

d	No. of bath tubs		
e	Water meter, taps, etc.		
f	Any other fixtures		

DETAILS OF VALUATION

Sr. No.	Details	Rate @ ₹ /sqmt	Estimated Fair Market Value ₹
A	Structure admeasuring about 23,760sq.ft.	1,350/-	3,20,76,000/-/-
	Total		3,20,76,000/-
	Say,		<u>3,20,75,000/-</u>

i.	Guideline Value - Land :	Taluka Shahapur, Thane District Zone: Land : ₹ 2,2,60/sq.mt. BUA	
ii.	Fair Market Value	₹ 3,20,75,000/- (Rupees three crores twenty lakhs & seventy five thousand only)	
iii.	Realisable Value	₹ 2,88,75,000/- (Rupees two crores eighty eight lakhs & seventy five thousand only)	
iv.	Forced Sale Value	₹ 2,56,50,000/- (Rupees two crores fifty six lakhs & fifty thousand only)	
v.	Rental Value	--	
e)	i.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. Notification or Income tax Gazette justification on various has to be given.	Govt. Ready Recknor rate is for the sole purpose working out Stamp Duty & other Taxes payable to Govt. as such cannot be considered in the market transaction.
	ii.	Details of last two transactions in the locality / area to be provided, if available.	Prices of similar properties in the vicinity not available.

Part C (Extra Items)

1	Portico		N.A.
2	Ornamental front door		
3	Sit out/ Verandah with steel grills		
4	Overhead water tank		
5	Extra steel/ collapsible gates		
	Total		

Part D (Amenities)

1	Wardrobes		N.A.
2	Glazed tiles		
3	Extra sinks and bath tub		
4	Marble /Ceramic tiles flooring		
5	Interior decorations		
6	Architectural elevation works		
7	Panelling works		
8	Aluminium works		
9	Aluminium hand rails		
10	False ceiling		
	Total		