**Property Valuation Services – Know the True Worth of Your Property**

**Unlock the true value of your property with expert legal support.**

Whether you’re buying, selling, leasing, or involved in any legal transaction, **property valuation** is the cornerstone of every smart real estate decision. As a trusted Advocate service provider, we ensure that your property is valued fairly, legally, and in compliance with all regulatory standards.

**✅ Why Property Valuation Matters to You:**

Property valuation is not just about estimating a price — it’s about understanding the **legal, market, and financial worth** of your property. Our valuation services help you:

* Avoid disputes in real estate deals
* Comply with court and government documentation
* Ensure fair compensation in acquisition or inheritance
* Assess stamp duty, capital gains, and tax implications
* Support loan approvals and mortgage assessments

**Types of Property Valuation Services We Offer:**

We offer **comprehensive property valuation** for various purposes:

**🏠 Residential Property Valuation**

For buying, selling, renting, succession planning, or disputes related to flats, houses, or residential plots.

**🏢 Commercial Property Valuation**

For office spaces, shops, and commercial premises, whether for leasing, partnership exit, or income tax purposes.

**🌾 Agricultural & Industrial Land Valuation**

Helps in land acquisition matters, government compensations, or planning industrial projects.

**📜 Legal Valuation for Court or Tribunal Use**

Essential in litigation involving divorce, partition suits, probate, insolvency, or disputes.

**🏛️ Valuation for Taxation and Compliance**

Helps determine value for wealth tax, capital gains, stamp duty, gift tax, and registration purposes.

**When You May Need Property Valuation:**

* Sale or purchase of property
* Property partition or family settlement
* Loan against property / Mortgage
* Property dispute in court
* Probate or succession certificate matters
* Government acquisition
* Income Tax or Wealth Tax assessments
* Partnership dissolution or corporate mergers

**⚖️ Why Choose Us as Your Legal Property Valuation Partner?**

* **Legally Compliant Reports**: We work closely with certified valuers and ensure your reports are accepted by banks, courts, and government bodies.
* **Document Verification**: We scrutinize title deeds, ownership documents, and encumbrances.
* **Dispute Resolution Support**: Expert legal backing for valuation disputes or under-assessment issues.
* **Transparent & Trustworthy Process**: Fair, unbiased, and well-documented valuation services.

**📚 Documents Required for Property Valuation:**

Clients must be ready with key documents for accurate and lawful valuation. These typically include:

1. Property Title Deed / Sale Deed
2. Property Tax Receipts
3. Approved Building Plan / Layout Plan
4. Encumbrance Certificate
5. Mutation Records / Land Records
6. Occupancy Certificate (for constructed properties)
7. Previous Valuation Report (if any)
8. Government Gazette Notification (if land acquisition is involved**)**

**👨‍⚖️ Who Can Conduct a Property Valuation?**

Valuation must be done by:

* Registered Government Valuers
* Chartered Engineers (in some cases)
* Architects or Certified Surveyors
* Legal Experts (to ensure legality of title & compliance)

**Note:** As legal professionals, we coordinate with authorized valuers to ensure that the report meets the legal purpose and is admissible in relevant authorities, banks, or courts.

**🧾 Legal Use Cases for Valuation Reports:**

Your clients should know where and how valuation reports are used:

|  |  |
| --- | --- |
| Use Case | Authority Where Used |
| Partition / Inheritance cases | Civil Court / Family Court |
| Land acquisition compensation | Government / Collector Office |
| Divorce or marital disputes | Family Court |
| Income tax or wealth declaration | IT Department |
| Property sale or gift transfer | Sub-registrar / Stamp Duty Office |
| Probate or succession matters | District Court / High Court |
| Bank loans or mortgage | Lending Institutions / NBFCs |

**💼 Our Role as Legal Experts in Property Valuation:**

1. Reviewing ownership and title clarity
2. Ensuring proper land classification and usage approvals
3. Verifying zone-based valuation or circle rates
4. Supporting clients in valuation-based disputes
5. Advising on fair market value vs. government rate

**🔒 Client Assurance:**

* 100% Confidentiality
* Legally Compliant Documentation
* Liaison Support with Valuer, Registrar & Legal Authorities
* Support in dispute resolution, appeals, or objections