survey No. 182 Paiki, Village Mota Bhandariya, Ta. & Dist. Amreli |
| OWNER | : | **Mrs. GITABEN DINESHBHAI BHAVISHI** |
| VALUATION | : | **Rs.29,50,000/-** (Rupees Twenty Nine Lacs Fifty 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. |

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

*(sign and stamp)*

Date: 03/09/2024
Gandhinagar

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# *VALUATION REPORT (PART-1)*

**SUB: REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURE LANDS, PLANTETIONS, FORESTS, MINES AND QUARRIES) ON THE PLOT NO. 18 & 19, SURVEY NO. 182 PAIKI, VILLAGE MOTA BHANDARIYA, TA. & DIST. AMRELI**

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 Tenament for Visa Purpose Only. |
| 2. | Date as on which valuation is made | : | Market Value on 03-09-2024 |
| 3. | Name of owner /owners | : | Mrs. GITABEN DINESHBHAI BHAVISHI |
| 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 Tenament consisting ground floor having built up area 88 Sq Yd. |
| 6. | Location, Street, Ward No. | : | Plot No. 18 & 19, Survey No. 182 Paiki, Village Mota Bhandariya, Ta. & Dist. Amreli. |
| 7. | Survey/Plot No. of land | : | Survey No. 182 Paiki, Village Mota Bhandariya, Ta. & Dist. Amreli |

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## PART: - II VALUATION

### BRIEF DESCRIPTION OF THE PROPERTY:

It is single 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 5 Km. radius. Electric power is provided by UGVCL power in this area.

**BUILDINGS: -**

It is single storied load bearing structure with brick masonry wall in cement mortar. It is residential building. In this Tenament kitchen, Drg/Dining room, two bed rooms, one 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 open 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.10,000/-per sq.yd. Total Built up area of the bunglow is 88 sq. yd.

| | | | |
|---|---|---|---|
| Replacement Cost of Tenament | = Built up Area | x | Estimated Rate |
| | = 88 sq. yd. | x | Rs.10,000/- per sq. yd. |
| | = 8,80,000/- | | |
| Cost of Land | = 276 sq.yd. | x | Rs. 7,500/- per sq. yd. |
| | = 20,70,000/- | | |
| Total cost of Bunglow | = 29,50,000/- | | |

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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 29,50,000/- (Rupees Twenty Nine Lacs Fifty Thousand only).

**Or Say 29.50 Lacs**

## 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.

MILIND B SHYANI
LIC No. AM166782-6
CHARTERED ENGINEER