

APPENDIX-I A
QUESTIONNAIRE FORMAT
(FOR VALUERS)

To be fillup by Registered Valuers

- 1 -

1) What method you are following for valuing the Residential Real Estate Property (Flat) :

- a) Sales comparison method
- b) Cost approach method
- c) Income approach method
- d) Both sales comparison and cost approach method

2) Rate the following factors in valuing the Residential Real Estate Property (Flat) :

1 = Not at all 2 = Less influencing 3 = Influencing 4 = Most influencing

- a) Location of the property
- b) Infrastructure
- c) Ambience
- d) Communication facility
- e) Amenities
- f) Access and accessibility
- g) Design and out looking
- h) Quality of construction
- i) Comfortability of living
- j) Demand & supply

3) Do you face any problems during valuation of the Residential Real Estate Property (Flat) :

1. Yes 2. No

4) Problems face by the valuers at the time of doing valuation of the Residential Real Estate Property (Flat) :

5 = Strongly agree; 4 = Agree; 3 = Neither agree nor disagree; 2 = Disagree; 1 = Strongly disagree

- a) The builder/ developer does not provide the NOC for Construction from the concerned authority
- b) The builder/ developer does not provide the Approved drawing for Construction
- c) Not disclose the Age of the building in case of old building
- d) The builder/ developer does not disclose the share of Land owner
- e) The builder/ developer does not provide sufficient documents related to the land used for the project
- f) The builder/ developer does not provide the clear picture about the specification of the fitting and fixer inside the flat
- g) Non similarity in between Sale property and Subject property generally with respect to the locality, date of sale, economic conditions, physical attributes and competitiveness
- h) Non possibility to compare the amenities of each comparable with those of the subject, quantifying the difference between the two properties

5) **Which of the approach do you follow to solve the problems :**

- a) Self knowledge and experience
- b) In consultation with builder
- c) Asked the builder to solve the problems
- d) Take others expert's view

Signature of Valuer
Regd. No. -