### PROPERTY VALUATION REPORT – Valuer "ABC"

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

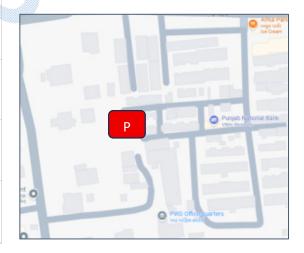
Applicant Details		
Name	Mr. Rajesh Shah	
PAN No.	ABCPS1234Z	
Contact No.	+91-98765 43210	
Email ID	rajeshshah@email.com	
Address	12-B, Green View	
	Apartments, Maninagar,	
	Ahmedabad	

<b>Property Summary</b>		
Туре	Residential Flat	
Address	401, Sunrise Residency,	
	Satellite, Ahmedabad	
Area (BU)	1320 Sq. Ft.	
Const. Year	2016	
Floor	4th / 10 Floors	
Structure	RCC Frame	

#### Valuation Overview

Report Purpose	☑ Bank Loan ☑ Visa/Immigration ☑ Buy/Sell ☐ Others
Valuation Date	20th July 2025
Inspection Date	18th July 2025
Ownership Type	☑ Freehold ☐ Leasehold ☐ Joint Ownership

# Location Map (for representation)



## 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,

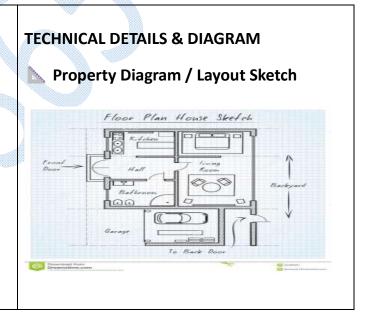
Ahmedabad – Gujarat – India (We are Serving Across India)

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

#### **Construction & Site Details**

<b>Construction Quality</b>	Standard Residential Finish		
Amenities	Lift, Parking, 24x7 Security, Water Tank		
Surroundings	Schools, Mall, Highway within 2 km		
Land Use Zoning	Residential Zone – AMC Approved		
Site Condition	Well Maintained – Occupied		
Car Parking	Yes (1 Allocated)		
Facing	East Facing (Main Door)		
Condition	Good, No visible damage or leakage		

Documents Verified		
Status		
✓ Verified		
✓ No lien found		



## Legal Observations

- No legal disputes or ownership issues observed.
- Documents aligned with possession and municipal records.
- Owner's claim verified based on sale deed and physical inspection.

Get Property Valuation from Approved Valuer Call: 9726365820 / 9726365444

#### VALUE STATEMENT & CERTIFICATION

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#### Final Property Valuation

Component	Area/Qty	Rate/Unit (₹)	Total (₹)
Built-up Area	1320 Sq. Ft.	₹7,300	₹96,36,000
Car Parking (Lumpsum)	1 Unit	₹3,00,000	₹3,00,000
Total Market Value			₹99,36,000

Rounded Off Value: ₹99,40,000/- (Rupees Ninety-Nine Lakhs Forty Thousand Only)

## Declaration by Valuer

I hereby confirm that the valuation is conducted independently and is based on:

- 1. Physical inspection and verified documents.
- 2. Comparable market rates and municipal guidance values.
- 3. Best practices and IBBI/Valuation standards.

This report is valid for the purpose(s) mentioned and is not to be reused for any other legal or financial commitment without consent.

Date: 20/07/2025



Certified By - ir (Seal & Signature)

#### Er. ABC Valuer

Registered Valuer (IBBI/RV/05/2021/12345)

Chartered Engineer, MIE (India)

M/s ABC Valuers & Engineers

Email: office@visanetworth.com | Ph: +91-9726365400

www.visanetworth.com