

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).	: ₹ 12,000/- per Sq. Ft. on Carpet Area
3.	Break - up for the rate	:
	I. Building + Services	: ₹ 2,900/- per Sq. Ft.
	II. Land + others	: ₹ 9,100/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	: ₹ 86,933/- per Sq. M. i.e. ₹ 8,076/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	: N.A. Age of Property below 5 year
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 are 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	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
a	Depreciated building rate	
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,900/- per Sq. Ft.
	Age of the building	: Building is under construction
	Life of the building estimated	: 60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. Building is under construction
	Depreciation Ratio of the building	-
b	Total composite rate arrived for Valuation	
	Depreciated building rate VI (a)	: ₹ 2,900/- per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 9,100/- per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 12,000/- per Sq. Ft.</b>
	Remarks	: 5 lakh parking

## Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	824.00 Sq. Ft.	12,000.00	98,88,000.00
2	Wardrobes			



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Vastukala Consultants (I) Pvt. Ltd.

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Vijay malik

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