|  |  |  |
| --- | --- | --- |
| Particulars | Unit | Value / Area |
| Area | **in Sq. Ft.** | 222 |
| Annual Rent | in ` | 7,14,000.00 |
| Refundable Deposit | in ` | 5,00,000.00 |
| Non- Refundable Deposit | in ` | 0 |
| Maintenance | in ` |  |
| Government Taxes per year | in ` |  |
| Rate of Interest | Per Anum. | 6% |
| total Term | in years | 5 |
|  |  |  |
| Annual Rent (monthly rent X 12) | in ` | 7,14,000.00 |
| Interest on Excess Deposit If Any | in ` | 19,290.00 |
| Non- refundable deposit | in ` | 0 |
| Deposit per year | in ` | 0 |
| Tax Paid by Tenant | in ` | - |
| Maintenance Paid By Tenant | in ` | - |
| Total (GARI) | in ` | 7,33,290.00 |
| Outgoings |  |  |
| Tax Paid by Owner | in ` | 7,572.00 |
| Maintenance Paid By Owner | in ` | 18,904.00 |
| Other Charges (%of GARI) | in ` | 58,663.20 |
| Total (Outgoing) | in ` | 85,139.20 |
|  |  |  |
| Net Annual Rent Income (GARI - Outgoing) |  | 6,48,150.80 |
|  | **@ 6% Investment** | 6.00 |
| Capitalized Value of Property | in ` | 1,08,02,513.33 |
| Rate /Sq. Ft. | in ` | 48,660.00 |
| Say |  | 48,700.00 |
| Present Value | in Rs. | **1,08,11,400.00** |
| Realizable value |  | 97,30,260.00 |
| Distress value |  | 87,57,234.00 |