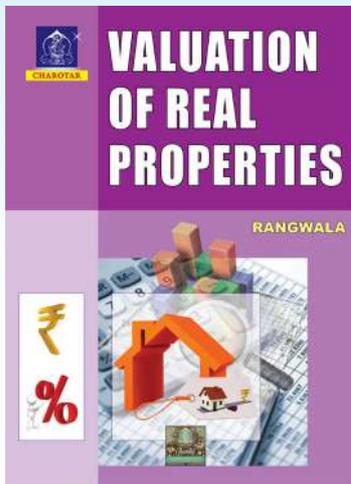


VALUATION OF REAL PROPERTIES



By
Rangwala

REVISED
& ENLARGED

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ABOUT THE BOOK

This treatise in its 11th thoroughly revised and extensively enlarged edition explain the basic principles of "Valuation of Real Properties", structured to serve as an educational resource and equally it covers the key concepts, methodologies and techniques useful for the professionals in practice. Numerous examples, case studies and practical tips are included throughout the book, substantially expanded the content by adding eight new chapters that cover emerging topics and challenges faced by valuation experts today. Plenty of new matter, numerous examples have been added based on the latest syllabus of different universities of India. The permutation of some of the sporadic matter have been made to collocate the topics in order.

The Outline of the book is:

Chapter 1 to chapter 3 explain "Value", "Valuation" and "Valuation as Profession".

Chapter 4 and chapter 5 give detailed understanding about "Investment in Real Properties" and "Finance for Investment in Real Properties".

Chapter 6 gives Theory of "Valuation Tables" and at the end of theory of each table, the problems are given to illustrate the use of each table. The valuation tables with range of years and rates of interest are given in Appendix IV at the end of book. These are also useful in practice.

Chapter 7 "Interests in Real Property" explains types of interests such as freehold interests and leasehold interests. It also explains about mortgage, reverse mortgage and development process of real property.

Chapters 8 and 9 illustrate "Rent", "Standard Rent and Rent Control Act".

Chapters 10 and 11 depict topics on "Outgoings" and "Depreciation" related to real properties.

The purpose of valuation in total is elaborately covered from Chapter 12 to Chapter 20, titled as, "Approaches and Methods of Valuation", "Valuation for N.A. Open Lands", "Valuation of Leasehold Properties", "Valuation for Capital Gain Tax (under section 55-A of I.T.)", "Valuation of Licensed Premises", "Valuation of Rating", "Valuation for Easements", "Valuation of Life Interest" and "Valuation for Agricultural Land" respectively.

Chapter 21 elucidates the theory with typical problems on "Acquisition of Land".

Chapter 22, chapter 23, chapter 25 and chapter 26 interpret various acts such as "Transfer of Property Act", "SARFAESI Act of India", "Urban Land Ceiling Act" and "Valuation for Wealth Tax" respectively.

Chapter 24 gives "Typical Problems" and Chapter 27 depicts "Miscellaneous Topics" which include new topics like, Valuation of Contaminated Properties; Green Buildings; Heritage Properties; Professional Ethics; Report Writing; International Valuation Standards and ICAI Valuation Standards.

Appendix I gives 23 "Important Judgments of Various Courts" of India related to Valuation of Real Properties. Appendix II gives details of "RERA Act 2016". In Appendix III "37 Questions/Opinions with Answers" are given and Appendix IV gives "Valuation Tables".

This edition now also contain:

- * 170 Typical solved problems;
- * 60 Useful tables;
- * 293 Questions at the end of all the chapters;
- * 12 Neatly drawn self-explanatory diagrams.

It is hoped that the book in the present form would satisfy the need of the Civil Engineering students preparing for Degree Examinations of all the Indian Universities, Diploma Examinations conducted by various Boards of Technical Education, Certificate Courses as well as for the A.M.I.E., U.P.S.C., G.A.T.E., I.E.S. and other similar competitive and professional examinations. It should also prove of interest to the practising professionals. It will also serve as the most useful reference book for practising valuers of real estates, tax consultants, lawyers, advocates, etc.

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