



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 Shop No. 1, Krishna Shopping Center, Opp.
Chamak Chuna, Mahavir Nagar, Ahmedabad

OWNER : **Mr. HARILAL CHHAGANBHAI KASWALA**


VALUATION : **Rs.1,65,32,500/-** (Rupees One Crore Sixty Five Lacs
Thirty Two Thousand Five Hundred Only.)

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

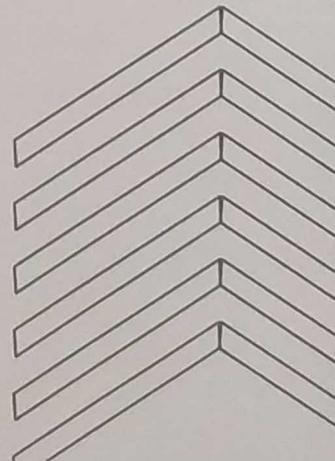
PURPOSE OF VALUATION : To ascertain the fair and reasonable market value of
the property for securing Visa only.

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)





MILIND B SHYANI

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

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

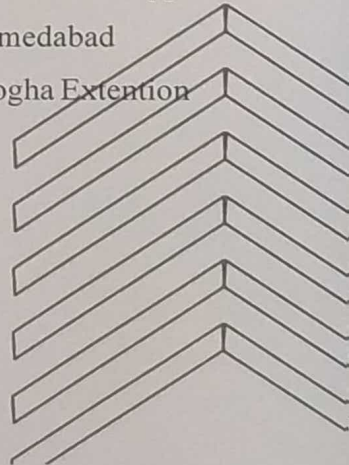
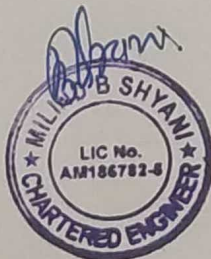
VALUATION REPORT (PART-1)

SUB: REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURE LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES) ON THE SHOP NO. 1, KRISHNA SHOPPING CENTER, OPP. CHAMAK CHUNA, MAHAVIR NAGAR, 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 Commercial Shop 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 Shop consisting ground & first floor having super built up area 1945 Sq Ft.
6. Location, Street, Ward No. : Shop No. 1, Krishna Shopping Center, Opp. Chamak Chuna, Mahavir Nagar, Ahmedabad
F.P. No. 10, T.P.S. No. 48-Saijpur Bogha Extension
7. Survey/Plot No. of land : Ta. & Dist. A'bad.





MILIND B SHYANI

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

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

Is the property situated in

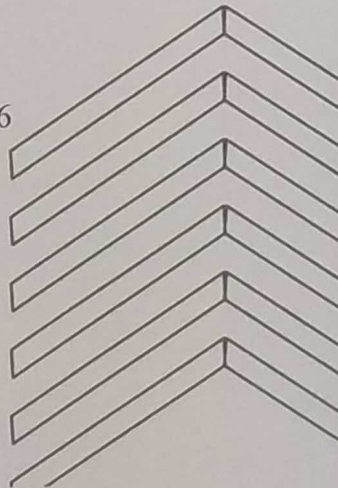
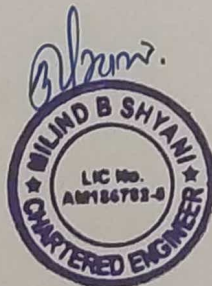
8. residential/commercial, mixed : MIX area
area/ industrial area?
9. Classification of locality- higher : Middle class
class/ middle class/ poor class
10. Proximity of civic amenities like : Within 1.5 Km. radius.
Hospital, Markets Etc.
11. Means and proximity to surface : Private vehicles: Up to Plot
communication, by which the : Public Vehicles: 0.5 Kms from plot
locality is served.
12. Area of land supported by :
documentary roof, shape, Land area 780 Sq Ft.
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 2015-16
completion





MILIND B SHYANI

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

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

PART: - II VALUATION

BRIEF DESCRIPTION OF THE PROPERTY:

The above said property is situated Krishna Shopping Center, Opp. Chamak Chuna, Mahavir Nagar, Ahmedabad. The said building consists of ground and first storied building. It is extremely mix class residential and commercial area of Saijpur Bogha, Ahmedabad. The said building was constructed during 1985-86. The built-up area of said shop is about 1945 Sqft.

Value of Shop:

This particular portion of Thakkarbapa Nagar is the mix residential and commercial area. The prevailing value of new ownership shops on ground floor in the vicinity varies from Rs. 8,000/- to Rs.10,000/ per sqft. of built up area. Considering the situation of said center and of said shop surrounding residential and commercial development, ground floor due depreciation etc. in my view the fair and reasonable depreciated value of above said shop shall be about Rs.8,500/- per sqft. of built-up area. Thus, its value shall be Rs.8,500 x 1945 sqft. = Rs.1,65,32,500/- (Rupees One Crore Sixty Five Lacs Thirty Two Thousand Five Hundred Only)

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.

