

4	Guideline rate obtained from the Registrar's Office	:	₹ 1,69,728.00 per Sq. M. i.e., ₹ 15,768.00 per Sq. Ft.
	Guideline rate (after depreciate)	:	₹ 1,60,252.00 per Sq. M. i.e. ₹ 14,888.00 per Sq. Ft.
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 / Rgstrn. 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.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	06 Years (As per site information)
	Life of the building estimated	:	54 years Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as building just completed
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,730.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 21,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 24,530.00 per Sq. Ft.
	Remarks	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	732.00 Sq. Ft.	24,530.00	1,79,55,960.00
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			
	Total / realizable value of the property			1,79,55,960.00
	Insurable value of the property (878.00 x 3,000.00)			26,34,000.00
	Guideline value of the property (878.00 x 14,888.00)			1,30,71,664.00

