

PROPERTY VALUATION REPORT



PropTech Startup of the Year 2024 Award Winner from Realty+



MSME 2024 Award Winner from Divyabhaskar



Startup India Registered Company



4.4* Rated Customer Service



Property Valuation Report

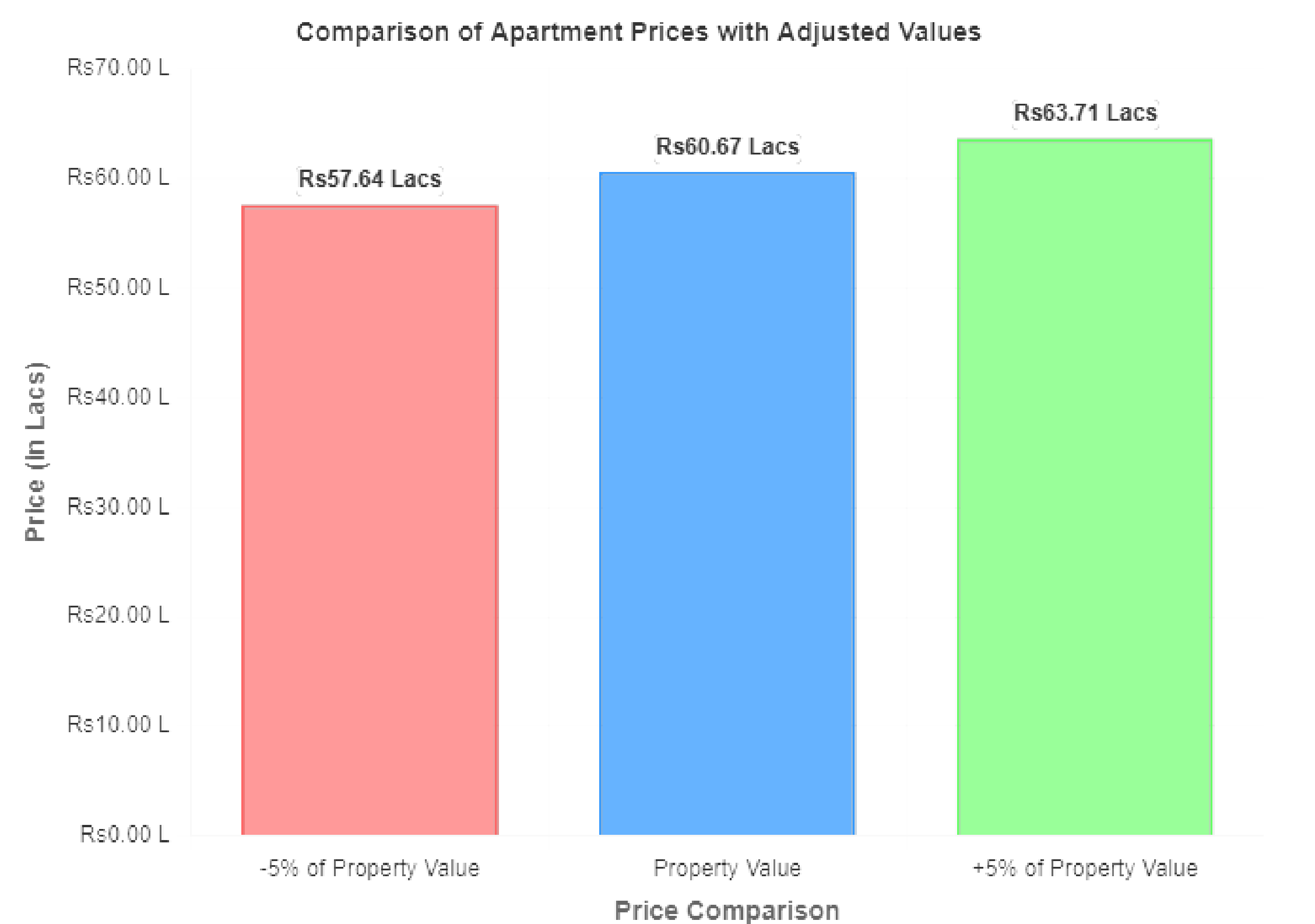
Property Details:

Date of Report: 26-01-2025
Name: Mr. Nikunj Kothari
Mobile No.: 9723597236
Area: Chandlodia
Furnishing: Fully Furnished
Unit Type: Sq.Yd
Super Built-Up Area: 125
Age of Property: 12 Y
Number of Bedrooms: 2
Number of Bathrooms: 2
Number of Covered Parking: 0
Number of Open Parking: 1
Overlooking: Garden
Amenities: Park,Club House,Security,

Model Accuracy Score: 98.65%

Considered Data Points: 1068

Property Value:Rs 60.67 Lacs





A Company of Proptech Cleardeals Private Limited

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Cleardeals Property Valuation Framework

Data-Driven Estimates

Cleardeals provides data-driven estimates for property valuations with high accuracy.

Rich Data Ecosystem

Benefit from our robust dataset, continuously updated with insights from lakhs of property listings posted annually, supplemented by real-world insights from industry experts.

Advanced-Data Modelling

Our approach utilizes advanced data models, including Dynamic Factor Models, Factor-Augmented Vector, and Autoregressions. These models identify key pricing factors across various real estate markets.

Continuous Improvement

We are dedicated to continuous enhancement, developing new machine learning models to accurately price projects and localities across all areas of Ahmedabad, achieving an error margin of just $\pm 2\%$.

Declaration

Property Valuation Method

This Property Valuation Report has been prepared by Cleardeals using the Sales Comparison Method (SCM). The Sales Comparison Method is a widely recognized approach in real estate appraisal that estimates property value by comparing similar properties recently sold in the same area.

Purpose of Report

This report is intended solely for educational purposes and should not be used for any other purposes, including legal, financial, or transactional decisions without independent verification and professional advice.

Disclaimer

Cleardeals makes no warranties or representations regarding the accuracy, reliability, or completeness of the information contained in this report. Property prices may fluctuate monthly, and while efforts are ongoing to enhance the accuracy of our valuation model, changes in market conditions and property conditions can impact property values.

Validity

This report is valid for a period of 30 days from the date of issuance. Any reliance placed on this report beyond this period is not recommended without a re-evaluation.