VALUERS CHECKLIST

1. General Information

1.Office File No: 1290

2. Applicant Name: Aiswarya

3. Inspection Date: 2026-01-06

4. Person Met at site: Sanjay

5. Product: ☐ 1st Purchase ☐ Construction ☒ Topup ☐ PD ☐ Resale ☐ Renovation ☐ LAP ☐ Takeover ☐ Extension ☐ NPA

6. Documents Received: ☒ Agreement ☒ Encumbrance ☒ Building Permit ☐ Declaration ☐ Location Sketch ☐ Development Permit ☐ Title Deed ☐ Survey Sketch ☐ Building Certificate ☐ LTR ☒ Building Tax receipt ☐ Approved plan ☐ Possession ☒ Engineers plan

I. Ownership Analysis

Owner(s) Name: Sanjay

◉ Same in all documents ○ Discrepancy noted

Notes: Same in all doc

II. Survey Number & Land Extent

Doc Name	Scedule No	Re-Sy Block No	Re-Sy No	Re-Sy Sub Div No	Sy Block No	Sy No	Sy SubDiv No	Land Extent(Ares)	Land Classification
Building Tax receipt	120	130	140	150	160	170	180	190	WET

Notes, % of wetland and Dry lands...? Wet land all

III. Boundary Analysis

Direction	Encumbrance	Engineers plan	Translation Reason	Site
North	280	220	NO	280, 220
East	110	100	NO	110, 100
South	200	399	translation happened	200, 399
West	622	877	NO	622, 877

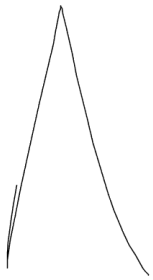
Notes if any / Property identified...? Boundary analysis complete

IV. Demarcations

North	☐ No Demarcation ☒ GI Sheet Fence ☐ Foundation ☐ Barbed Wire ☐ Steel Pegs ☐ Compound Wall ☐ Bio Fence ☐ Survey Stone ☐ Wooden Pegs
East	☐ No Demarcation ☒ GI Sheet Fence ☐ Foundation ☐ Barbed Wire ☐ Steel Pegs ☐ Compound Wall ☐ Bio Fence ☐ Survey Stone ☐ Wooden Pegs
South	☐ No Demarcation ☒ GI Sheet Fence ☐ Foundation ☐ Barbed Wire ☐ Steel Pegs ☐ Compound Wall ☐ Bio Fence ☐ Survey Stone ☐ Wooden Pegs
West	☐ No Demarcation ☒ GI Sheet Fence ☐ Foundation ☐ Barbed Wire ☐ Steel Pegs ☐ Compound Wall ☐ Bio Fence ☐ Survey Stone ☐ Wooden Pegs

Notes if any Demarcations are not sufficient

Encroachment of Subject building to neighbouring property? Subject building is tall

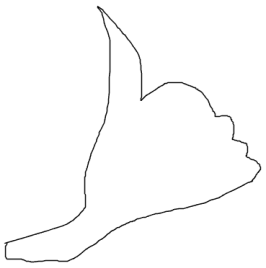


Encroachment of Neighbour's building to subject property? Neighbour building is small

V. Access Nature/Right of Access

1.Type of access as per Title Deed	☐ Footway ☐ Panchayat Rd ☐ Corporation Rd ☐ National Highway ☑ Private Way ☐ Muncipal Rd ☐ PWD Road ☐ Land Locked
2.Type of access as per site visit	☐ Footway ☐ Panchayat Rd ☐ Corporation Rd ☐ National Highway ☑ Private Way ☐ Muncipal Rd ☐ PWD Road ☐ Land Locked
3.If private way, No of users..?	☐ Self Use ☐ Self & 1 User ☐ Self & 2 User ☑ Self + Family
4.Demarcation of Private road	☐ No Demarcation ☑ GI Sheet Fence ☐ Barbed Wire ☐ Steel Pegs ☐ Compound Wall ☐ Bio Fence ☐ Survey Stone ☐ Wooden Pegs
5.Least Width of Main Access in M	2.8
6.Vehicular Access	☑ Pedestrian ☑ 2-Wheeler ☑ 3-Wheeler ☑ 4-Wheeler
7.Least Width of Internal Roads	1.8
8.Weather the Internal Rd has connectivity to Main Access?	NO
9.Material of Road	☐ Mud Road ☐ Gravel Road ☐ Concrete Road ☐ paving Tile Rd. ☑ Tar Road

Notes/Discrepancy if any.. Acessess are right



VI. For Purchase and Resale cases

1.Buyer name Femina

2.Seller name Sanjay

3.Relation b/w Buyer and Seller, if any Employee

4.Since how long the property is up for sale..? Just put

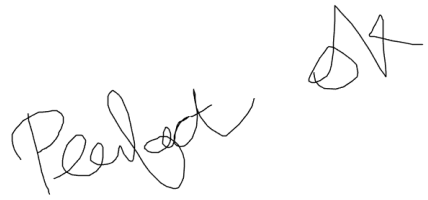
5.Brokers/OLX/99acers involved? personal

6.Land extend proposed for purchase..? 200 akr

7.Price Asked 80000000

8.Deal Breaker Value 60000

Notes/Discrepancy if any.. Price and value is accepted

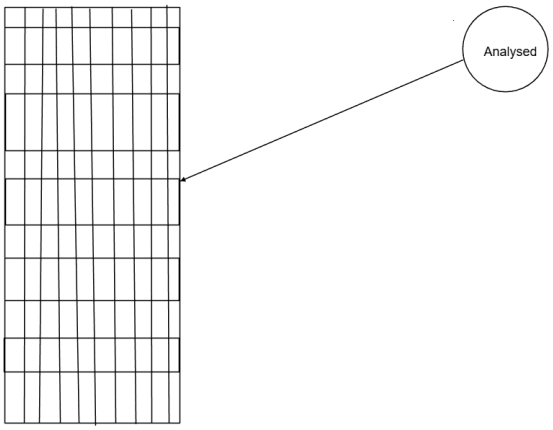


VII. Building Analysis

Floor No	Builtup Area (Mesured at Site)	No of Rooms	No of Kitchen	No of Bathrooms	Usage (Res/ Comm/Ind)	Occupancy (Owner/Rented/ Vacant)
BF-2	200	79	79	95	☑ Res ☐ Com ☐ Ind	☑ Own ☐ App ☐ Rent ☐ Vac
BF-1	200	79	79	95	☑ Res ☐ Com ☐ Ind	☐ Own ☐ App ☐ Rent ☑ Vac
GF	300	6	2	12	☑ Res ☐ Com ☐ Ind	☐ Own ☐ App ☑ Rent ☐ Vac
1st Floor	200	79	79	95	☐ Res ☑ Com ☑ Ind	☑ Own ☑ App ☑ Rent ☑ Vac
2nd Floor	200	79	79	95	☐ Res ☑ Com ☑ Ind	☐ Own ☐ App ☑ Rent ☑ Vac
3rd Floor	200	79	79	95	☑ Res ☑ Com ☐ Ind	☑ Own ☑ App ☐ Rent ☐ Vac

Floor No	Builtup Area (Mesured at Site)	No of Rooms	No of Kitchen	No of Bathrooms	Usage (Res/ Comm/Ind)	Occupancy (Owner/Rented/ Vacant)
4th Floor	200	79	79	95	☑ Res ☐ Com ☑ Ind	☑ Own ☐ App ☐ Rent ☑ Vac
5th Floor	200	79	79	95	☐ Res ☑ Com ☐ Ind	☐ Own ☑ App ☑ Rent ☐ Vac

Notes/Discrapency in BUA...? Building analysed completely



Roof Type	☐ RCC	☐ Tiled	☑ Sheet	☐ Other
Roof Percentage			90	

Setback (m)	Front Yard		Side-1 Yard		Side-2 Yard		Rear Yard	
	Min	Max	Min	Max	Min	Max	Min	Max
65	2.2	3.36	6.2	7.5	5.1	9.2	9.0	10.2

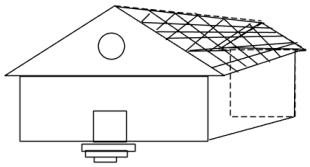
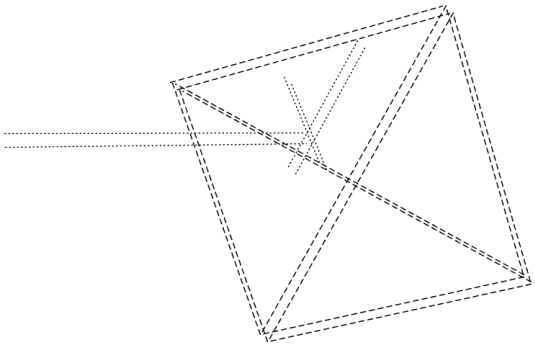
% Area	52	43	5
Year	1995	1999	2024

Notes/No of Carparks/Wardrobes/Kitchen Cabinets...? Building is OKAY

VIII. Landmark & Layout(Hand Sketch)

Landmark:

Near the Aroor Temple



Hand Sketch: