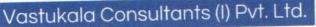
	Remarks	:	Section for set in all the set in al	
	Total Composite Rate	:	₹ 6,500/- per Sq. Ft.	
	Rate for Land & other V (3) ii	:	₹ 4,000/- per Sq. Ft.	
	Depreciated building rate VI (a)		₹ 2,500/- per Sq. Ft.	
b	Total composite rate arrived for Valuation			
	Depreciation Ratio of the building		and to be unit of	
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction	
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.	
	Age of the building	1	Building is under construction	
	Replacement cost of Flat with Services (v(3)i)	1	₹ 2,500/- per Sq. Ft.	
а	Depreciated building rate		A Company of the Comp	
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
5.	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 variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.	
138	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year	
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 52,400/- per Sq. M. i.e. ₹ 4,868/- per Sq. Ft.	
	II. Land + others	:	₹ 4,000/- per Sq. Ft.	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.	
3.	Break – up for the rate	:		
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 6,500/- per Sq. Ft. on Carpet Area	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)	
	Present value of the Flat	400.00 Sq. Ft.	6,500.00	26,00,000.00	
2	Wardrobes	u I sapátult Alékka juliu	e en ar ar a en ar		



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Under A Repressor

3	Showcases	ranon wen	de Paint a
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		Magical was fully
	Total value / Fair market value of the property After comp	letion	26,00,000.00
	Realizable value of the property		25,48,000.00
	Distress value of the property	(TA	20,80,000.00
	Insurable value of the property (440.00 X 2,500.00)		11,00,000.00
	Guideline value of the property (440.00 X 4,868.00)	emina di ili	21,41,920.00

Justification for Price / Rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

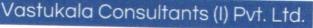
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,608/- to ₹ 7,187/- per Sq. Ft. on Carpet Area / ₹ 4,673/- to ₹ 5,990/- per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Flat size, location, upswing in real estate prices , sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹6,500.00 per Sq. Ft. on Carpet Area for valuation.



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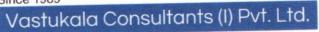


Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	5,400/- (Expected rental income per month after completion of construction works)
Any likely income it may generate	Rental Income





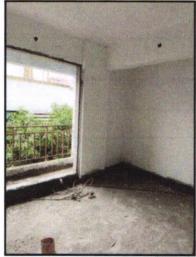
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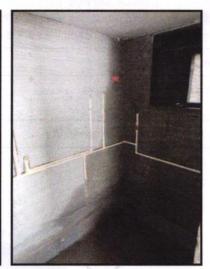
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Actual Site Photographs



















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