

**Appendix**

**Valuation Certificate Submitted before the Sub Registrar**  
*[Under Section 28C of the Kerala Stamp Act, 1959]*

Name and address of the Valuer :  
Designation : Engineer-A, Chartered Engineer & Registered Valuer  
Registration Number :  
Sub Registry Office : XXXXXX S.R.O  
Date of Inspection : 19/09/2023  
Name and Address of the Building : XYZ  
PQRS (H)  
Building No: 10 / 88 (XXXX Grama Panchayat)  
XXXXXX P.O.

Rate per Sq. m. as per CPWD Rates	Rate per Sq. ft.	Name of Relevant Cost Index applied (Name / Cost Index)	Rate per Sq. ft. after applying Cost Index	Area of the Building (Sq. ft.)	Total Value (in Rupees)
Rs.17640	Rs.1639.25	<b>140</b> with base 100 with respect to PAR 2021 for Trichur (As per the order of ADG Kochi, CPWD on 02.08.23)	Rs.2296.00 (Based on specifications, depreciation, obsolescence & stage of construction, Rate per Sq.ft. is Rs.200.00)	2350 Sq. ft.	Rs.4,70,000/-

**Remarks:** *This is Double story, RC roof, load bearing structure & simple residential building with poor condition. This building doesn’t match with the CPWD PAR 2021 specifications.  
Hence, Replacement Cost as per specifications and stage of construction = Rs.1400 per Sq. ft.,  
Age of building = 40 years, Life of building = 48 years (as per present condition),  
Scrap Value = 3%, Depreciation = 83%, Obsolescence = 20%,  
Net Replacement Cost as per depreciation and obsolescence = Rs.200 per Sq. ft.*

**I hereby certify that the information furnished above is true to the best of my knowledge.**

Place: XXXX  
Date : 20/09/2023

**Signature with seal**