

... upon, basis of arriving at the land rate. Enquired with local Architects and Real estate consultants about the current market rates in that area and on this basis, property is valued under "Selling Price Method"

III. **PRESENT FAIR MARKET VALUATION:**

Valuation = Carpet area X Rate =

Carpet area	345 sq. ft.
Rate adopted for valuation	Rs. 22,500/- per sq. ft.
Value	Rs. 77,62,500/-
Say	Rs. 77,63,000/-

In Words: (Rs. Seventy Seven Lakhs Sixty Three Thousand Only)

FMV			Rs. 77,63,000/-
(Rs. Seventy Seven Lakhs Sixty Three Thousand Only)			
Realizable value			Rs. 69,87,000/-
(Rs. Sixty Nine Lakhs Eighty Seven Thousand Only)			
Distress sale value			Rs. 62,10,000/-
(Rs. Sixty Two Lakhs Ten Thousand Only)			
Insurance Purpose			Rs. 7,00,000/-
(Rs. Seven Lakhs Only)			
Government value	As per stamp duty ready Reckoner the property lies in Village - Pahadi, Residential Building: Rs. 1,60,470/- per sq. mtr. i-e Rs. 14,908/- per sq. ft. on BUA		

FOR VK & ASSOCIATES

PANEL VALUER
Date: 03.06.2023.