

a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,600/- per Sq. Ft.
	Age of the building	:	1 year
	Life of the building estimated	:	59 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,600/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,900/- per Sq. Ft.
	Total Composite Rate	:	₹ 7,500/- per Sq. Ft.
	Remarks	:	At the time of visit, Builder has not allowed for Internal Site inspection, Measurement and Internal Photographs. The details about the work progress status has been provided by Customer Relationship Manager - Mr. Krishna Gupta (Contact No. 9372619071)

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	472.00 Sq. Ft.	7,500.00	35,40,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
Total value / Realizable value of the property				35,40,000.00
Insurable value of the property (519.20 X 2,600.00)				13,49,920.00
Guideline value of the property (519.20 X 6,233.00)				32,36,174.00

Justification for Price / Rate*Add. - Distress Value*

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