

VALUATION REPORT

Valuation Certificate for fair market value of the Building property situated at Village Talwandi Arayan PO Adampur Doaba, Distt. Jalandhar .Belonging to **Mr. Paramjit S/o Mr. Darshan Lal.**

NOTE:- The valuation Certificate Report is based on the information supplied by the Owner and inspection on site **This is not used for any taxation matter.**

Purpose of valuation	:-	Fair market value
Date	:-	17/06/2024
Name of owner	:-	Mr. Paramjit
Location	:-	Talwandi Arayan, Jalandhar.
Description of property	:-	Residential
Situation of property	:-	Residential
Land of Area	:-	10 Marla
Land Rate	:-	1,00,000/- per Marla

COVERED AREA

Ground Floor + First Floor = 3000 Sqft

SPECIFICATION

Walls		B.K wall in cement sand mortar
Roof	:-	R.C.C slab
Electricity	:-	Conduit Wiring
Joinery	:-	Wooden
Floor	:-	Marble Flooring
Sanitary	:-	Flush Toilet with septic tank



VALUATION OF CONSTRUCTION

The present cost of construction as on 17/06/2024 for the type of finishes including service as provided , after allowing depreciation over all flat rates may be taken as Under:-

COVERED AREA

Covered area:- 3000 sq ft @ Rs 1100/-sqft = 33,00,000-00

LAND VALUE

The price of land depends on the size of the plot, placement situation& utility, design and quality of construction its increases or decreases value when priced as built up the plot.

Taking the above facts in to consideration, the land can be valued at the rate of Rs. 1,00,000/- per Marla.

10 Marla @ Rs 1,00,000-00 = Rs 10,00,000-00

Total Valuation

Rs. 33,00,000-00 + 10,00,000-00 = Rs. 43,00,000-00



CERTIFICATE:-

On the above stated consideration ,it is certified that the fair market Value of the above said Building is reasonable to be at **Rs. 43,00,000-00 (Rs Forty Three Lac Only)**

M. Bhogal
M. BHOGAL & ASSOCIATES
M.T.P. No. 83/2010 JAL.
App. Architects, Estimators & Valuers



VALUATION REPORT

Valuation Certificate for fair market value of the Open Plot property situated at Village Talwandi Arayan PO Adampur Doaba, Distt. Jalandhar .Belonging to **Mr. Paramjit S/o Mr. Darshan Lal.**

NOTE:- The valuation Certificate Report is based on the information supplied by the Owner **This is not used for any taxation matter.**

Purpose of valuation	:-	Fair market value
Date	:-	17/06/2024
Name of owner	:-	Mr. Paramjit
Location		Talwandi Aryan, Jalandhar
Description of property		Open Plot
Situation of property	:-	Residential
Land of Area	:-	8 Marla
Land Rate	:-	1,10,000-00 Per Marla



M Bhogal & Associates

Architects, Interior Designers, Estimators, Valuers and Supervisors

Er. Manjinder Singh Bhogal

MTP No - 83/2010

LAND VALUE

The price of land depends on the size of the plot, placement situation & utility, design and quality of construction its increases or decreases value when priced as built up the plot.

Taking the above facts in to consideration, the land can be valued at the rate of Rs. 1,10,000/- Marla.

8 Marla @ Rs 1,10,000/- Marla = Rs 8,80,000-00



CERTIFICATE:-

On the above stated consideration, it is certified that the fair market Value of the above said Plot is reasonable to be at **Rs. 8,80,000-00 (Rs Eight Lac Eighty Thousand Only)**

Manjinder Singh Bhogal
M. BHOGAL & ASSOCIATES
M.T.P. No. 83/2010 JAL
App. Architects, Estimators & Valuers

