# Get Property Valuation from Approved Valuer Call: 9726365820 / 9726365444

#### PROPERTY VALUATION REPORT for VISA PURPISE

# Valuer Details

#### M/s. VALUATION ADDA (Example) – Panelled Valuer of Valuation Wale

Regd. Valuer (Reg. No.): XXXXXXXX25836 Chartered Engineer | Govt. Approved Valuer

Office Address: 310 Anand Milan Complex, Opp Jain Derasar, Navrangpura Cross Road, India

(We are Serving Across India)

Contact: +91-9726365400 | Email: info@visanetworth.com | www.valuaationadda.com

## Applicant Details

| Particular      | Information                               |
|-----------------|---|
| Name            | Mr. Amit D. Joshi                         |
| PAN             | ABCPJ1234M                                |
| Address         | 401, Silver Heights, Satellite, Ahmedabad |
| Mobile No.      | +91-9726365444                            |
| Purpose         | For VISA / Immigration Support            |
| Country Applied | Canada                                    |

# Property Details

| Particular           | Details  |
|----------------------|--|
| Property Address     | Flat No. 502, Galaxy Heights, Nr. Iscon Temple, S.G. Highway, Ahmedabad – 380054 |
| Property Description | 3 BHK Residential Flat   |
| Built-up/Carpet Area | 1450 Sq. Ft. / 1100 Sq. Ft.  |
| Floor                | 5th Floor out of 10  |
| Year of Construction | 2017   |
| Construction Type    | RCC Frame Structure  |
| Amenities            | Lift, Parking, Garden, 24x7 Security   |

#### Location & Market Overview

| Particular           | Details  |  |  |
|----------------------|--|--|--|
| Location Category    | ☑ Urban □ Semi-Urban □ Rural                       |  |  |
| Locality Description | Prime Residential Locality with High Market Demand |  |  |
| Landmark             | 500 meters from Iscon Temple                       |  |  |
| Nearby Facilities    | Schools, Malls, Hospitals, Religious Places        |  |  |

### Property Document Summary

| Document Type     | Verified (Yes/No) | Notes                         |
|-------------------|-------------------|-------------------------------|
| Sale Deed         | Yes               | Matches current owner details |
| Tax Paid Receipts | Yes               | Up-to-date                    |

## Valuation Summary

| Component            | Area / Unit  | Rate (₹) | Value (₹)  |
|----------------------|--------------|----------|------------|
| Flat (Built-up)      | 1180 Sq. Ft. | ₹6,800   | ₹80,24,000 |
| Car Parking (1 unit) | Lump sum     | _        | ₹2,00,000  |
| Total Market Value   |              |          | ₹82,24,000 |

Rounded Value: ₹82,25,000/- (Rupees Eighty-Two Lakh Twenty-Five Thousand Only)

## Declaration by Valuer

I, the undersigned, hereby certify that:

- 1. I have physically inspected the property and verified available documents.
- 2. The valuation is carried out impartially, based on market evidence and standard guidelines.
- 3. This report is prepared exclusively for the visa purpose and should not used for any other objective.
- 4. The valuation has been prepared on the basis of recent comparable market transactions, property condition, and locality trends.
- 5. As per request, physical inspection of the property was done by the applicant himself.
- 6. All document copies such as sale deed, tax receipt, and floor plan were provided by the applicant.

## **Attestation (Signature) Valuer**

Mr./Mrs. Valuer (Regi. No. XXXX12396 | Qualification)

Date: 20/07/2025 | Contact No. 9726365444