



Q65. Market approach - Comparison of sale instances - factors of comparison and weightages of adjustment in value

65.1. Formula for success in any valuation assignment is

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|---|---------------------------------|
| a) Inspect before you value | b) Allot the work to your staff |
| c) Receive the fees before accepting the assignment | d) Valuation report |

65.2. For collecting data for sale comparisons, a good source of information is

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|----------------|-----------------------------|
| a) Court | b) Registrar of documents |
| c) Corporation | d) Town planning department |

65.3. Before undertaking comparison with sale transactions, the valuer's prime duty is

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|--------------------------|--------------------------------------|
| a) Study the tax receipt | b) Study the drawing |
| c) Study the title deed | d) Study the encumbrance certificate |

65.4. Sale transaction records cannot be fully relied upon because of

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|-------------------------|---|
| a) Wrong representation | b) Under valuation |
| c) Over valuation | d) Black money transaction (parallel economy) |

65.5. The weightages adopted in sale transaction may

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|-------------------------------------|-----------------------------|
| a) Change from locality to locality | b) Be constant everywhere |
| c) Change from purpose to purpose | d) Change from time to time |

65.6. The weightage to be applied to sale instance rate in the case of landlocked land is

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|----------|----------|
| a) + 15% | b) - 75% |
| c) + 25% | d) - 15% |

65.7. The weightage to be applied for forced sale by authorities is say,

- a) + 5%
- b) + 10%
- c) - 15%
- d) + 15%

65.8. The weightage to be applied for low lying plots

- a) - 50%
- b) - 25%
- c) - 30%
- d) Deduct for cost of earth filling

65.9. The weightage to be applied for large size plot

- a) - 15% to - 40%
- b) + 15% to + 40%
- c) + 60%
- d) - 100%

65.10. The weightage to be applied for properties pending litigation (stay in the court against sale)

- a) + 10%
- b) - 30% or more
- c) + 20%
- d) Zero

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Answers : 1 - a
2 - b
3 - c
4 - d
5 - a
6 - b
7 - c
8 - d
9 - a
10 - b

Correct me if I am wrong