

 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**

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

 Applicant Details

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

 Valuer Details**M/s. LEGAL 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: +91-9726365800 | Email: office@legaladda.com | www.legaladda.com

 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

 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: 17/08/2025 | Contact No. 9726365444