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Nell a Structural Survey

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

Other

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

As have not made any allowances with respect to any existing or proposed local legislation relating to or realization of the sale value of the subject property. VCIPL is not required to give testimony or to ega our 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 appraisa 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

- We assume no responsibility for matters of legal harture affecting the property appraised or the title thereto not do we render our opinion as to the title, which is assumed to be good and marketable
- The property is valued as though under responsible ownership
- It is assumed that the property is tree of liens and encumbrances
- It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would relider if more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors
- There is no direct indirect interest in the property valued
- The rates for valuation of the property are in accordance with the Govt, approved rates and prevailing market rates





MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

- 1 A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his its clients and other valuers.
- 2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- 4 A valuer shall refrain from being involved in any action that would bring disrepute to the profession
- A valuer shall keep public interest foremost while delivering his services

Professional Competence and Due Care

- 6 A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- 7 A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 8 A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations and techniques.
- In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
- 10 A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

- 12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
- A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
- 14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



