

# VALUATION WALE

PROPERTY VALUER - FOR VISA | LOAN | SALE PURPOSE

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## Property Valuation Report

On the request from Owner, present valuation of following stated property is carried out To Ascertain The Market Value for VISA Application Purpose. The necessary details of the property are filled in the prescribed performa as under:

### Part – 1: General Details

Owner Name(s)	(1) Mr. Amuj Kumar Vyas (Sample) (2) Mrs. Vyas
Date of Valuation	14 September 2023
Address of Property	Sample Property Address FF-1, Bungalows, Housing Society, India – Canada Road, Near Agriculture 712 Landmark, On Delhi Mumbai Express Way, Delhi – 11011 PinCode, India Country
Type of Property	Residential Property Attached Land
Valuation Purpose	VISA / Selling / Capital Gain / Etc
Survey No./Plot Land Details	8-A Mumba/17889
Locality Class	Low/Middle/High
Property Valued is in Possession of Owner	Yes
Age of Property – Construction Year	10 Years

### Part -2: Area Details

Land Area	500 Square Ft.
Construction Area – Buildup	400 Square Ft.
Super buildup	400 Square Ft.

### Part -3: Market Value and Parameter

Method	Based on Survey, Information Taken Through Market, Latest Deal of Buying and Selling, Overall Prevailing Market Condition of Rate
Rate Per Square Feet/Meter/Yard	Rs. 1000/Per Feet

#### Part – 4: Valuation

Method	Basis	Square Feet Rate	Valuation
Fair Market Value	Based on Survey, Information Taken Through Market, Latest Deal of Buying and Selling, Overall Prevailing Market	Rs. 1000/-	Rs. 5,00,000/-
Stamp Duty Valuation	Government Stamp Duty Valuation as per Jantri	Rs. 300/-	Rs. 30,000/-
Distressed Value	As per Distressed Valuation Method	Rs. 600/-	Rs. 5,00,000/-
Insurable Value	Insurance Valuation of Property prevailing as per location	Rs. 800/-	Rs. 4,00,000/-

**Value of Property = 5,00,000/- (Rupees Five Lakhs Only)**

#### Part – 4: Declaration

1. The Owner/Assignee/Executor on behalf of owner is fully responsible for the authenticity of the ownership
2. We have not verified the legal titles of property.
3. We have not been found guilty of misconduct in my professional capacity;
4. We have not been convicted of any offence & sentenced to a term of imprisonment;
5. We/Owner have inspected the property.
6. We have no direct or indirect interest in the property valued; The information furnished is true and correct to the best of my knowledge and belief.

Enclosed – Attached Annexure

Sign & Seal of Valuer

Government Approved Valuer

Registration Number: IVA/IBBI/CE

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