



MILIND B SHYANI

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

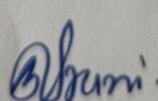
KIARA HERD OFFICE, NR. SOMNATH FARM, KOTESHWAR, GANDHINAGAR-380005

VALUATION CERTIFICATE

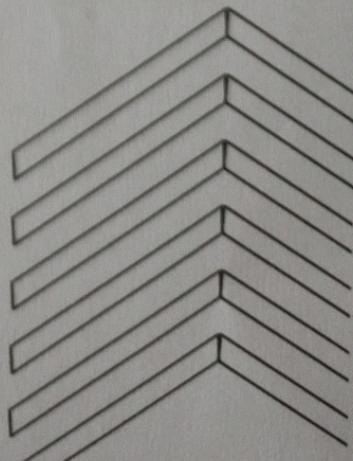
To whom so ever it may concern this is to certify that the valuation of the following property is carried out by me, the details of which are as under

PROPERTY	: The Flat No. C-503, Sukh Sahitya Heights, Opp. Mevada Green Party Plot, Nava Naroda Road, Ahmedabad
OWNER	: Mrs. GITABEN DINESHBHAI BAVISHI
VALUATION	: Rs.53,75,000/- (Rupees Fifty Three Lacs Seventy Five 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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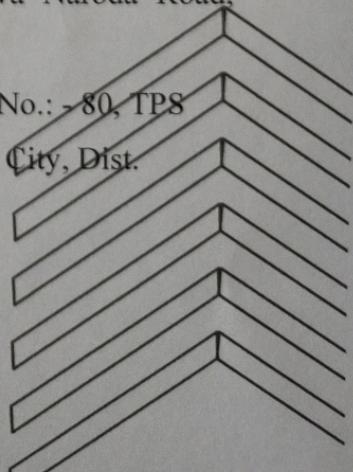
VALUATION REPORT (PART-I)

SUB: REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURE LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES) ON THE FLAT NO. C-503, SUKH SAHITYA HEIGHTS, OPP. MEVADA GREEN PARTY PLOT, NAVA NARODA ROAD, 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 Flat 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 BAVISHI |
| 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 Flat consisting seventh floor having super built up area 125 Sq Yd.
Flat No. C-503, Sukh Sahitya Heights, Opp. |
| 6. | Location, Street, Ward No. | : Mevada Green Party Plot, Nava Naroda Road, Ahmedabad |
| 7. | Survey/Plot No. of land | : S.R. No/ Block No.: -964/1 F.P. No.: - 80, TPS
: No. 2, Ward: - Arihantnagar, Ta. City, Dist. A'bad. |





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Is the property situated in

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

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

10. Proximity of civic amenities like Hospital, Markets Etc. : Within 1.5 Km. radius.

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

SALES:

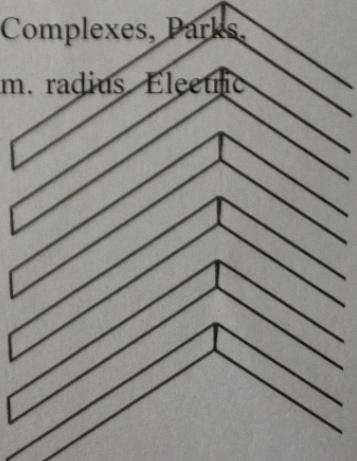
Give instances of sales of immovable property in locality

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.

PART: - II VALUATION

BRIEF DESCRIPTION OF THE PROPERTY:

It is seven 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, Schools, Community Halls, Post Office, Hospitals etc. are available at 1.5 Km. radius. Electric power is provided by Torrent power in this area.





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BUILDINGS: -

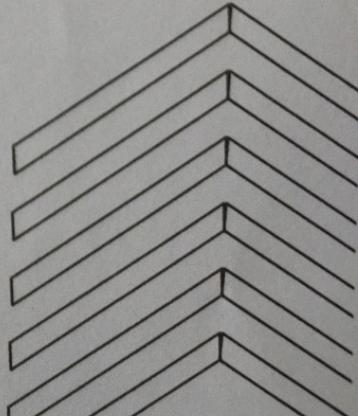
The above said Sukh Sahitya Heights scheme is situated Opp. Nevada Green Party Plot, Nava Naroda Road, Ahmedabad. The said apartment consists of Ground + seven storied building having seven residential floor and shops on ground floor. It is middle class residential area of Nava Naroda, Ahmedabad. The said apartment was constructed during 2022-23.

The said flat No. C/503 is situated on third floor. It is an R.C.C. structure. The super built up area of said flat is about 125 Sq.yd.

The finishing of said flat is of superior type. The flooring consists of vitrified tiles, Drg/Living room, two bedrooms, kitchen with granite platform and glaze tiles dado up to lintel level, bath and w.c. with lintel level. glaze tiles dado. The doors are of flush door shutters in wooden & marble framing. The windows are of aluminum section glass and framing. The electrical fittings are concealed. The external and internal finishing is of cement work with outer side acrylic paints and inner side putty & paint works.

VALUATION OF TENAMENT:

This particular portion of Nava Naroda is the middle-class residential area of Ahmedabad. The prevailing value of new ownership flats on fifth floor in the vicinity varies from Rs.40,000/-to Rs.45,000/ per sq.yd. of super built up area. Considering the situation of said center and of said flat surrounding residential development, fifth floor due depreciation etc. in my view the fair and reasonable depreciated value of above said flat shall be about Rs.43,000/- per sq.yd. of super built up area. Thus, its value shall be Rs.43,000 x 125 sq.yd.= Rs. 53,75,500/- (Rupees Fifty Three Lacs Seventy Five Thousand Only)





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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.

