

## VALUATION REPORT

Issued under the CB South India × Mourya Concepts Certified Valuation Programme

Ref. No.	CB-MV-[XXXXXX]	Date of Report	[DD-MM-YYYY]
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### 1. CUSTOMER DETAILS

Name of Owner(s)	[Full Name(s) of Property Owner(s)]
CB Reference ID	[CB South India Client Reference]
Mobile No.	[+91 XXXXXXXXXXX]
Case Type	[Bank Valuation / Private Valuation / Mortgage]
Referred By	[CB Office / Franchise Name / CB Agent Name]

### 2. PROPERTY DETAILS

Property Address	[Full Address including Survey No., Village, Taluk, District, PIN]
Nearby Landmark	[Nearest Recognizable Landmark]
Latitude / Longitude	[XX.XXXXXX, XX.XXXXXX]
Type of Property	[Residential / Commercial / Agricultural / Industrial]
Approved Land Use	[Residential / Commercial / Mixed Use]
CB Listing ID (if any)	[CB Listing Reference, if listed on CB platform]

### 3. DOCUMENT DETAILS

Document	Provided	Approval Authority	LP / File No.	Date
Layout Plan	Yes / No	[Authority]	[No.]	[Date]
Building Plan	Yes / No	[Authority]	[No.]	[Date]
Construction Permission	Yes / No	[Authority]	[No.]	[Date]
Occupancy Certificate	Yes / No	[Authority]	[No.]	[Date]
Legal Documents	Yes / No	[Authority]	[No.]	[Date]

### 4. PHYSICAL DETAILS — ADJOINING PROPERTIES

As per Documents		As per Site Inspection	
East	[As in Documents]	East	[Actual on Ground]

West	[As in Documents]	West	[Actual on Ground]
North	[As in Documents]	North	[Actual on Ground]
South	[As in Documents]	South	[Actual on Ground]

## 5. AREA & TENURE DETAILS

Total Site Area (Sft)	[XXXX.XX Sft]
Total Site Area (Cents / Acres)	[XX.XX Cents]
Type of Structure	[RCC / Load Bearing / RCC + Tiled / Steel Structure]
Sanction BUA (Sft)	[XXXX Sft]
Actual BUA (Sft)	[XXXX Sft]
Carpet Area (Sft)	[XXXX Sft]
Age of Property (Years)	[XX Years]
Residual Age (Years)	[XX Years]
Tenure / Occupancy	[Owner Occupied / Tenant / Vacant]
Plot Demarcated	[Yes / No]
Boundaries Matching	[Yes / No]
Violations Observed	[None / Describe if any]

## 6. VALUATION SUMMARY

Govt. Guideline Rate (per Sft)	₹ [XXXX]
Current Fair Market Rate (per Sft)	₹ [XXXX]
Total Land Value (FMV)	₹ [X,XX,XX,XXX]
Value of Structure	₹ [X,XX,XX,XXX]
Depreciation Applied	[X]% — ₹ [X,XX,XXX]
Value of Interior & Amenities	₹ [X,XX,XXX]
<b>Fair Market Value (FMV) @ 100%</b>	<b>₹ [X,XX,XX,XXX]</b>
Realizable Value @ 95%	₹ [X,XX,XX,XXX]
Distress / Forced Sale Value @ 85%	₹ [X,XX,XX,XXX]

## 7. REMARKS & OBSERVATIONS

1. [Insert site observation remark]
2. [Legal status note if applicable]

3. [CB-specific note — e.g., property listed / under negotiation]

## 8. DECLARATION

1. The property was physically inspected by the undersigned on [Date of Inspection].
2. The undersigned does not have any direct or indirect interest in the above property.
3. The information furnished herein is true and correct to the best of our knowledge.
4. This report has been prepared under the CB South India × Mourya Concepts Certified Valuation Programme.

### Signature of Approved Valuator

Mr. Venugopal | Mourya Concepts  
Govt. of India Approved Valuator  
IT-Approved Valuator | Court Commissioner |  
Arbitrator

Place: [City] Date: [DD-MM-YYYY]



### Authorised by CB South India

[Franchise Name] | Coldwell Banker South  
India

M/s. Value Add Realty  
CB Office: [City / Branch]

Place: [City] Date: [DD-MM-YYYY]

Official CB South India Certified Valuation Partner Seal — M/s. Value Add Realty

*DISCLAIMER: This valuation report has been prepared for the exclusive use of the named client. The Fair Market Value stated herein reflects conditions as on the date of inspection and shall not be construed as a guarantee of the sale price. This report is issued under the CB South India × Mourya Concepts Certified Valuation Programme and complies with applicable government valuation guidelines. The CB South India Certified stamp affixed herein authenticates that this report has been issued through M/s. Value Add Realty's official referral and quality assurance process.*