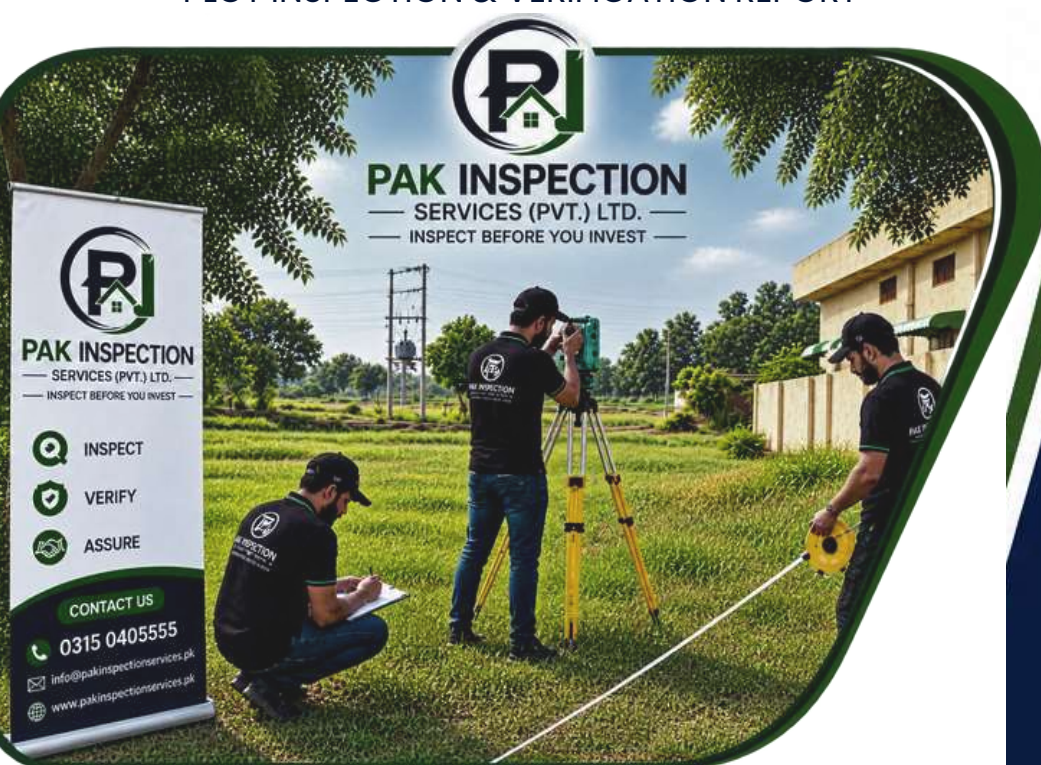




INDEPENDENT
PROPERTY
INSPECTION

PROPERTY INSPECTION REPORT

PLOT INSPECTION & VERIFICATION REPORT



REPORT ID

PIR-2026-00156

INSPECTION DATE

24 July 2026

RECOMMENDATION



**HIGHLY
RECOMMENDED**



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INSPECTION



UNBIASED
VERIFICATION



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ANALYSIS



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SCAN TO VIEW

FULL REPORT

Detailed inspection, verification
and analysis inside



46A Commercial
Lawyers Housing Society Phase 1
Main Canal Expressway, Faisalabad.



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PROPERTY INSPECTION REPORT

PLOT INSPECTION & VERIFICATION REPORT

EXECUTIVE SUMMARY

This report has been prepared to provide a complete and independent assessment of the subject property. Our team has conducted on-site inspections, market research, and legal verification to help you make informed and confident property decisions.

REPORTS CONTENTS

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 01 PROPERTY INFORMATION Property detail, client information, amenities and utilities summary	02
 02 PROPERTY MAP AND SURROUNDINGS Location map, plot attributes, nearby facilities, advantages and key observations.	03
 03 PHYSICAL INSPECTION On-site inspection, construction & environment assessment with site photographs.	04
 04 MARKET ANALYSIS Market overview, fair value, price range, trends, and demand analysis.	05
 05 LEGAL VERIFICATION Document verification, ownership, NOC status, litigation, and dues check.	06
 06 INVESTMENT ANALYSIS Risk meter, growth potential, resale prospects, development analysis, and investment opinion.	07
 07 FINAL RECOMMENDATIONS Comparison snapshot, overall rating, society review and final recommendations.	08
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ABOUT PAK INSPECTION SERVICES

Pak Inspection Services (PVT.) LTD. is a leading property inspection and verification company committed to providing independent, unbiased and reliable property assessment services

Our mission is to help clients make safe, smart, and informed property decisions with complete transparency and trust.

WHAT THIS REPORT INCLUDES

- ✓ Detailed Property Information
- ✓ Property Map & Surroundings Review
- ✓ Physical Inspection & Site Visit
- ✓ Market Analysis & Price Trends
- ✓ Legal Verification & Document Check
- ✓ Investment Analysis & Risk Assessment
- ✓ Final Recommendations

WHY THIS REPORT MATTERS

-  **INDEPENDENT ASSESSMENT**
Unbiased and transparent property evaluation.
-  **ON-SITE INSPECTION**
Physical visit and detailed site verification.
-  **DOCUMENT VERIFICATION**
Ownership, NOC, dues, and legal status check.
-  **MARKET RESEARCH**
Real market data and price trend analysis.
-  **INVESTMENT GUIDANCE**
Expert opinion for safe and profitable decisions.

OUR INSPECTION METHODOLOGY



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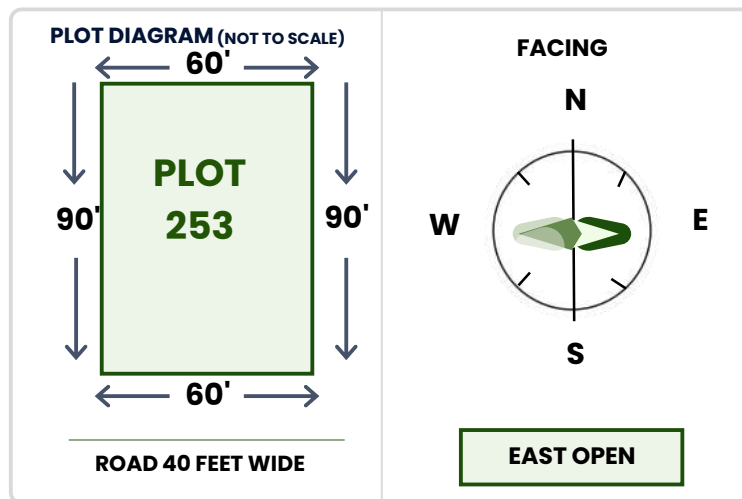
PROPERTY INFORMATION

Report ID: PIR-2026-00156

A. PROPERTY DETAILS

	Society	Lawyers' Housing Society
	Phase	Phase 1
	Block	C
	Plot No.	253
	Plot Size	1 Kanal
	Dimensions	60 x 90
	Facing	East Open
	Road Width	40 feet
	Land Status	Residential plot
	Plot Type	Developed
	Possession	Available
	Transfer Status	Transferable
	Construction Allowed	Yes

B. PLOT DIAGRAM & FACING



C. CLIENT INFORMATION

	Client name	Muhammad Ahmed
	Contact No.	0300-1234578
	Email	ahmed123@yahoo.com
	Purpose	Purchase Decision Support
	Inspection Date	24 July 2026

E. UTILITIES SUMMARY

	Electricity Available		Sewerage Available
	Water Available		Internet Available
	Gas Not Available		Street Lights Available

F. ADDITIONAL PROPERTY ATTRIBUTES

	Corner Status Non-Corner		Park-Facing No		Boulevard Facing No		Plot Level Levelled		Development Status Developed		Nearby Construction Yes
--	-----------------------------	---	-------------------	---	------------------------	---	------------------------	--	---------------------------------	---	----------------------------



NOTE: All the above information is verified during the on-site inspection, and based on available records at the time of inspection



PROPERTY MAP & SURROUNDINGS

Report ID: PIR-2026-00156

A. SOCIETY MAP (LAWYERS HOUSING SOCIETY)

PLOT INFORMATION



	Block	C
	Plot No.	253
	Plot Size	1 Kanal
	Plot Type	Residential Plot
	Road Width	40 Feet
	Facing	East open
	Status	Developed

LEGEND

-  **Plot Location**
-  **Selected Plot**
-  **Parks**
-  **Commercial Area**
-  **Main Roads**



KEY POSITIVE POINTS

-  **Near Park & Main Boulevard**
-  **East Open Plot**
-  **T-Shaped Plot**
-  **No Overhead Electric Wires**



KEY NEGATIVE POINTS

-  **Near Water Tank**
-  **Near Commercial Area**
-  **Near Society Store Room**



NOTE:

The map is for reference only. Actual location and surroundings are verified during on-site inspection



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PHYSICAL INSPECTION & SITE OBSERVATION

Report ID: **PIR-2026-00156**

PHOTOS: 8

VIDEO: 1



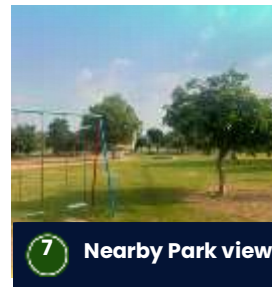
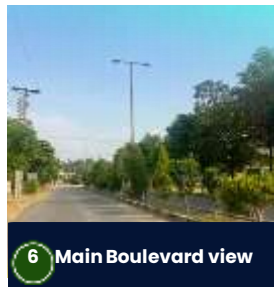
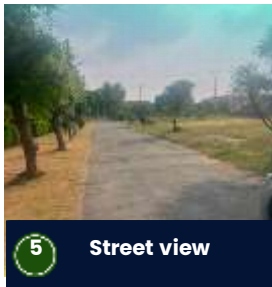
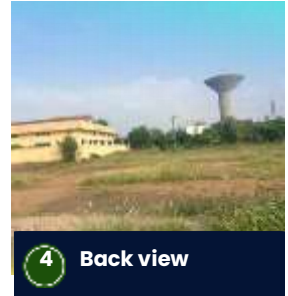
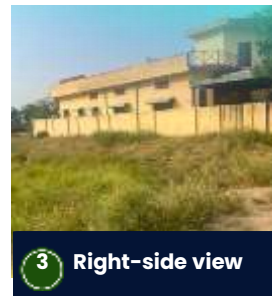
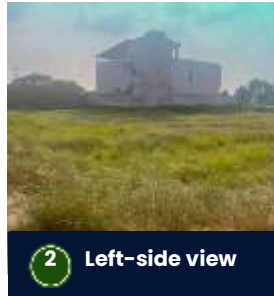
All site photos and video walkthroughs are attached with this report and also available via secure link

To view media, visit:

pakinpectionservices.pk/report/IPK-25-05-18-0245

(Link shareable with authorized parties only)

A. SITE PHOTOS (8 IMAGES)



Video Walkthrough

1 video attached (complete site walkthrough)

Also available via secure link mentioned above

B. SITE INSPECTION CHECKLIST

INSPECTION ITEM	STATUS	REMARKS	INSPECTION ITEM	STATUS	REMARKS
Road Condition	✓ Good	Wide road access	Gas	✗ Not Available	Govt. Connection not available
Street Lighting	✓ Available	Working	Internet/Fiber	✓ Available	Fiber available
Water Supply	✓ Available	Nearby connection	Drainage	✓ Available	Society Disposal System
Sewerage	✓ Available	Connected line	Plot level	⬇ Levelled	Normal Level
Electricity	✓ Available	Supply available	Accessibility	✓ Good	Easy access

C. INSPECTOR REMARKS



The property is located in a developed block with good road access and essential utilities. The plot benefits from its East Open location, proximity to the park and main boulevard, and the absence of overhead electric wires. However, the property is situated near the society water tank, commercial area, and store room, and the government gas connection is currently unavailable. Overall, the property is considered suitable for residential construction and long-term investment.



NOTE:

The above findings are based on the physical site inspection conducted on the inspection date and the information available at the time of inspection.



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REPORT ID

PIR-2026-00156



REPORT DATE

24 JULY 2026



PREPARED FOR

Muhammad Ahmed

1 PROPERTY DETAILS



Society : Lawyers Housing Society, Phase 1



Block : C Block



Plot No. : 253



Plot Size : 1 Kanal



Property Type : Residential Plot



Seller Demand / Asking Price : **2.00 CRORE**

2 MARKET EVIDENCE & REFERENCES

Our inspection team has collected the following market evidence and references to derive a fair market opinion.

Sr.	Nature Type	Block	Size	Reference Details	Our Inspection
1	Sold Transaction	C Block	1 Kanal	Plot No. 259 – Sold at 1.75 Crore	Verified through market sources
2	Sold Transaction	C Block	1 Kanal	Plot No. 257 (Corner) – Sold at 1.95 Crore	Verified through market sources
3	Sold Transaction	B Block	1 Kanal	Plot No. 171 – Sold at 2.00 Crore	Verified through market sources
4	Active Offer	B Block	1 Kanal	Plot No. 176 – Asking Price 1.90 Crore	Verified through market sources
5	Active Offer	A Block	1 Kanal	Plot No. 151 – Asking Price 1.95 Crore	Verified through market sources



The above references include verified transactions and active offers collected by our inspection team from reliable market sources.

3 DEAL DECISION GUIDE

USE THIS GUIDE TO DECIDE RIGHT PRICE LEVEL



EXCELLENT DEAL
BELOW 1.80 CRORE

Property is available below the recommended market range.
Strong Buy



RECOMMENDED DEAL
1.80-1.85 CRORE

Fair market range.
Recommended buying zone.



ACCEPTABLE DEAL
1.85-1.90 CRORE

Acceptable price depending on location and urgency.



OVERPRICED
ABOVE 1.90 CRORE

Demand is above the recommended market range.
Negotiation Recommended.

4 CURRENT DEMAND POSITION

Seller Demand/
Asking Price

2.00 CRORE

Estimated market
position

OVERPRICED



ASSESSMENT

The seller's asking price is above the recommended market range based on available market evidence and inspection findings.

5 CURRENT MARKET SUMMARY



Lowest Available 1.50 Crore



Highest Available 2.80 Crore



Market Activity High



Market prices may vary depending on location, facing, road position, dimensions, and surrounding developments

6 FINAL INDEPENDENT OPINION



Based on our independent inspection, verified market references, and current market activity, the recommended purchase price for this property is:
1.80 – 1.85 CRORE



Recommended Action

It is recommended to negotiate the purchase within the 1.80 Crore to 1.85 Crore price range.



Notes

The current seller demand of 2.00 Crore is considered above the recommended market value. Price negotiation is advised before proceeding with the transaction



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REPORT ID

PIR-2026-00156



REPORT DATE

24 July 2026



PREPARED FOR

Muhammad Ahmed

REQUESTED BY: **SELLER**

The seller wants to know the right market range to sell the property.

1 PROPERTY DETAILS



Society

Lawyers Housing
Society, Phase 1



Block

C Block



Plot No.

253



Plot Size

1 Kanal



Property Type

Residential Plot



Seller Demand
/ Asking Price

2.00 CRORE

2 MARKET EVIDENCE & REFERENCES

Our inspection team has collected the following market evidence and references to derive a fair market opinion.

Sr.	Nature Type	Block	Size	Reference Details	Our Inspection Team
1	Sold Transaction	C Block	1 Kanal	Plot No. 259 – Sold at 1.75 Crore	Verified through market sources
2	Sold Transaction	C Block	1 Kanal	Plot No. 257 (Corner) – Sold at 1.95 Crore	Verified through market sources
3	Sold Transaction	B Block	1 Kanal	Plot No. 171 – Sold at 2.00 Crore	Verified through market sources
4	Active Offer	B Block	1 Kanal	Plot No. 176 – Asking Price 1.90 Crore	Verified through market sources
5	Active Offer	A Block	1 Kanal	Plot No. 151 – Asking Price: 1.95 Crore	Verified through market sources



The above references include verified transactions and active offers collected by our inspection team from reliable market sources.

3 SELLER DECISION GUIDE

USE THIS GUIDE TO DECIDE RIGHT PRICE TO SELL



BELOW FAIR MARKET RANGE

BELOW 1.80 CRORE

Price is significantly below the current market range. You may receive lower offers.



RECOMMENDED SELLING RANGE

1.80-1.85 CRORE

This is the most suitable range based on current market evidence. Higher chance of genuine offers and timely sale.



ACCEPTABLE SELLING RANGE

1.85-1.90 CRORE

Price is acceptable, but may take more time and negotiation to close the deal.



OVERPRICED RANGE

ABOVE 1.90 CRORE

Price is above the current market range. May result in longer time on market and fewer buyers.

4 CURRENT DEMAND POSITION

Seller Demand/
Asking Price

2.00 Crore

Estimated market
position

High range
(CAUTIOUS)



ASSESSMENT

The asking price is on the higher side compared to recent market evidence. Expect negotiation.

5 CURRENT MARKET SUMMARY



Lowest Available

1.50 Crore



Highest Available

2.80 Crore



Market Activity

High



Market prices may vary depending on location, facing, road position, dimensions, and surrounding developments

6 FINAL INDEPENDENT OPINION



RECOMMENDED SELLING RANGE

1.80- 1.85 CRORE

RECOMMENDED ACTION

It is recommended to negotiate the purchase within the 1.80 crore to 1.85 crore price range.



ADDITIONAL NOTE:

Market conditions and buyer activity may change. Re-evaluation is recommended if there is a delay in sale.



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This legal analysis has been prepared under the guidance and supervision of a **Professional Lawyer** and a **Retired Record Keeper** with extensive experience in property and land record matters.



A. OWNERSHIP VERIFICATION

STATUS

Registry/ Fard verified	☒	Clear
Owner CNIC Match	☒	Clear
Seller Authority verified	☒	Clear
Title Deed / Documents verified	☒	Clear
Heirship (if applicable)	☐	N/A



B. SOCIETY / SCHEME VERIFICATION

STATUS

Plot Existence in Society Records	☒	Clear
Transfer Allowed	☒	Clear
Society Dues Check	☒	Not Clear
Possession Status Verified	☒	Clear
NOC from Society (if required)	☒	Clear



C. LEGAL CLEARANCE CHECK

STATUS

Litigation check (Court case)	☐	Clear
Encroachment Check	☐	Clear
Stay Order/Injunction Check	☐	Clear
Recovery/Attachment Check	☐	Clear
Legal Objection (if any)	☐	None



D. FINANCIAL VERIFICATION

STATUS

Installments/Dues Status	☒	Not Clear
Tax/Property Tax Status	☒	Clear
Utility Charges (if any)	☒	Clear
Transfer Charges (payable)	☒	Not Clear
Other Payables	☐	None



E. LEGAL REMARKS

Ownership documents, including the Registry / Fard / Allotment, have been verified from the relevant authorities. The property is clear of any major legal issues, court cases, and encroachments. Society records confirm that the plot is transferable; however, maintenance charges are outstanding, and transfer charges remain payable. These dues should be cleared before the final transfer of ownership.



F. OVERALL LEGAL STATUS



CLEAR

No legal issue found



CONDITIONAL

Maintenance charges are outstanding, and transfer charges are payable. These obligations should be settled before completing the transaction.



NOT CLEAR

Legal issues found



NOTE: Legal status may change over time. It is advised to re-verify before final transaction.



Verified by Legal Team
Lawyers & Retired Record Keeper

Date: 24-07-2026



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 This section provides an analysis of the investment potential, market comparison and overall outlook of the subject property based on current market conditions and development trends.

A. INVESTMENT POTENTIAL

GOOD LONG-TERM INVESTMENT OPPORTUNITY

REASON:

- * Located in Lawyers Housing Society Phase 1.
- * East Open & T-Shaped Plot.
- * Near Park & Main Boulevard.
- * Good road accessibility.
- * Suitable for both residential construction and long-term investment.
- * Strong potential for future capital

B. FUTURE APPRECIATION OUTLOOK

Future Growth Assessment

SUPPORTING FACTORS:

- * Continuous development within the society.
- * Increasing residential demand.
- * Strategic location on Main Canal Expressway.
- * Ongoing infrastructure improvements.
- * Positive long-term appreciation potential.

C. RISK LEVEL

**Overall Risk Assessment
LOW TO MODERATE**

RISK FACTORS:

- * Society's sewerage system is operational but not connected to the main disposal line.
- * Natural gas connection is currently unavailable.
- * Infrastructure development depends on the financial capacity of the cooperative society.
- * No major legal issues were identified during verification.

D. LIQUIDITY

**Market Liquidity
GOOD**

Remarks:

- * Active resale market.
- * Consistent buyer demand.
- * Suitable for both investors and end-users.
- * Expected selling period is within the normal market timeframe.

E. COMPARABLE NEARBY SOCIETIES RATE (MARKET COMPARISON)

Current market rate of similar plots in nearby societies are given below for comparison

SOCIETY/LOCATION	PLOT SIZE	AVERAGE MARKET RANGE (PKR)
 Sitara Villas	1 Kanal	3.00 Crore - 5.00 Crore
 Wapda City	1 Kanal	3.25 Crore - 5.50 Crore
 Icon Gold Valley	15 Marla	2.75 Crore - 3.00 Crore

 Rates are approximate and may vary with location, facing, possession, and other factors.

G. INVESTMENT SUMMARY

- * Prime residential location.
- * East Open & T-Shaped Plot.
- * Near Park & Main Boulevard.
- * Good accessibility.
- * Positive long-term appreciation potential.
- * Suitable for residential construction and future investment.



FINAL CONCLUSION:

The inspected property offers a good long-term investment opportunity due to its strategic location, accessibility, and future growth potential. While certain infrastructure services are still developing, the property's current market position presents an opportunity for future appreciation. It is recommended that the buyer negotiate the purchase price within the 1.80 Crore to 1.85 Crore range before proceeding with the transaction.

F. MARKET SUMMARY

Lawyers Housing Society Phase 1 is currently trading at a comparatively lower price than several nearby developed housing societies. This pricing difference provides an attractive entry point for buyers seeking long-term capital growth.

The inspected property's seller demand is 2.00 Crore, while the recommended purchase range based on current market evidence is 1.80 Crore to 1.85 Crore. Negotiating within this range would represent a more favorable investment.

Overall market activity remains positive, supported by increasing residential demand and ongoing development in the surrounding area.

H. INVESTMENT ANALYSIS

Capital Growth Potential	High
Development Potential	High
Market Demand	Good
Resale Potential	Good
Long-term Investment Outlook	Positive



NOTE:

This investment analysis has been prepared using physical inspection findings, legal verification, market research, and comparable property data available at the time of inspection. Property values and market conditions may change over time. Buyers are advised to conduct their own financial assessment and complete all necessary due diligence before making a final investment decision.



Date: 24-7-2026



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i Based on the inspection, market research, legal verification, and investment analysis, our final recommendation for the subject property is given below:



OVERALL RECOMMENDATION



RECOMMENDED

Good Long-Term Investment Opportunity

The inspected property offers a favorable investment opportunity due to its strategic location, east-open & T-shaped layout, proximity to the park and Main Boulevard, and positive future growth potential. The property is recommended for purchase after successful price negotiation and settlement of applicable society dues.



KEY STRENGTHS

- ✓ **East Open Plot**
- ✓ **T-Shaped Corner Advantage**
- ✓ **Near Park**
- ✓ **Near Main Boulevard**
- ✓ **Good Accessibility**
- ✓ **Active Buyer Demand**
- ✓ **Suitable for Residential Construction**
- ✓ **Strong Long-Term Appreciation Potential**



FINAL DECISION SUMMARY

	Legal Status	Conditional
	Investment Potential	Good
	Future Appreciation	Good
	Risk Level	Low to Moderate
	Liquidity	Good



POINTS TO CONSIDER

- ⚠ **Seller's asking price is above the recommended purchase range.**
- ⚠ **Society's sewerage system is operational but not connected to the main disposal line.**
- ⚠ **The natural gas connection is currently unavailable.**
- ⚠ **Maintenance charges should be cleared before transfer.**
- ⚠ **Transfer charges are payable according to society rules.**

DETAILED FINAL RECOMMENDATIONS



INVESTMENT OUTLOOK

The property demonstrates good long-term investment potential due to its location, accessibility, and future development prospects. Current market conditions indicate steady demand, making it suitable for both investors and future residential construction.



LEGAL ASPECTS

Ownership documents have been verified, and no major legal dispute was identified during verification. The transaction may proceed after settlement of the outstanding maintenance charges and payment of applicable transfer charges.



MARKET POSITION

Compared with nearby developed housing societies, Lawyers Housing Society offers a comparatively affordable entry point with strong future appreciation potential. The recommended purchase range for this property is PKR 1.80 Crore to 1.85 Crore, while the current seller demand is PKR 2.00 Crore.



STRATEGIC ADVICE

Negotiate the purchase price within the recommended range before finalizing the transaction. Holding the property for 2-5 years may provide improved returns as infrastructure and surrounding development continue to progress.



CONCLUSION

Based on the physical inspection, legal verification, and market analysis, Plot No. 253 is recommended for purchase as a long-term investment, subject to satisfactory price negotiation and completion of the required transfer formalities.

SUGGESTED ACTION

- ✓ **Negotiate the purchase price to PKR 1.80-1.85 Crore**
- ✓ **Verify updated market prices before final payment**
- ✓ **Clear outstanding maintenance charges**
- ✓ **Complete the legal transfer process carefully**
- ✓ **Pay applicable transfer charges**
- ✓ **Preserve all original property documents**
- ✓ **Hold the property for medium to long-term appreciation (2-5 years)**
- ✓ **Monitor future infrastructure development within the society**



Note: This recommendation is based on the physical inspection, legal verification, market research, and information available on the inspection date. Property values and market conditions may change over time. Buyers should perform final due diligence before completing the transaction.



Analyzed by: Investment & Research Team **Property:**
Plot No. 253, C Block, Lawyers Housing Society Phase 1



Date : 24-7-2026



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PAGE
09

Report ID: PIR-2026-00156



This report has been prepared by **Pak Inspection Services (Pvt.) Ltd.** with complete honesty, professional care, and impartiality. All findings are based on inspection, market research, legal verification, and other reliable sources available at the time of reporting.



OUR DECLARATION



We declare that the information provided in this report is true and correct to the best of our knowledge and belief



The inspection has been carried out by our authorized team impartially and professionally.



Legal verification has been conducted through reliable sources under the supervision of qualified legal experts.



Market analysis and investment opinion are based on current market trends and conditions.



We do not hold any responsibility for changes in market conditions, laws, or other factors in the future.



This report is only for the use of the client and should not be used for any other purpose.



REPORT DETAILS

Report ID

PIR-2026-00156

Property Type

Residential Plot

Location

Lawyers Housing Society
Phase 1

Inspection Date

24-07-2026

Report date

24-07-2026

Prepared By

Inspection & Research Team

Reviewed By

Senior Analyst

Approved By

Director Operations



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SIGNATURE & AUTHORIZATION



Inspection Officer

Inspection & Research Team

Muhammad Adnan

Authorized Signatory
Pak Inspection Services (Pvt.) Ltd.

20-05-2025



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OUR GUIDANCE: QURAN & SUNNAH

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اے ایمان والو! انصاف پر قائم رہنے والے اور اللہ کے لیے سچی گواہی

SURAH AN NISA 4:135

دینے والے بنو



مَنْ عَشَّنَا فَلَيْسَ مِنَّا

جو دھوکہ دے، وہ ہم میں سے نہیں

SAHIH MUSLIM

We are Committed to Honesty, Fairness and Justice in every inspection and verification



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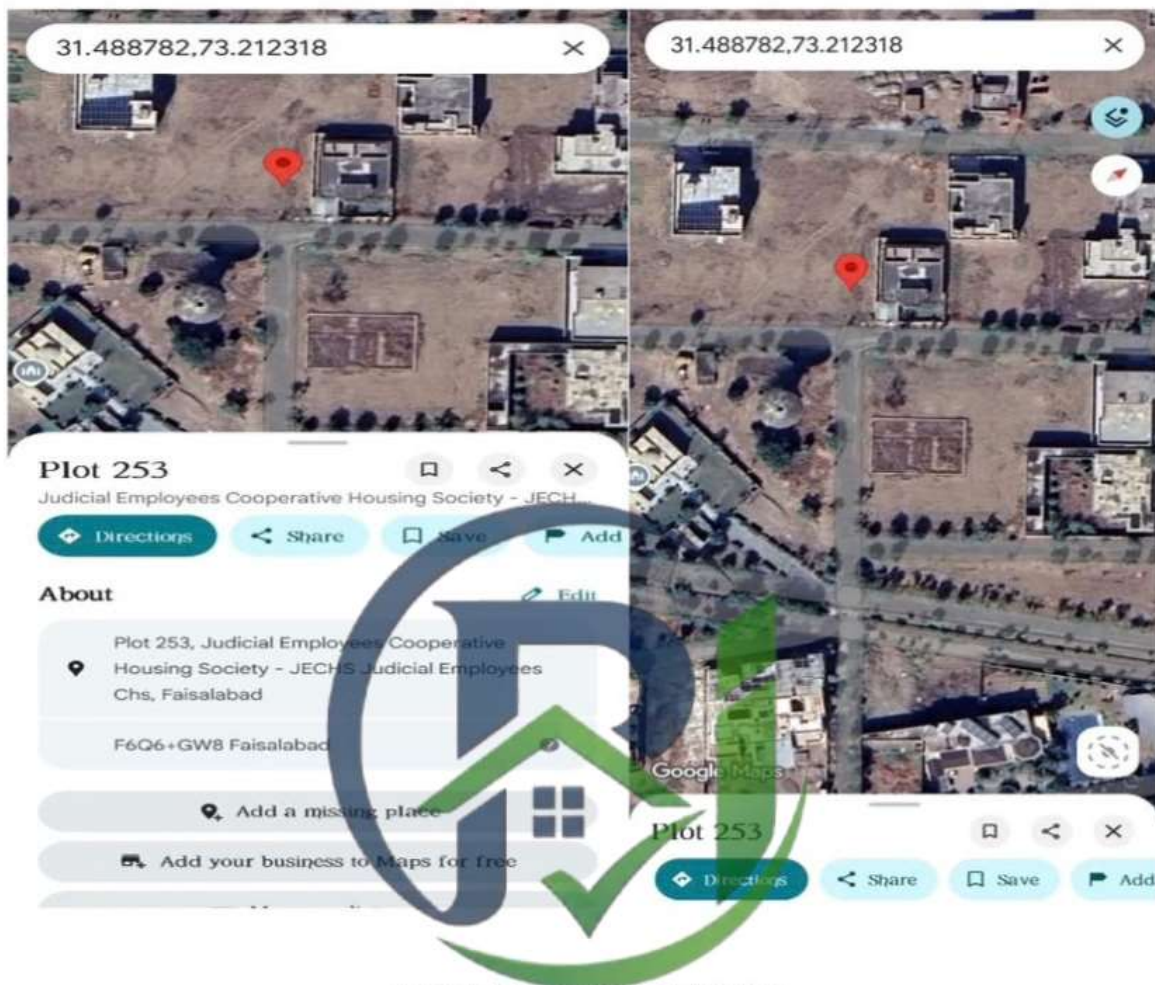
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PLOT LOCATION & VIEW

PAK INSPECTION



GOOGLE MAP VIEW



LIFT SIDE VIEW



PAK INSPECTION
SERVICES (PVT.) LTD.

INSPECT | VERIFY | ASSURE

INSPECT BEFORE YOU INVEST

STREET VIEW



STREET VIEW

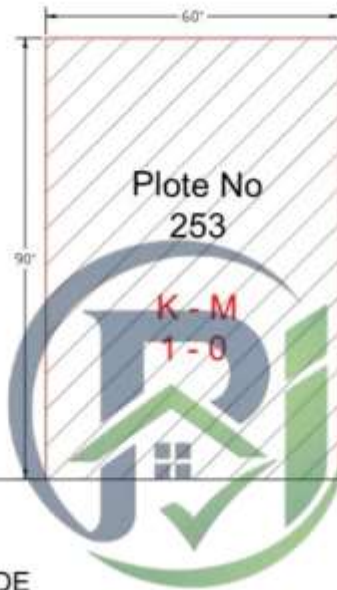
PAK INSPECTION SERVICES (PVT.) LTD.

Q INSPECT | ✓ VERIFY | ✋ ASSURE

— INSPECT BEFORE YOU INVEST —



PARK VIEW



ROAD 40' WIDE

ROAD 40' WIDE

PAK INSPECTION

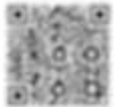
SERVICES (PVT.) LTD.

Q INSPECT | ✓ VERIFY | ⚙️ ASSURE

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**Drawing by a civil engineer of
Pak Inspection Services Pvt. Ltd**

ROAD 40' WIDE



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Figure 3

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THE FAISALABAD LAWYERS CO-OPERATIVE HOUSING SOCIETY LTD



PAK INSPECTION

— SERVICES (PVT.) LTD. —



INSPECT



VERIFY



ASSURE

— INSPECT BEFORE YOU INVEST —



Video recorded by
PAK INSPECTION
SERVICES (PVT.) LTD.



INSPECT



VERIFY



ASSURE

INSPECT BEFORE YOU INVEST

Water
Tank

Road 40' wide

Road 40' wide



PAK INSPECTION

S E R V I C E S (P V T .) L T D .

INSPECT | VERIFY | ASSURE
INSPECT BEFORE YOU INVEST

Drawing by a civil engineer of
Pak Inspection Services Pvt.
Ltd

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