

17. Valuation (At Present stage)

Land

Area of Land : 17 kottah 08 Chittack 14 Sqft, equivalent to 17.519 kottah
Rate assessed : Rs.7.00 lacs / kottah
Estimated Value : Rs.122.63 lacs.

Building

250 Nos RCC piles have been driven
 @ Rs.30,000/- each Rs.75.00 lacs

18. Summary Value

Value of land : Rs.122.63 lacs.
Value of building : Rs. 75.00 lacs
Rs. 197.63lacs.

19. Fair Market Value(At Present stage) : **Rs. 197.63 lacs.**

Realizable Value : **Rs.177.87 lacs. (discounted by 10% from FMV)**
 (At Present stage)

Forced Sale Value : **Rs. 148.22 lacs. (discounted by 25% from FMV)**
 (At Present stage)

17. Valuation (After Completion)

Land

Area of Land : 17 kottah 08 Chittack 14 Sqft, equivalent to 17.519 kottah
Rate assessed : Rs.7.00 lacs / kottah
Estimated Value : Rs.122.63 lacs.

Building

i)Block-A area 11,124 sft.
 Rs.2000/- per sft. : Rs.222.48 lacs.
 ii)Block-B area 19,496 sft.
 Rs.2000/- per sft. : Rs.389.92 lacs.
 iii)Block-C area 6,831 sft.
 Rs.2000/- per sft. : Rs.136.62 lacs.
 iv)Stair & lift area 1,252 sft.
 Rs.1600/- per sft. : Rs.20.03 lacs.
~~Compound wall~~
 m.s. gate, & others : Rs. 10.00 lacs.(LUM SUM)
Total : **Rs.779.05 lacs.**

18. Summary Value

Value of land : Rs.122.63 lacs.
Value of building : **Rs.779.05 lacs**
Rs. 901.68 lacs.

