1. As per approved plan, the Flat No. 1101 on 11th & 12th Floor is a duplex flat.
2. As per approved plan, the composition of Duplex Flat on 11th Floor is Living Room + Dining + 4 Bedroom + Kitchen + 5 Toilets + Servant Room + Store Room + Dry Balcony + Passage + Internal Staircase & on 12th Floor is Living Room + Dining + 4 Bedroom + Kitchen + 5 Toilets + Servant Room + Store Room + Dry Balcony + Passage.
3. As per site inspection, Flat No. 1101 on 11th floor & 1201 on 12th floor are separate flats on respective floors. Internal staircase proposed for duplex flat is not found on site.
4. As per bank’s request separate report of each flat is issued. The said valuation is of Flat No. 1101.
5. For the purpose of valuation, we have considered the area as per Draft Agreement for Sale for Flat No. 1101.

**Approved Plan**

