

### Not a Structural Survey

We state that this is a valuation report and not a structural survey

### Other

All measurements, areas and ages quoted in our report are approximate

### Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to the realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

### Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 383.00**

## ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1 We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title which is assumed to be good and marketable

2 The property is valued as though under responsible ownership

3 It is assumed that the property is free of liens and encumbrances

4 It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors

5 There is no direct/indirect interest in the property valued

6 The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates



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