

<b>VALUATION OF PROPERTY</b>		
1)	Carpet area as per measurements	: 798 Sq.ft. (Carpet area) + 134 sq.ft. (Balconies) + 23 sq.ft. (terrace)
2)	Carpet area as per agreement	: 73.20 sq.mt + 7.50 sq.mt. (Enclosed Balcony) with 2 Car parking spaces Usable Carpet area = 80.73 sq.mt.
3)	Built-up area	: 80.73 sq.mt. x 1.1 = 88.80 sq.mt. i.e. <b>956 Sq.ft</b>
4)	Salable area/ Super BUA (As per Market Trend)	: 930 sq. ft. (for reference only)
5)	Prevailing market rate	: Prevailing market value of similar type flat varying from Rs. 25,000/- to Rs. 27,000/- per sq. ft. Considering location value of flat is Rs. 27,000/- per sq. ft.
6)	Estimated Fair market value	: 956 sq. ft. x Rs. 26,500/- = Rs. 2,53,34,000/-
7)	Two Car Parkings	: Rs. 10,00,000/- (Lumpsum)
8)	Estimated Total Fair market value (6 +7)	: Rs. 2,53,34,000/- + Rs. 10,00,000/- = Rs. 2,63,34,000/- Say <b>Rs. 2,63,00,000/-</b> <b>(Rupees two crore sixty-three lakh only)</b>
9)	Reinstatement Value / Insurable Value	: Rs. 3,000/- x 956 sq. ft. = Rs.28,68,000/-
10)	Government Value	: Rs. 1,24,000/- per sq.mt. i.e. Rs. 11,520/- sq.ft. Rs. 12038/- (5% dep. & 10% added for floor rise) x 956 sq.ft. = Rs. 1,15,08,328/- <b>For Car Parking:</b> 27.88 sq.mt. x 25% of Rs. 1,24,000/- = Rs. 8,64,280/- Rs. 1,15,08,328/- + Rs. 8,64,280/- = <b>Rs. 1,23,72,608/-</b>
11)	Book Value (Year- 2019)	: Rs. 1,46,80,993/-
12)	Realizable value (95% of market value)	: Rs. 2,49,85,000/-
13)	Distress value (forced sale value) (80% of market value)	: Rs. 2,10,40,000/-

After considering, discussing and the documents produced, our opinions are as noted above. Our independent enquires and demand, our fair market price for above tenements at value of **Rs. 2,63,00,000/- (Rupees two crore sixty-three lakh only)**

For **Delta Valuation Services Pvt. Ltd.**

**Ar. Sameer S. Shinde (M. Arch., LL.B.)**

**Govt. Approved Valuer**

**Regn. No CAT – I/350/15/16/44/2006-07**