

PROPERTY VALUATION

Property Address: House No 11 street 65, F-8/3 , Islamabad

Client Name : Khalid Elahi Khokar

Date of Valuation : 19 January, 2026

Presented by

Square21 Marketing & Contractors (Pvt Ltd)

EXECUTIVE SUMMARY

Property Type : Residential

Plot Size : 1777 (Sq.yards)

Location : House No # 11 street # 65 F-8/3 ,
Islamabad

Demand in Market : 80 crore

Market Value : 65 to 76 crore (Depends on Condition)

Purpose of Valuation : For general assessment



PROPERTY DETAILS

Building Unit: Double Unit

No of floors: Two (2)

Bedrooms: 11 Bedrooms

Bathrooms: 11 bathrooms

Age of building: 27 years

Condition: Average



LOCATION & SURROUNDING

Sector F-8:

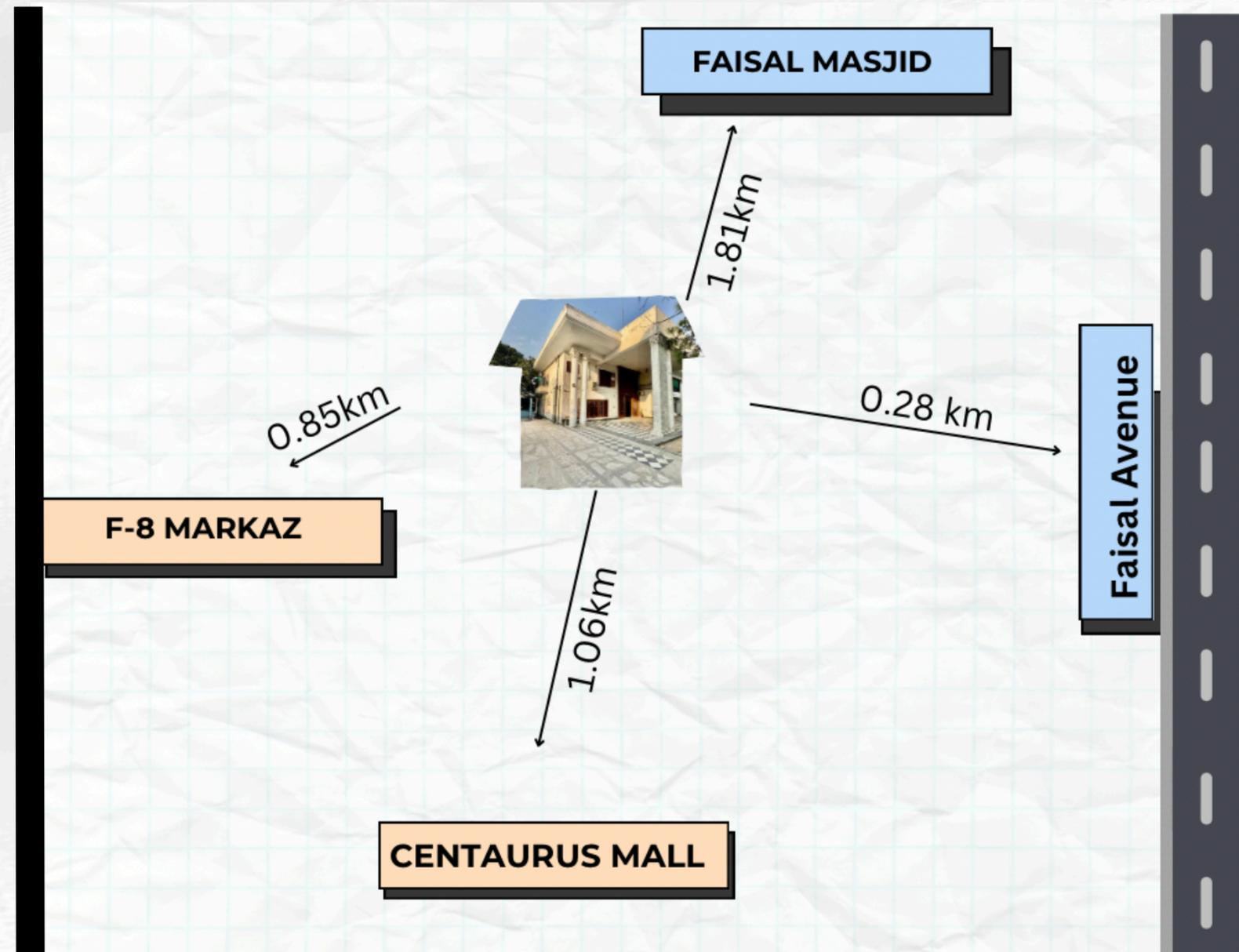
- well-developed,
- sought- after residential
- commercial area.
- known for its green space.

Road Access :

- 40 feet wide street
- 0.28(km) away from Faisal Avenue

Nearby Facilities :

- 1.06 (km) away from Centaurus Mall.
- 1.8(km) away from Faisal Masjid
- 0.85(km) away from F-8 Markaz



RENTAL YEILD

- Based on a fair market value anchor of 65 crore PKR
- The gross return on investment is:
 - Monthly Gross Yield = 0.28%
 - Annual Gross Yield = 3.3%

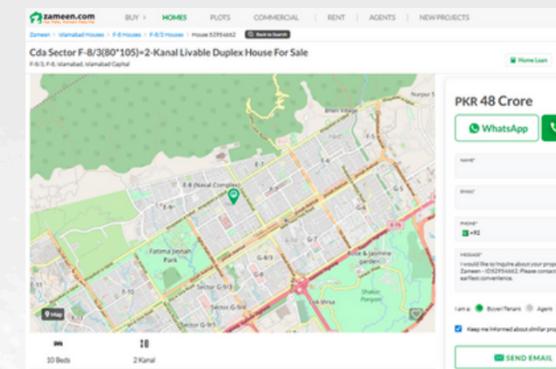
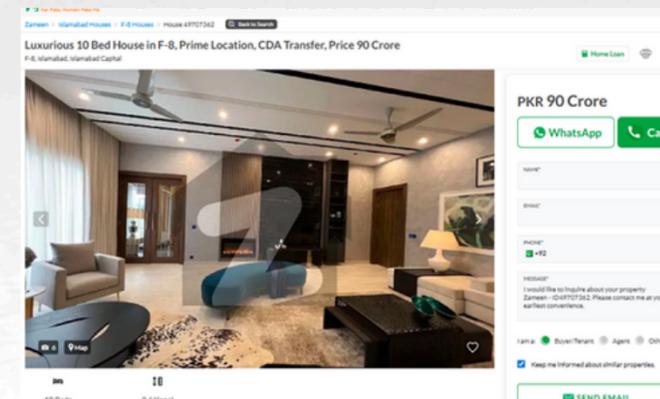
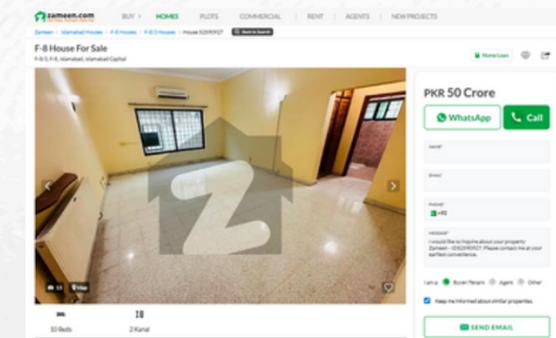
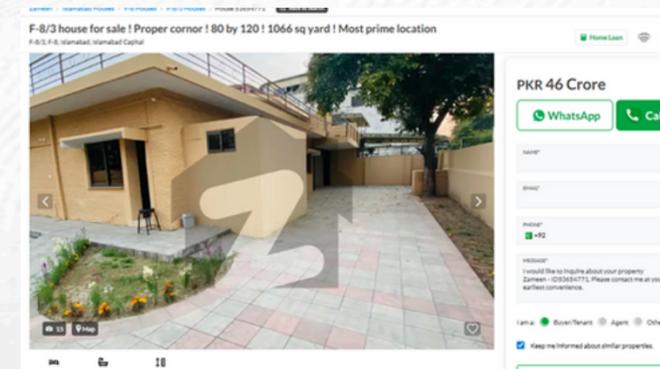
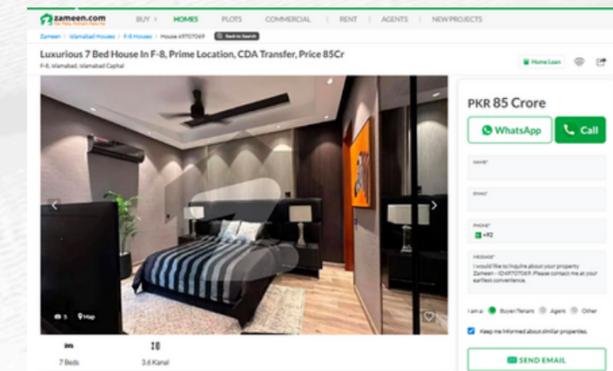
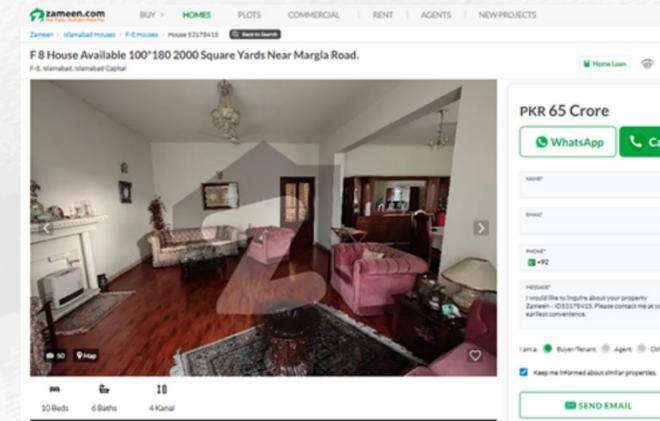
Note: Detailed ROI analysis has been published in the valuation report.



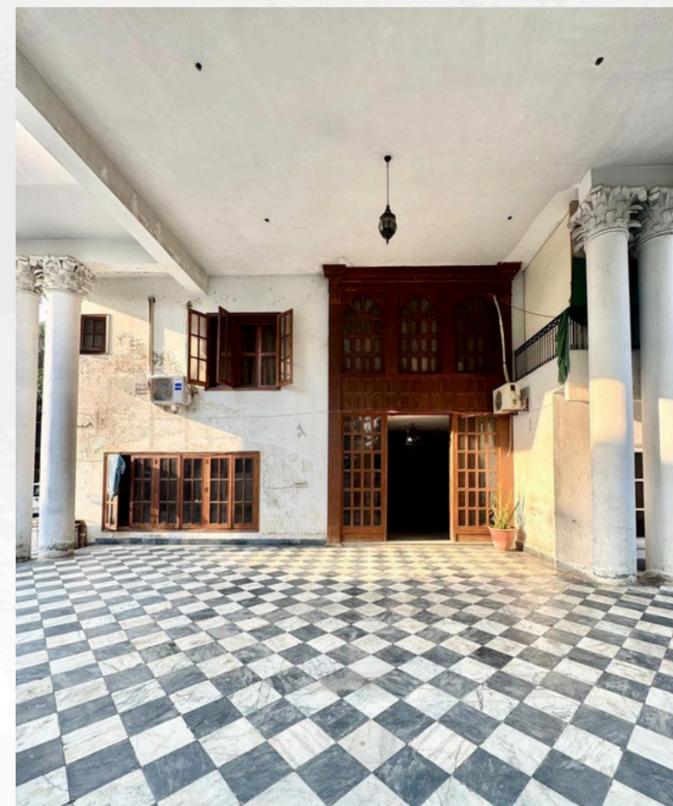
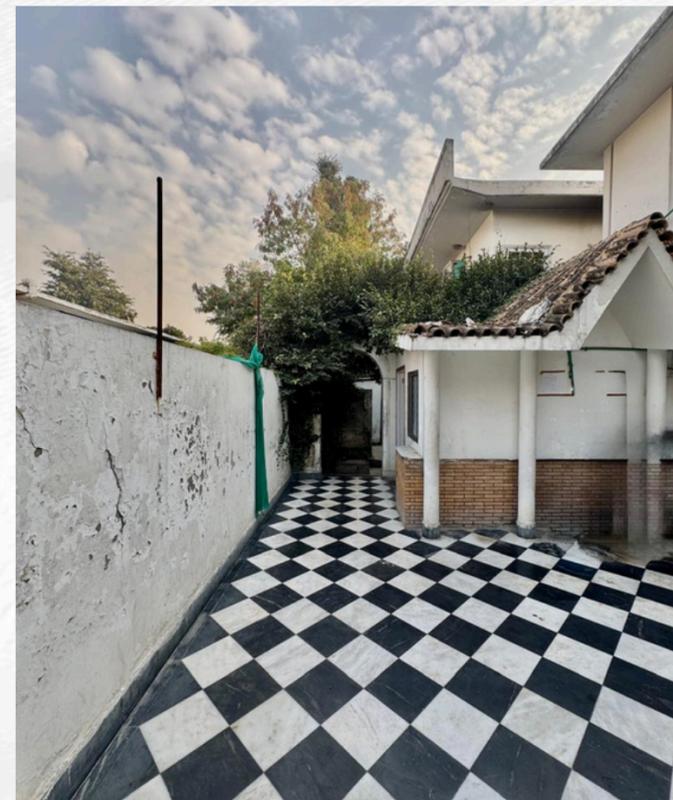
MARKET ANALYSIS

Market Context & Valuation Basis

- **Comparables (F-8/3):**
- **PKR 65 Cr – 1.2 Arab** for 3.6–4 Kanal houses.
- **Value Drivers:**
 - **Plot Size:** 3.5 Kanal prime land.
 - **Location:** Premium for park-facing, quiet street.
 - **Condition:** Good, immediately usable.
- **Visual evidence** from Jan 2026 listings supports analysis.



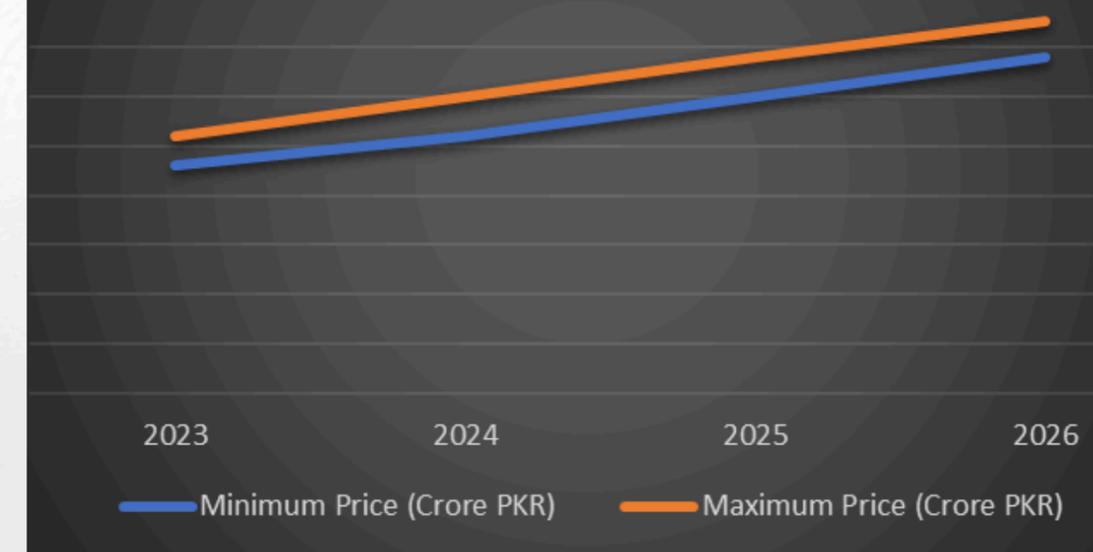
REAL SITE IMAGES



Future Prediction:

- **Historical Growth:** Consistent 5% annual appreciation.
- **2023 Benchmark:** 3–4 Kanal houses at PKR 46–52 Crore.
- **3-Year Forecast (2029):** Prices projected to reach PKR 82–87 Crore.
- **Note:** Final value remains subject to specific conditions and location.
- **Supporting visual graph** illustrates this projected growth trend.

Predicted prices of 3-4 kanal houses in F8



Conclusion & Disclaimer

Conclusion:

- Professional valuation opinion
- Based on physical inspection and market analysis
- Value driven by land size and elite location

Key Disclaimer:

- The report is for client use only.
- Client must independently verify all legal documentation.
- Valuer assumes no liability for future market changes or undetected legal/structural issues.



References:

The data is sourced from the following sources:

- Local Market
- Websites such as Zameen.com and Lamudi. pk.



THANK YOU



Square21 Marketing & Contractors (Pvt Ltd)



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