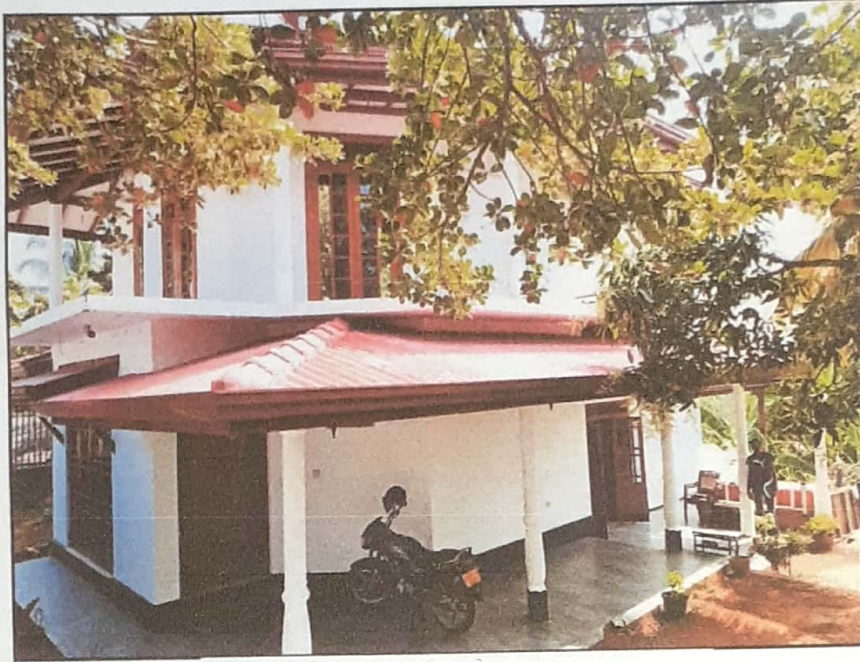


VALUATION REPORT



LOT NO. 62^B

PLAN NO.6158

NAGODA

REQUESTED BY

MISS. SENADEERA ATHAUDAGE NANDUNI KAVEESHA,

NO. 626/2, I.D.H. ROAD, NAGODA, KALUTARA.

Vir.K N D PERERA

BSC ESTATE MANAGEMENT & VALUATION (SP)
PROFESSIONAL ASSOCIATED MEMBER OF THE INSTITUTE OF VALUERS
SRI LANKA

INCORPORATED VALUER

REG: NO: A/529

RESIDENCE

NO 356,
MEDAGAMA,
BANDARAGAMA.
PHONE: 0718 348 431
0775 449 712
EMAIL: nilminiknd@gmail.com

Date: 6th July 2022

My Ref- EMB/KA/30/2022

**VALUATION REPORT ON LOT NO. 62^B IN PLAN NO. 6158 DATED 13TH
AUGUST 2018 MADE BY MR.O.S.B.KUMARASIRI, LICENSED
SURVEYOR, SITUATED AT NAGODA SOUTH, KALUTARA.**

01. Request:

Miss. Senadeera Athaudage Nanduni Kaveesha, No.626/2, I.D.H. Road, Nagoda, Kalutara on 5th of July 2022 requested to prepare a valuation report regarding the under mentioned property.

02. Purpose of Valuation:

To Ascertain the Present Market Value of the above mentioned property for the declaration of an asset value to visa applying from UK High Commission.

03. Date of Inspection:

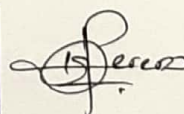
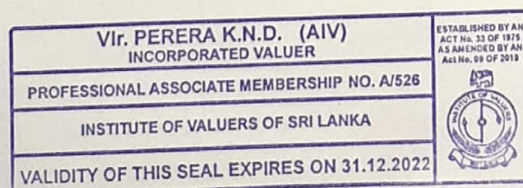
The property was inspected on July 5, 2022.

04. Situation of the Property:

The property is situated at Nagoda South, within the Pradeshiya Sabha Limits of Kalutara in District of Kalutara, Western Province.

05. Identification of property:

The property to be valued in the divided and defined allotment of land dedicated as Lot No. 62^B in Surveyor Plan No.6158 dated on 13th August 2018 made by Mr. O.S.B.Kumarasiri, Licensed surveyor of Beruwala.



06. Boundaries:

North	Lot 62A & 23 in plan no.701
East	Lot 64 & 65 in plan no.701
South	Lot 64,65 & 67 in plan no.701
West	Lot 23(road) & 67 in plan no.701

All boundaries were checked by me on the field and found correct. All boundaries are well demarcated.

07. Extent:- Lot No. 62B 00A- OR - 15.75P

08. Direction to the Property:

From Colombo proceed along Galle road leading to Galle for a distance of about 48kilo meters up to Katukurunda junction, then turn left onto Matugama road and proceed about 3.8km up to Gallassa junction, then turn left onto Sethsiri Uyana road and proceed about 150 meters, then turn right onto 3rd Lane and proceed about 50 meters to reach the subject property on right hand side of the road.

09. Neighbourhood:


The Property is situated in a residential locality in Nagoda close to Kalutara town. Galle road commercial belt is less than 4km away from the subject property. As the Kalutara town is well developed suburb, there is an increasing demand for small type of properties in this locality.

Public & Private Transport service operate on Kalutara - Matugama road about 200 meters away from the subject property. All the important institutions such as popular schools, police station, banks, markets and other places of public and private institutions etc. all at Kalutara town is about 5.5km from the property. There is a good demand for land in this locality.

10. Description:**I. Land:**

The property to be valued is a two storied residential building sited on regular shaped block of high land having an unrestricted motarable access along common road. It has a frontage of about 58feet to the access road and the depth of about 62feet. The land is flat and 5feet below with the road level. The surface soil is hard and firm capable of bearing heavy construction loads. The land is not subject to soil erosion or the flooding. The water table is about 35ft deep from the existing ground level.

Vir. PERERA K.N.D. (AIV) INCORPORATED VALUER	ESTABLISHED BY AN ACT No. 33 OF 1975 AS AMENDED BY AN Act No. 09 OF 2019
PROFESSIONAL ASSOCIATE MEMBERSHIP NO. A/526	
INSTITUTE OF VALUERS OF SRI LANKA	
VALIDITY OF THIS SEAL EXPIRES ON 31.12.2022	

2 - 

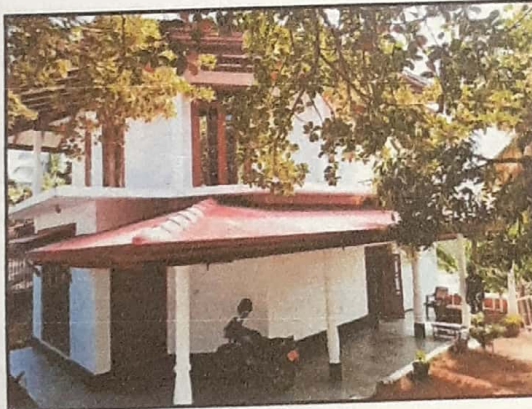
II. Building: House

The Building is Asbestos roofed two storied house that made of bricks masonry walls and plastered and color washed.

A. Building Description.

Roof	:	Asbestos sheet on sawn timber frame work with assertors finishing ceiling, valance board, gutters and down pipes are fixed in Zinc aluminum.
Walls	:	Brick wall and Cement block masonry walls, plastered & colour washed
Floor	:	Tiled floor.
Doors	:	decorated panel doors in class one timber
Windows	:	Glazed windows with wooden frame work.
Accommodations	:	Ground Floor - sitting area, three bed rooms, Dining area, Pantry, attach bath and toilet, and open verandah. Upper Floor - sitting area, one bed rooms, balcony, attach bath and toilet.
Amenities	:	Electricity, Water Service, balcony, attached wash rooms with all accessories.
Age & Condition	:	About 5 years old and good condition
Floor Space	:	Approximate total Floor Area- 3515 sq.ft. (Ground floor- 2044sq.ft. Upper Floor-1471sq.ft)
Occupier	:	Owner occupied

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Vir. PERERA K.N.D. (AIV) INCORPORATED VALUER	ESTABLISHED BY AN ACT No. 33 OF 1975 AS AMENDED BY AN ACT No. 24 OF 2019
PROFESSIONAL ASSOCIATE MEMBERSHIP NO. AJ526	
INSTITUTE OF VALUERS OF SRI LANKA	
VALIDITY OF THIS SEAL EXPIRES ON 31.12.2022	

[Handwritten signature]

11. Land Lord:

The present owner of this property is. Mr. Senadeera Athaudage Chaminda Senadeera, by virtue of deed of transfer No.2376 dated on 21st of September 2018 attested by Mrs. Y. Nisha Padmali De Silva, notary public.

12. Assessment particulars:

The property falls within the Kalutara pradeshiya sabha.

13. Street Lines and Building Limit:

The street line is not applicable but 20 feet of building limit from the center of the road.

14. Planning Regulations

The building plan has been approved by local authority.

15. Evidence of Value:

The residential lands in the surrounding area exchange in between Rs. 350,000/- per perch to Rs.450,000/- per perch depending on shape, frontage and location of such lands.


16. Assumption:

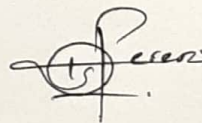
The valuation for the property is hereby carried out by having it assumed as;

- I. The property has a freehold interest,
- II. The property is not subjected by the provision of rent act.

17. Basis of Valuation:

The subject property is situated 52km away from the Colombo fort and within the residential area. The area is mainly occupied middle and upper middle income groups. The two storied residential building is in good condition. It could be valued at a rate of Rs.7,000/- per square foot and depreciation factor is determined according to the present building condition and the age of the building. Considering the present demand for residential land in the locality, I adopt Rs.400,000/- per perch depending on their location, land extent, shape of the land, accessibility and other conveniences. Thus, considering all above facts, my valuation is framed on Contractors method as follows.

Vir. PERERA K.N.D. (AIV) INCORPORATED VALUER	ESTABLISHED BY AN ACT No. 33 OF 1975 AS AMENDED BY AN ACT No. 98 OF 2019
PROFESSIONAL ASSOCIATE MEMBERSHIP NO. AJ526	
INSTITUTE OF VALUERS OF SRI LANKA	
VALIDITY OF THIS SEAL EXPIRES ON 31.12.2022	



18. Derivation of Value:

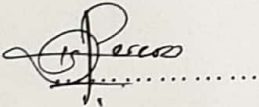
Land

0A-0R-15.75Perch @ Rs.400,000/- per.perch	=Rs. 6,300,000/-
Add :Value of the Building	
3515sq.ft @ Rs.7,000/- per Sq.ft	= Rs. 24,605,000/-
Less- 05% Depreciation	= <u>Rs. 1,230,250/-</u> = Rs.23,374,750/-
Value of the Property	= Rs.29,674,750/-
Say	= Rs.29,700,000/-

Market Value of the property = **Rs.29,700,000/-**
(Rupees Twenty Nine Million Seven Hundred Thousand only)

19. Confirmation


I do hereby certify that the above property inspected and valued by me is identical to the land depicted as **Lot. No. 62^B in Plan No. 6158** dated 13th August 2018 made by Mr.O.S.B.Kumarasiri, Licensed Surveyor and value placed by me is fair and reasonable and also certify that the property has proper legal access & that the access is motorable. Additionally, the above valuation is legally binding only for this particular purpose and shall be valid maximum six months from the date below attest.



Vlr. K.N.D.Perera

Incorporated Valuer

6th July 2022

Vir. PERERA K.N.D. (AIV) INCORPORATED VALUER	ESTABLISHED BY AN ACT No. 33 OF 1975 AS AMENDED BY AN ACT No. 99 OF 2019
PROFESSIONAL ASSOCIATE MEMBERSHIP NO. A/526	
INSTITUTE OF VALUERS OF SRI LANKA	
VALIDITY OF THIS SEAL EXPIRES ON 31.12.2022	

Brought forward from/Volume		Folio	
Cross Reference			
District: Kalutara Divisional Secretariat Division : Kalutara Grama Niladhari Division : 723C Gallassa Village/Town: Gallassahena T.P.No. Asst.No.		Name of Land: Gallassahena Plan No. 2040 Lot No. 69 Extent 0.052 Hectares Grant No./Permit No. Kalu/Pra/Kalu 2435 Date of Grant/Permit: 28-04-1997	
Date of Registry (Day Book) No. and Date	Grantors [Name in Full and Residence]	Grantees [Name in Full and Residence]	Name and particulars of alienations and encumbrances. The date on which annual Installment shall commence, the amount of such installment [to be concisely and clearly stated]
LDO 151 01 Nov. 2017	Divisional Secretary, Kalutara	Senadeera Athaudage Chaminda Senadeera	To certify the original owner is the Donee under Section 49 and 72 of the Land Development Ordinance Act



District :Kalutara

Province: Western

N. Lot 46 E. Lot 68 S. Lot 70 W. Lot 45				
No. and Date of Deed	Name of Notary Judge & c.	Reg. Stamp Duty	Signature of Registrar and Date of Signature	Remarks
4/6/729D/420 31-Oct. 2017	UKA Dilhani A.D.S. Kalutara		Signed Illegibly 16-11-2017	

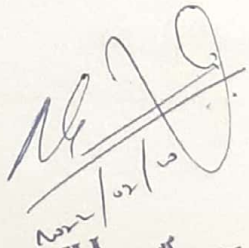
I U.C.P. Kumara, Registrar do hereby certify that this forgoing is a true copy of the Volume and Folio LDO/5/73 dated 28-11-2017 filed of record in this office issued by Registrar of lands on the request of Chandana

Sgd. Illegibly
Registrar of Lands

Land Registry, Kalutara
04-12-2017

U.C.P. Kumara
Additional Land Registrar
Additional District Registrar
Land Registry, Kalutara

Translated into English by me


S. A. M. NAEELI
Justice of Peace (Whole Island)
Court Commissioner / Sworn Translator
Licensed Auctioneer / Court Interpreter (Former)
District Court Colombo / Panadura
G 67/5, New Shopping Complex, Kalutara South,
Sri Lanka.
Reg.No: 11/5NWPW/080