

4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed Aluminum sliding window with Mosquito Net.
5.	RCC Works	:	R.C.C. Framed Structure
6.	Plastering	:	Proposed Cement Plastering
7.	Flooring, Skirting, dado	:	Proposed Vitrified tile Flooring, Dado Tile
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Proposed Marble
9.	Roofing including weather proof course	:	R.C.C.
10.	Drainage	:	Connected to Municipal Sewerage System
2.	<b>Compound Wall</b>	:	
	Height	:	Proposed 5' BBM Masonry
	Length	:	
	Type of construction	:	
3.	<b>Electrical installation</b>	:	Proposed Concealed Electrical wiring
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	Proposed ordinary
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	Proposed Concealed Plumbing
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area (+ 10%))	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. Ft. (A)	Balcony + Encl. Balcony Area in Sq. Ft. (B)							
1	101	1	3 BHK	708	201	909	1000	6400	5,817,600.00	49,22,235.00	41,45,040.00	11000
2	102	1	2 BHK	551	142	693	762	6400	4,435,200.00	37,52,595.00	31,60,080.00	8000
3	103	1	2 BHK	543	86	629	692	6400	4,025,600.00	34,06,035.00	28,68,240.00	7500
4	104	1	2 BHK	552	142	694	763	6400	4,083,200.00	37,58,010.00	31,64,640.00	8000
5	105	1	3 BHK	712	198	910	1001	6400	5,824,000.00	49,27,650.00	41,49,600.00	11000
6	201	2	3 BHK	708	201	909	1000	6400	5,817,600.00	49,22,235.00	41,45,040.00	11000
7	202	2	2 BHK	551	142	693	762	6400	4,435,200.00	37,52,595.00	31,60,080.00	8000
8	203	2	2 BHK	543	86	629	692	6400	4,025,600.00	34,06,035.00	28,68,240.00	7500
9	204	2	2 BHK	552	142	694	763	6400	4,083,200.00	37,58,010.00	31,64,640.00	8000
10	205	2	3 BHK	712	198	910	1001	6400	5,824,000.00	49,27,650.00	41,49,600.00	11000
11	301	3	3 BHK	708	201	909	1000	6400	5,817,600.00	49,22,235.00	41,45,040.00	11000



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area (+ 10%))	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. Ft. (A)	Balcony + Encl. Balcony Area in Sq. Ft. (B)							
12	302	3	2 BHK	551	142	693	762	6400	4,435,200.00	37,52,595.00	31,60,080.00	8000
13	303	3	2 BHK	543	86	629	692	6400	4,025,600.00	34,06,035.00	28,68,240.00	7500
14	304	3	2 BHK	552	142	694	763	6400	4,083,200.00	37,58,010.00	31,64,640.00	8000
15	305	3	3 BHK	712	198	910	1001	6400	5,824,000.00	49,27,650.00	41,49,600.00	11000
16	401	4	3 BHK	708	201	909	1000	6400	5,817,600.00	49,22,235.00	41,45,040.00	11000
17	402	4	2 BHK	551	142	693	762	6400	4,435,200.00	37,52,595.00	31,60,080.00	8000
18	403	4	2 BHK	543	86	629	692	6400	4,025,600.00	34,06,035.00	28,68,240.00	7500
19	404	4	2 BHK	552	142	694	763	6400	4,083,200.00	37,58,010.00	31,64,640.00	8000
20	405	4	3 BHK	712	198	910	1001	6400	5,824,000.00	49,27,650.00	41,49,600.00	11000
21	501	5	3 BHK	708	201	909	1000	6400	5,817,600.00	49,22,235.00	41,45,040.00	11000
22	502	5	2 BHK	551	142	693	762	6400	4,435,200.00	37,52,595.00	31,60,080.00	8000
23	503	5	2 BHK	543	86	629	692	6400	4,025,600.00	34,06,035.00	28,68,240.00	7500
24	504	5	2 BHK	552	142	694	763	6400	4,083,200.00	37,58,010.00	31,64,640.00	8000
25	505	5	3 BHK	712	198	910	1001	6400	5,824,000.00	49,27,650.00	41,49,600.00	11000
26	601	6	3 BHK	708	201	909	1000	6400	5,817,600.00	49,22,235.00	41,45,040.00	11000
27	602	6	2 BHK	551	142	693	762	6400	4,435,200.00	37,52,595.00	31,60,080.00	8000
28	603	6	2 BHK	543	86	629	692	6400	4,025,600.00	34,06,035.00	28,68,240.00	7500
29	604	6	2 BHK	552	142	694	763	6400	4,083,200.00	37,58,010.00	31,64,640.00	8000
30	605	6	3 BHK	712	198	910	1001	6400	5,824,000.00	49,27,650.00	41,49,600.00	11000
31	701	7	3 BHK	708	201	909	1000	6400	5,817,600.00	49,22,235.00	41,45,040.00	11000
32	702	7	2 BHK	657	153	810	891	6400	5,184,000.00	43,86,150.00	36,93,600.00	9500
33	703	7	2 BHK	547	142	689	758	6400	4,409,600.00	37,30,935.00	31,41,840.00	8000
34	704	7	3 BHK	712	147	859	945	6400	5,497,600.00	46,51,485.00	39,17,040.00	10000
<b>Total</b>				<b>21020</b>	<b>5257</b>	<b>26277</b>	<b>28905</b>		<b>16,60,22,400.00</b>	<b>15,77,21,280.00</b>	<b>13,28,17,920.00</b>	

### Summary of the Project:

	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
Neelam Srushti	2 BHK – 20 3 BHK – 14 TOTAL- 34	26277	28905	16,60,22,400.00	15,7721,280.00	13,28,17,920.00
<b>Total</b>	<b>34</b>	<b>26277</b>	<b>28905</b>	<b>16,60,22,400.00</b>	<b>15,7721,280.00</b>	<b>13,28,17,920.00</b>

Particulars	Market Value (₹)
Fair Market Value as on date	16,60,22,400.00
Realizable Value as on date	15,7721,280.00



<b>Distress Sale Value as on date</b>	<b>13,28,17,920.00</b>
<b>Cost of Construction (Total Built up area x Rate) 28905 Sq. Ft. x ₹ 2300.00</b>	<b>6,64,80,810.00</b>

	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction in (₹)	Cost of construction as of today in (₹)
<b>Neelam Srushti</b>	<b>05%</b>	<b>28905</b>	<b>6,64,80,810.00</b>	<b>33,24,000.00</b>

Part – C (Extra Items)	Amount in ₹
1. Portico	Provided as per requirement
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	Provided as per requirement
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	Provided as per requirement
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

Part – F (Services)	Amount in ₹
1. Water supply arrangements	Provided as per requirement
2. Drainage arrangements	
3. Compound wall	
4. C.B. deposits, fittings etc.	
5. Pavement	
Total	

**Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report ₹</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Fair Market Value as on date in ₹</b>		:	<b>₹ 16,60,22,400.00</b>
<b>Realizable Value as on date in ₹</b>		:	<b>₹ 15,77,21,280.00</b>
<b>Distress Sale Value as on date in ₹</b>		:	<b>₹ 13,28,17,920.00</b>

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 comparable, 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 comparable 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 ₹ 5,500.00 to ₹ 7,000.00 per Sq. Ft. on Carpet 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 commercial and residential application in the locality etc. We estimate ₹ 6,400.00 per Sq. Ft. on Carpet Area for valuation.