

# VALUERS CHECKLIST

## 1. General Information

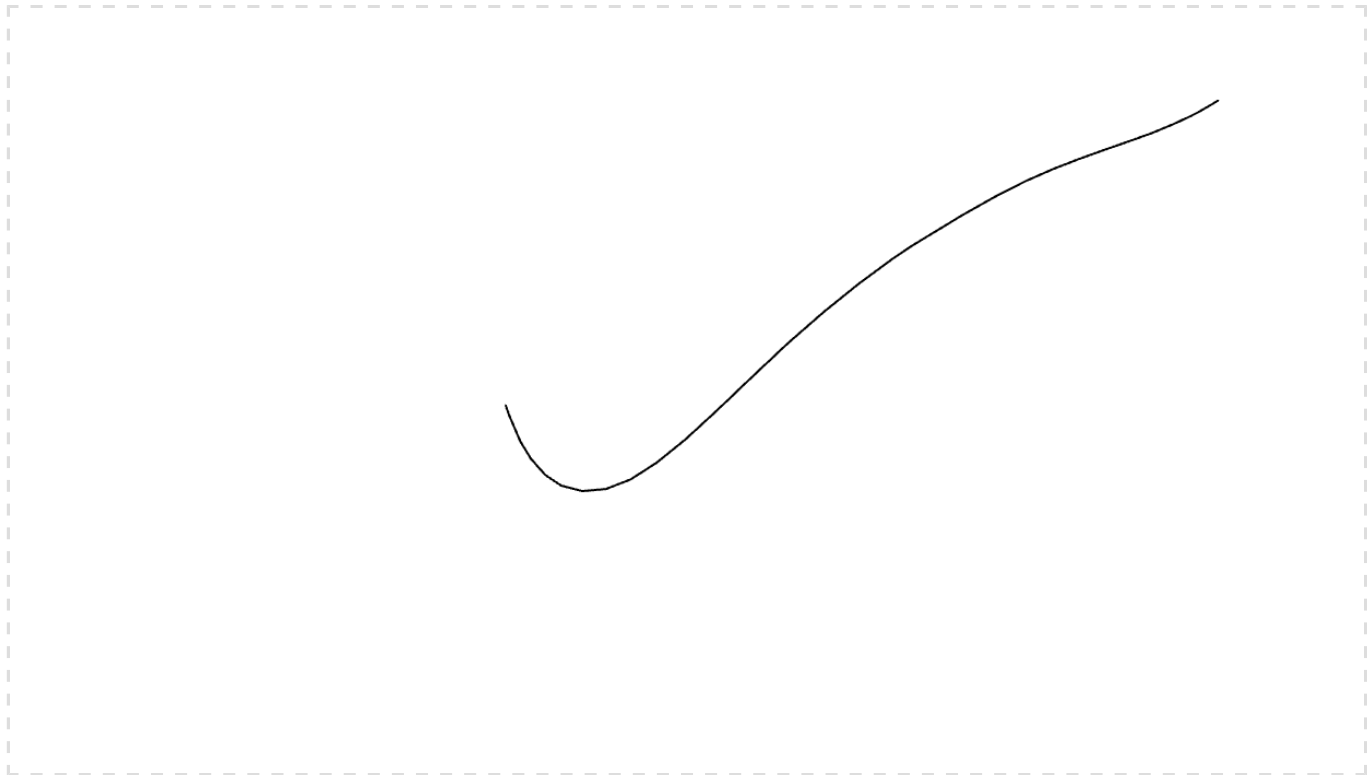
1. Office File No:	2000	2. Applicant Name:	Alan
3. Inspection Date:	2025-12-25	4. Person Met at site:	Sanjay
5. Product:	<input type="checkbox"/> 1st Purchase <input type="checkbox"/> Construction <input type="checkbox"/> Topup <input type="checkbox"/> PD <input type="checkbox"/> Resale <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> LAP <input type="checkbox"/> Takeover <input type="checkbox"/> Extension <input type="checkbox"/> NPA		
6. Documents Received:	<input checked="" type="checkbox"/> Agreement <input type="checkbox"/> Encumbrance <input type="checkbox"/> Building Permit <input checked="" type="checkbox"/> Declaration <input type="checkbox"/> Location Sketch <input checked="" type="checkbox"/> Development Permit <input type="checkbox"/> Title Deed <input type="checkbox"/> Survey Sketch <input type="checkbox"/> Building Certificate <input checked="" type="checkbox"/> LTR <input type="checkbox"/> Building Tax receipt <input checked="" type="checkbox"/> Approved plan <input type="checkbox"/> Possession <input type="checkbox"/> Engineers plan		

## I. Ownership Analysis

Owner(s) Name: Sanjay

☒ Same in all documents ☐ Discrepancy noted

Notes: Owner verified



## II. Survey Number & Land Extent

Doc Name	Schedule 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
LTR	2001	2002	2003	2004	2005	2006	2007	2008	Wet land
Agreement	3000	3001	3002	3003	3004	3005	3006	3007	3008

Notes, % of wetland and Dry lands...? Dry land is none wet land is full

200  
201  
202  
203

### III. Boundary Analysis

Direction	Declaration	Agreement	Translation Reason	Site
North	200	300	No	Pallipuram
East	201	301	No	Cherthala
South	202	302	Yes	Tvm
West	203	303	Yes	Ekm

Notes if any / Property identified...?

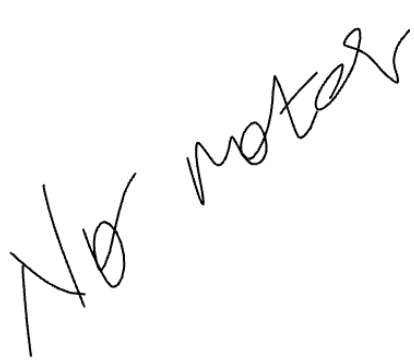
Yes identified

Identified

#### IV. Demarcations

<b>North</b>	<input checked="" type="checkbox"/> No Demarcation <input type="checkbox"/> GI Sheet Fence <input checked="" type="checkbox"/> Foundation <input type="checkbox"/> Barbed Wire <input checked="" type="checkbox"/> Steel Pegs <input type="checkbox"/> Compound Wall <input type="checkbox"/> Bio Fence <input type="checkbox"/> Survey Stone <input type="checkbox"/> Wooden Pegs
<b>East</b>	<input checked="" type="checkbox"/> No Demarcation <input type="checkbox"/> GI Sheet Fence <input type="checkbox"/> Foundation <input type="checkbox"/> Barbed Wire <input type="checkbox"/> Steel Pegs <input type="checkbox"/> Compound Wall <input type="checkbox"/> Bio Fence <input checked="" type="checkbox"/> Survey Stone <input type="checkbox"/> Wooden Pegs
<b>South</b>	<input type="checkbox"/> No Demarcation <input type="checkbox"/> GI Sheet Fence <input checked="" type="checkbox"/> Foundation <input type="checkbox"/> Barbed Wire <input checked="" type="checkbox"/> Steel Pegs <input type="checkbox"/> Compound Wall <input type="checkbox"/> Bio Fence <input type="checkbox"/> Survey Stone <input checked="" type="checkbox"/> Wooden Pegs
<b>West</b>	<input checked="" type="checkbox"/> No Demarcation <input type="checkbox"/> GI Sheet Fence <input type="checkbox"/> Foundation <input checked="" type="checkbox"/> Barbed Wire <input type="checkbox"/> Steel Pegs <input type="checkbox"/> Compound Wall <input checked="" type="checkbox"/> Bio Fence <input type="checkbox"/> Survey Stone <input checked="" type="checkbox"/> Wooden Pegs

Notes if any      No notes



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

Subject is good

Encroachment of Neighbour's building to subject property?

Neighbour is bad

Neighbour is bad

## V. Access Nature/Right of Access

1.Type of access as per Title Deed	<input type="checkbox"/> Footway <input checked="" type="checkbox"/> Panchayat Rd <input type="checkbox"/> Corporation Rd <input type="checkbox"/> National Highway <input type="checkbox"/> Private Way <input type="checkbox"/> Muncipal Rd <input type="checkbox"/> PWD Road <input type="checkbox"/> Land Locked
2.Type of access as per site visit	<input type="checkbox"/> Footway <input type="checkbox"/> Panchayat Rd <input checked="" type="checkbox"/> Corporation Rd <input type="checkbox"/> National Highway <input type="checkbox"/> Private Way <input type="checkbox"/> Muncipal Rd <input type="checkbox"/> PWD Road <input type="checkbox"/> Land Locked
3.If private way, No of users..?	<input type="checkbox"/> Self Use <input type="checkbox"/> Self & 1 User <input checked="" type="checkbox"/> Self & 2 User <input type="checkbox"/> Self + Family
4.Demarcation of Private road	<input type="checkbox"/> No Demarcation <input checked="" type="checkbox"/> GI Sheet Fence <input type="checkbox"/> Barbed Wire <input type="checkbox"/> Steel Pegs <input type="checkbox"/> Compound Wall <input type="checkbox"/> Bio Fence <input type="checkbox"/> Survey Stone <input checked="" type="checkbox"/> Wooden Pegs
5.Least Width of Main Access in M	30
6.Vehicular Access	<input type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> 2-Wheeler <input type="checkbox"/> 3-Wheeler <input checked="" type="checkbox"/> 4-Wheeler
7.Least Width of Internal Roads	40
8.Weather the Internal Rd has connectivity to Main Access?	Noo.
9.Material of Road	<input checked="" type="checkbox"/> Mud Road <input type="checkbox"/> Gravel Road <input type="checkbox"/> Concrete Road <input type="checkbox"/> paving Tile Rd. <input type="checkbox"/> Tar Road

Notes/Discrepancy if any..

No discrepancy

No discrepancy

## VI. For Purchase and Resale cases

1. Buyer name Aathira

2. Seller name Femi 3. Relation b/w Buyer and Seller, if any Friends

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

5. Brokers/OLX/99acers involved? Olx

6. Land extend proposed for purchase..? 100akr

7. Price Asked 2000000 8. Deal Breaker Value 40000

Notes/Discrepancy if any.. No discrepancy

*No discrepancy*

## 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	244	1	8	16	Residential	Rented
BF-1	344	2	9	17	Commercial	Owner
GF	544	3	10	18	Commercial	Rented
1st Floor	644	4	11	19	Industrial	Rented
2nd Floor	444	5	12	20	Commercial	Applicant
3rd Floor	744	6	13	21	Residential	Vacant
4th Floor	844	7	14	22	Commercial	Applicant
5th Floor	944	8	15	23	Residential	Rented

Notes/Discrepancy in BUA...? Everything ok

OK

Roof Type	<input checked="" type="checkbox"/> RCC	<input type="checkbox"/> Tiled	<input type="checkbox"/> Sheet	<input type="checkbox"/> Other
Roof Percentage	20			

Setback (m)	Front Yard		Side-1 Yard		Side-2 Yard		Rear Yard	
	Min	Max	Min	Max	Min	Max	Min	Max
103	1	2	3	4	5	6	7	8

Year of Construction of foundation, other floors etc?	2024
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Notes/No of Carparks/Wardrobes/Kitchen Cabinets...? 100 carparks. No other amenities.

No amenities

### VIII. Landmark & Layout(Hand Sketch)

Landmark:

Near aroor church



**Hand Sketch:**

