

# Valuation Report

**TO**  
**MR. XYZ**

XYZ

████████████████████

Prepared by:  
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████████████████████  
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C. 9776776726546

**VALUATION REPORT**Purpose of Valuation: **To ascertain market value for Visa Purpose.**

<b>1</b>	<b>Customer Details</b>			
	Name of the Applicant	<b>MR.XYZ</b>		
	Name of Owner	<b>MR.XYZ</b>		
	Apl. no.	1508		
<b>2</b>	<b>Property Details</b>			
	Address	XYZ		
<b>3</b>	<b>Physical Details</b>			
	<b>Matching of Boundaries</b>	Yes	<b>Plot demarcated</b>	Yes
		<b>Latitude:</b>	XYZ	
		<b>Longitude:</b>	XYZ	
	<b>Property Boundaries</b>	<b>East:</b> Land of Markande Sardar	<b>West:</b> : Land of Vikreta Krishnachandra Agarwal	
		<b>North:</b> Land of Markande Sardar	<b>South:</b> Road with Land of Ram Aasreshinh etc.	
	<b>Approved Land use</b>	Non Agricultural	<b>Type of Property</b>	Non Agricultural Land
	<b>Total no. of floors</b>	Na	<b>Floor on which the property is located</b>	Na
	<b>Approx. age of the property</b>	Na	<b>Residual age of the property</b>	Na

	<b>Type of construction structure</b>	Land				
	<b>Description of Property</b>	NA				
<b>4</b>	<b>Tenure/Occupancy Details</b>					
	<b>Status of Occupancy</b>	Occupied	<b>No of Years of occupancy</b>	Na	<b>Relationship of tenant to owner</b>	Yes
<b>5</b>	<b>Stage of construction</b>					
	Stage of construction		Completed			
	If under construction, extent of completion		Not Applicable			
	Amenities/Extra fittings		Na			
<b>6</b>	<b>Legal Documents</b>		<b>Sale Deed: XYZ</b>			
<b>7</b>	<b>Violations if any observed</b>					
	Nature and extent of violations		NA			
<b>8</b>	<b>Valuation</b>					
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.			Comparative Method adopted		
b)	Rate adopted in this valuation.			XYZ		

c)	Guideline Rate obtained from Registrar's office/State Govt. Gazette/ Income Tax Notification	XYZ															
<b>9</b>	<b>Area Details of the property</b>																
	<b>AREA</b>	<p style="text-align: center;"><u>Area as Per Documents</u></p> <p>Land Area = XYZ</p>															
	<table border="1" data-bbox="240 707 1493 931"> <thead> <tr> <th data-bbox="240 707 328 792">No.</th> <th data-bbox="328 707 612 792">Valuation</th> <th data-bbox="612 707 895 792">Area Sq. Ft.</th> <th data-bbox="895 707 1150 792">Rate Adopted in sq. ft.</th> <th data-bbox="1150 707 1493 792">Value In Rs.</th> </tr> </thead> <tbody> <tr> <td data-bbox="240 792 328 871">1</td> <td data-bbox="328 792 612 871">Land</td> <td data-bbox="612 792 895 871">1XYZ</td> <td data-bbox="895 792 1150 871">XYZ</td> <td data-bbox="1150 792 1493 871">XYZ</td> </tr> <tr> <td data-bbox="240 871 328 931"></td> <td data-bbox="328 871 612 931"><b>Total</b></td> <td data-bbox="612 871 895 931"></td> <td data-bbox="895 871 1150 931"></td> <td data-bbox="1150 871 1493 931"></td> </tr> </tbody> </table>		No.	Valuation	Area Sq. Ft.	Rate Adopted in sq. ft.	Value In Rs.	1	Land	1XYZ	XYZ	XYZ		<b>Total</b>			
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1	Land	1XYZ	XYZ	XYZ													
	<b>Total</b>																
	<p><b>Remarks:</b> Here we have Adopted Rates from market Survey and rates from the Local Real Estate Agents Along with reference from websites Such as Nobroker.com, 99acres.com Etc.</p>																
<b>10.</b>		<p style="text-align: center;"><u>VALUATION SUMMARY</u></p> <p><b>FAIR MARKET VALUE SAY : XYZ</b></p> <p><b>(In Words: XYZ.)</b></p>															
11	<b>Assumptions/ Remarks</b>	<p>It is common knowledge that, more often than not, neither the consideration mentioned in the purchase agreement of a property nor the rate notified by the government for the purpose of calculating the incidence of stamp duty, is a true indication of the fair market value of the property. We had, therefore, based our valuation only on the information we had gathered from the market.</p>															

<b>12</b>	<b>Declarations</b>
	<ol style="list-style-type: none"><li>1) The undersigned does not have any direct/indirect interest in the above property.</li><li>2) The information furnished herein is true and correct to the best of our knowledge.</li></ol>

**Date: 13-09-2025**

**BHAVINKUMAR SHAH**

REG NO.CAT-1-491/66/2024-2025

GOV. APPROVED VALUER

REG.NO.IIV-RVO/OM/233/2018

CEV/IAF/RVO/VM/358

CHARTERED ENGG, AMIE

**[REDACTED]**

## **STANDARD LIMITING CONDITION**

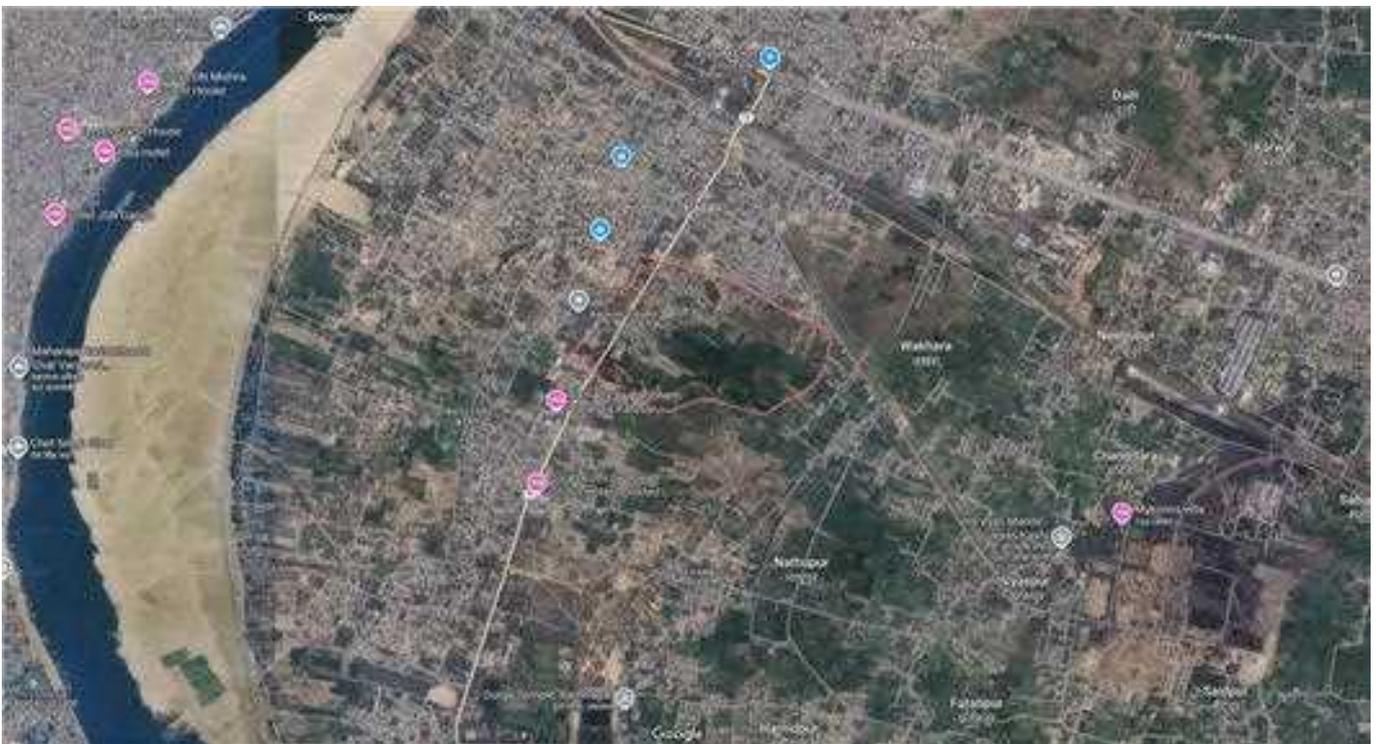
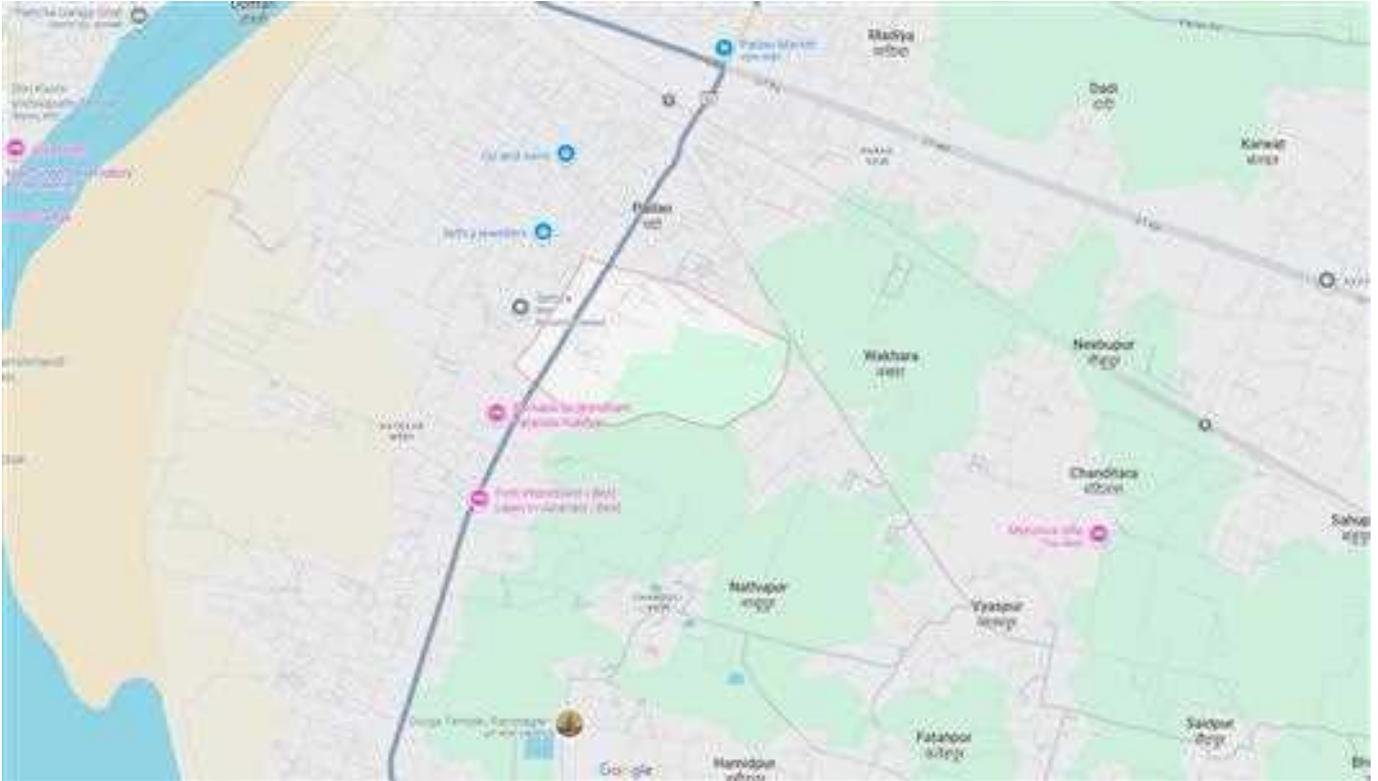
For the purpose of this valuation, it is assumed;

1. That the legal description is correct.
2. The title to the property is legally sufficient.
3. That there are no encumbrances or defects of titles.
4. That the property is free and clears of all lines.
5. That the property will be efficiently managed and properly maintained.
6. That there are no structural conditions which are not apparent.
7. That there is no sub- surface soil conditions which would cause extraordinary development costs.

The valuation is made subjects to the following contingent conditions:

1. That no liability is assumed as a result of matters of legal character affecting the property such as title defects encroachments liens overlapping boundaries party wall agreements and casements.
2. This valuation is to be used in whole and not in part. No part of it shall be used in conjunction with any other valuation. The valuation is invalid if so used.
3. That no survey structural or sub-surface soil investigation was made of the property by the valuer.
4. The valuer herein by reasons of this valuation is not required to give testimony in court with reference to the subject property unless otherwise previously arranged.
5. Possession of this report or copy thereof does not carry with it the right of publication nor may it be used for any purpose by anyone but the applicant without the previous written consent of the valuer. Present worth of the purchasing power of the rupee.
6. This valuation was made for the purpose stated and should not be used for any other purpose.
7. Each finding prediction assumption or conclusion contained in the valuation report is the valuer's personal opinion and is not an assurance that an event will or will not occur. We located on the real estate which would affect valuer analyses or conclusions with respect to the real estate that are not apparent.
8. The data gathered in the valuation process (except data furnished by client) and the valuation report will remain property of the valuer. The valuer will not violate the confidential nature of the valuer –client relationship by improperly disclosing any confidential information furnished to him.

## SITE LOCATION



DOUMENTS

[REDACTED]

[REDACTED]

Guideline Rate