



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 Shed No. 81, Shriram Ind. Estate, B/H,
Madhuram Estate, Nr. Odhav Ring Road Chokadi,
Odhav, Ahmedabad

OWNER : **Mrs. BHAVNABEN HARILAL KASWALA**

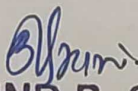
VALUATION : **Rs.36,85,000/-** (Rupees Thirty Six Lacs Eighty Five
Thousands Only)

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

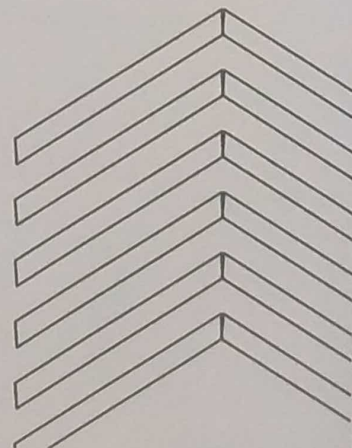
PURPOSE OF VALUATION : To ascertain the fair and reasonable market value of
the property for securing Visa only.

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

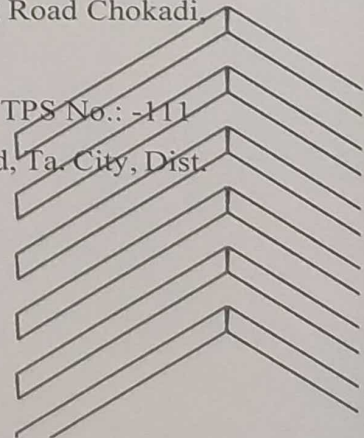
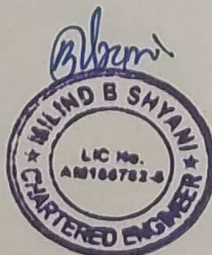
VALUATION REPORT (PART-I)

SUB: REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURE LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES) ON THE SHED NO. 81, SHRIRAM IND. ESTATE, B/H, MADHURAM ESTATE, NR. ODHAV RING ROAD CHOKADI, ODHAV, 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 Industrial Shed for Visa Purpose Only.
2. Date as on which valuation is made : Market Value on 03-09-2024
3. Name of owner /owners : Mrs. BHAVNABEN HARILAL KASWALA
If the property is under joint
4. ownership/co. ownership, share of such owners. : Sole-ownership
5. Brief description of the property : The said Shop consisting ground and first floor having super built up area 660 Sq Ft.
The Shed No. 81, Shriram Ind. Estate, B/H,
6. Location, Street, Ward No. : Madhuram Estate, Nr. Odhav Ring Road Chokadi, Odhav, Ahmedabad
S.R. No.: -101/1/1 F.P. No.: - 78/1 TPS No.: -111
7. Survey/Plot No. of land : Ward: - Nava Nikol Kathwada Road, Ta. City, 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 : INDUSTRIAL 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.

- 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

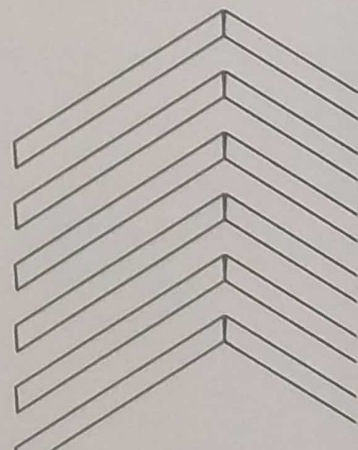
- Area of land supported by
12. documentary roof, shape, : Land area 715 Sqft.
dimensions and physical
features

SALES:

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

COST OF CONSTRUCTION:

- Year of commencement of
14. construction and year of : Constructed in year 2007-08
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 industrial shed is situated on Shriram Ind. Estate, B/H, Madhuran Estate, Nr. Odhav Ring Road Chokadi, Odhav Ahmedabad. The said property consisting ground & mezzanine floor constructed by Brick masonry composite structure. It is extremely well-developed industrial area of Odhav, Ahmedabad.

VALUATION OF LAND:

The land area of the said property is 715 Sqft. Our Market Inquiry among real estate brokers has revealed that similar sized Industrial plot in the vicinity of subject property at odhav area are available at a rate ranging from Rs.3,000/-per sqft. to Rs.4,500/-per sqft. depending upon size location, depth to frontage ratio, size, shape, and distance from the main road, we have adopted the rate for open plot at Rs.4,000/-per sqft. which is quite fair & justified.

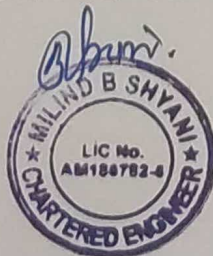
$$\begin{aligned}\text{Market Value of Land} &= \text{Area of Land} \times \text{Rate (per sq.ft.)} \\ &= 715 \text{ sq. ft.} \times \text{Rs.4,000/- per sq. ft.} \\ &= 28,60,000/-\end{aligned}$$

BUILDINGS:

It is single storied with mezzanine composite structure with brick masonry wall in cement mortar. It is industrial building having Ground floor and one office floor. It has concealed wiring with sufficient points. The finishing of said property is of ordinary type. The flooring consists of cement finish and ceramic tiles and w.c. with 2 feet glaze tiles dado. The doors are with rolling shutter. The electrical fittings are concealed and of ordinary quality. The external double coat gutka plaster with acrylic colour and internal single coat mala plaster finishing with chuna paint work.

VALUATION OF BUILDING:

By considering all above specification, the Structure is considered as a good class construction. Therefore, the replacement cost for Building Structure is estimated rate at Rs.1,250/- per sqft. Total Built up area of the shed is 1150 sq. ft. Thus, its value shall be Rs.1,250 x 660 sqft. = Rs. 8,25,000/-





MILIND B SHYANI

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

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

Therefore, Total market value of the industrial premises works out as follows:

Value of the land	Rs. 28,60,000/-
Replacement Cost of Building	Rs. 8,25,000/-
Total Value of the Premises	Rs. 36,85,000/-

(Rupees Thirty Six Lacs Eighty Five Thousands Only)

Or Say 36.85 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.

