Get Property Valuation from Approved Valuer Call: 9726365820 / 9726365444

PROPERTY VALUATION REPORT [ For Bank/NBFC Loan – Bank Name ]

(As per IBBI / CE / CAT / Government Approved Valuer Format)

#### Page 1: General Information & Applicant Details

Report Title PROPERTY VALUATION REPORT

Purpose of Valuation	☑ Bank Loan ☑ Visa / Immigration ☑ Income Tax ☑ Buy/Sell ☑ Capital Gain		
Date of Valuation	20th July 2025		
Type of Property	☑ Residential ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Other		
Ownership Type	☑ Freehold □ Leasehold □ Joint Ownership □ Undivided Share		

#### Applicant Details

PARTICULAR	DETAILS
NAME OF OWNER	Mr. Rajesh Agarwal (Example)
ADDRESS	501, Shyam Residency, Satellite, Ahmedabad – 380015
MOBILE NUMBER	+91-9726365820
EMAIL (IF ANY)	r.agarwalxx@email.com



#### 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,

Ahmedabad – Gujarat – India (We are Serving Across India)

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

# Valuation Wale® Valuation Adda®

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# 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 Area	1450 Sq. Ft.		
Carpet Area	1100 Sq. Ft.		
Floor	5th Floor out of 10		
Year of Construction	2017		
Construction Type	RCC Frame Structure		
Amenities	Lift, Parking, Garden, 24x7 Security		

# **P** 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
Accessibility	Excellent Road & Metro Connectivity
Nearby Facilities	Schools, Malls, Hospitals, Religious Places

# Legal Ownership & Dispute Status

Legal Ownership: Verified [Yes] Disputes & Court Case: None Reported

Title Clear: Yes Loan/Charge on Property: No Charge Found

# **▲** Valuation Methodology Used

Method	Description
Comparable Market Approach	Based on recent sale transactions in same locality
Guideline Value	Government guidance value referred
Cost Approach (if applicable)	Not used for this valuation
Inspection Conducted On	18th July 2025
Mode of Inspection	Third Party/Physical Visit and Document Review

# Property Document Summary

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

#### **§** Fair Market Valuation Summary

Component	Area / Unit	Rate per Sq. Ft./Unit	Value (INR)
Flat (Built-up Area)	1450 Sq. Ft.	₹7,500	₹1,08,75,000
Car Parking (1 Reserved)	1 Unit	Lump Sum	₹3,00,000
Total Market Value			₹1,11,75,000

**Rounded Off Market Value: ₹1.12 Crores 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 stated purpose and should not be reused for any other objective.

# Attestation (Signature) Valuer

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

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