

LEARN SUPER REAL VALUATION

A Software For Valuation Of Immovable Properties

By :

Y.A. Agboatwala &

Fatima.Y. Agboatwala

1802, Jamuna Amrut,

219, Patel Estate, S.V.Road,

Jogeshwari(W), Mumbai - 400102

Phone: 09820792254 , (022) 26783525

Url: www.supercivilcd.com,

<http://www.agboatwala.com>

Email : yaa@supercivilcd.com,

yaa@agboatwala.com,

supercivilcd@gmail.com

FILE CREATION, SAVING & RE - OPENING

- ▶ Some of the Programs in Valuation Software start directly, while others are provided with File Creation, Saving & Opening facilities. A user should create a Folder (Directory) to store the files created by valuation program. I have created a Folder called " 1vb " for the purpose of this demo. We will discuss these file facility as under.

NEW FILE CREATION

- ▶ When the Valuation Program starts following screen is displayed.



- ▶ When a user clicks the Program (1) option, following window is displayed.

Valuation

Funda

Programs (1)

Programs (2)

EXAMPLES

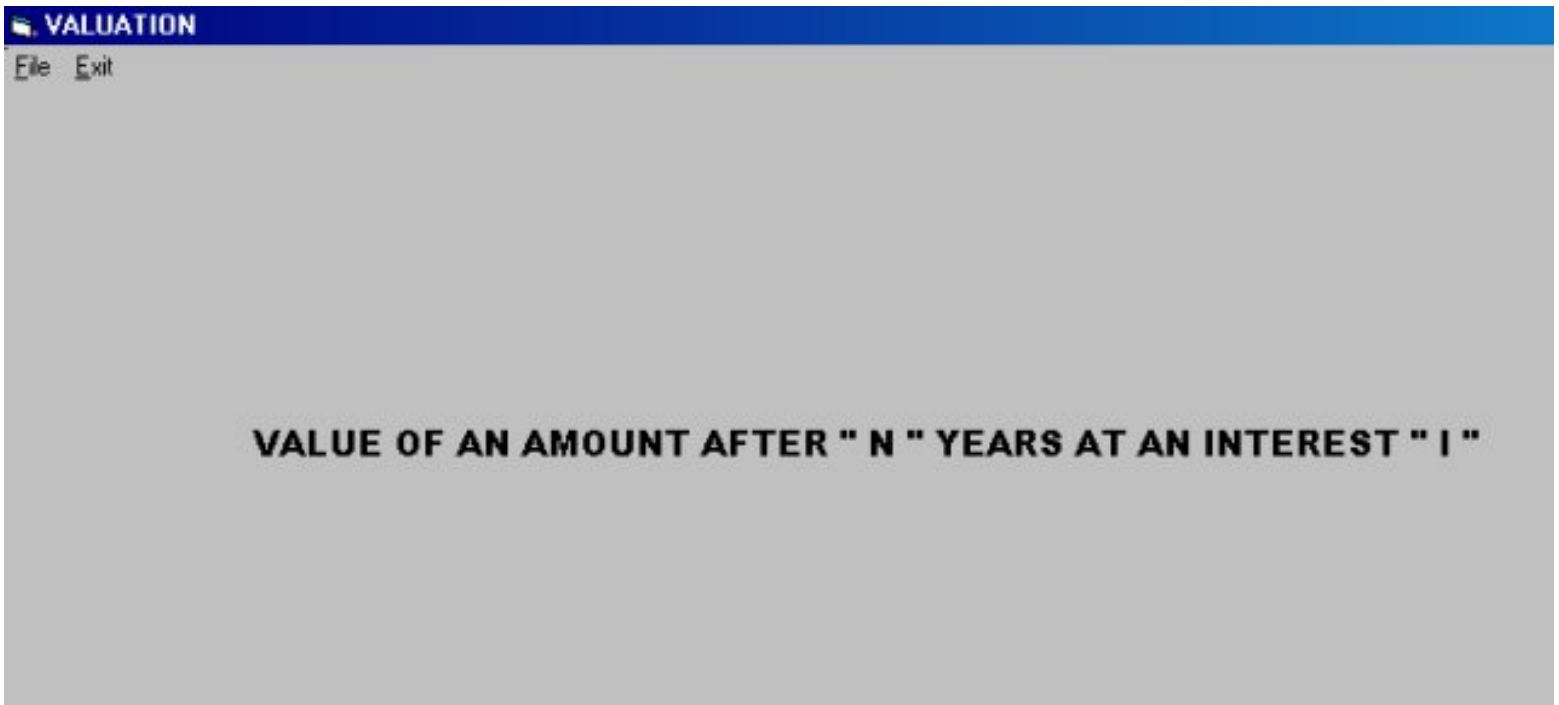
Data Bank

Forms

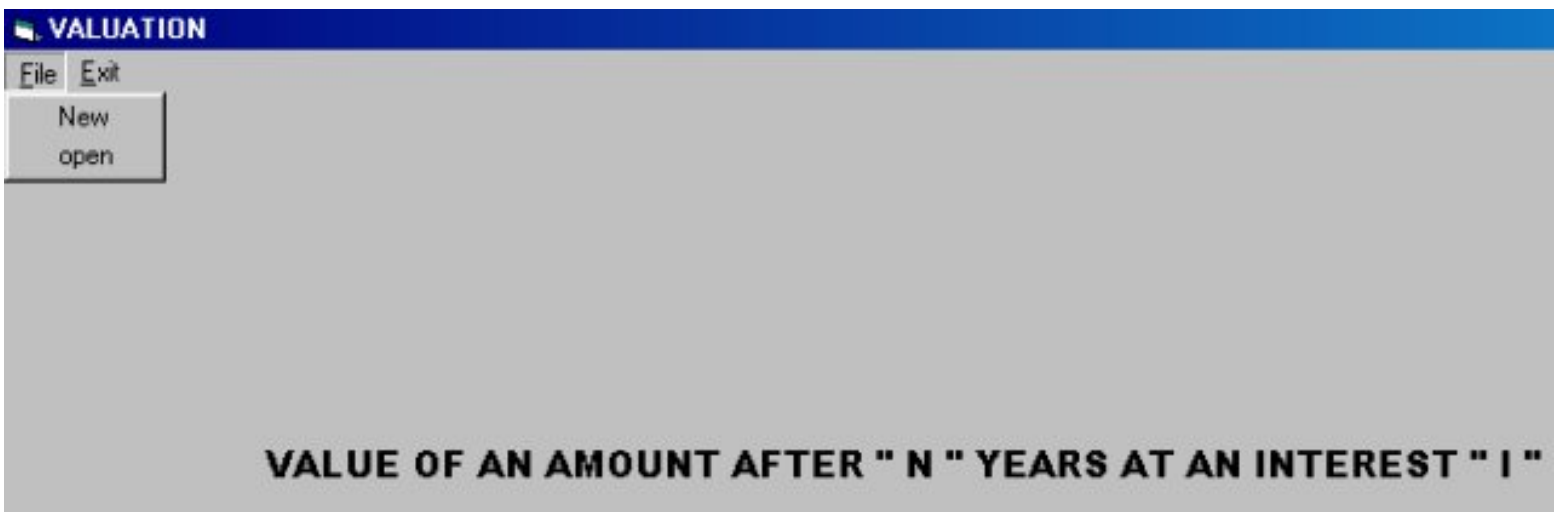
Formats

1. Value of Initial Amount after N Years @ Interest I
2. Present Value of an Amount to be Received after N Years @ Interest I
3. Value of An Annuity after N Years @ Interest I
- 3x. Annuity for an Amount Required after N Years - Sinking Fund
4. Present Value of An Annuity For N Years @ Interest I
- 4x. Present Value of An Annuity For N Years with Dual Rate of Interest
5. Interest at Higher Frequency (Compound)
6. PERPETUITIES
- 6x Present Value of an Annuity which Revers to a Perpetuity
7. Land Valuation by Comparative Method
8. Land Valuation by Abstractive Method
9. Land Valuation by Belting Method
10. Straight Line Method of Depreciation - 1
11. Straight Line Method of Depreciation - 2
12. Written Down Value Method of Depreciation - 1
13. Written Down Value Method of Depreciation - 2
14. Sinking Fund Method of Depreciation
15. Calculation of CPWD Cost Index 1992
16. Calculation of CPWD Cost Index 1995
17. Calculation of CPWD Cost Index 1996
18. Calculation of Weighted Cost Index
19. Material + Labour Quantities of Residential Buildings
20. Material + Labour Quantities of Office Buildings
21. Cost of Construction by Accounting Method
22. Cost of Construction of RCC Structure by CPWD PAR Method
23. Cost of Construction of Load Bearing Structure by CPWD PAR Method
24. Monthly / Yearly Instalment for a Borrowed Sum
- 24x. Yearly Instalment for a Borrowed Sum (Dual Interest Rate)

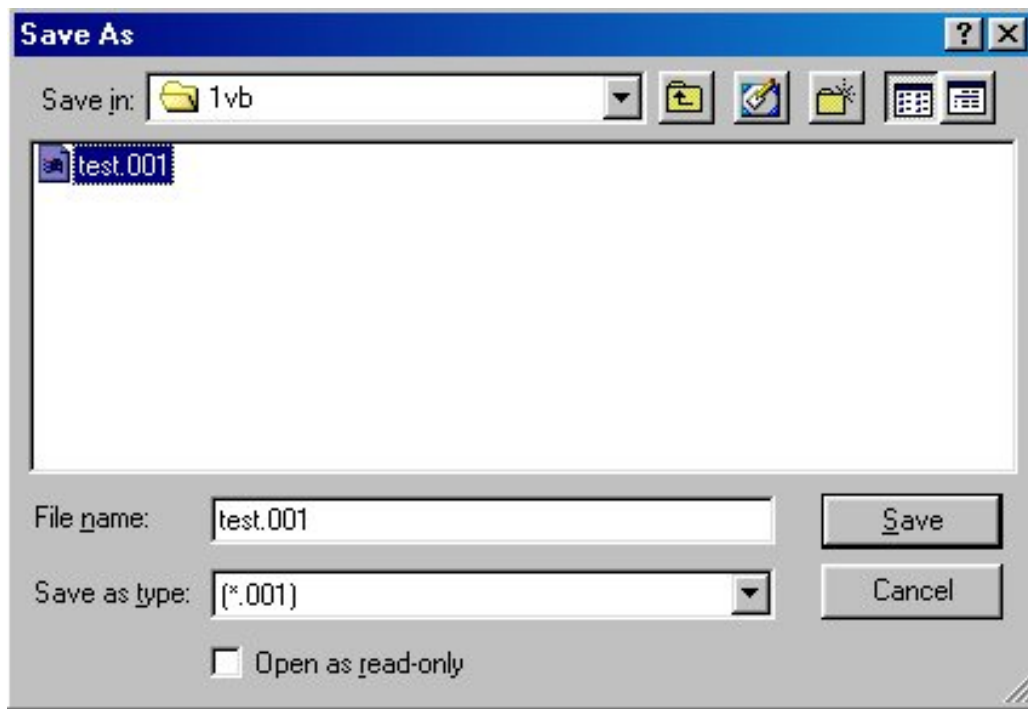
▶ Clicking the 1st Option " *Value of Initial Amount after N years @ Interest I* ", will exhibit the following Screen.



- ▶ Two options, File and Exit are displayed on Top Left. Clicking " File " option will display two more options, i.e. New & Open as shown below.



- ▶ If a user clicks the " New " option, following window is displayed for file saving. I have given the name of the file as " test " & am saving it in " 1vb " directory.



- ▶ Once the " Save " button is clicked, following programming window is displayed. The values given are default values, a user can change the parameters as per his project requirements.

VALUE OF AN AMOUNT AFTER " N " YEARS AT AN INTEREST " I "

Valuation

INITIAL AMOUNT IN Rs	<input type="text" value="1"/>
RATE OF INTEREST IN %	<input type="text" value="8"/>
NUMBER OF YEARS	<input type="text" value="5"/>

File Name: C:\1VB\test.001

- ▶ After editing the parameters (if required), click the " Value " button. The following window is displayed giving valuation result.

$$\text{Value} = p * (1 + i / 100) ^ n$$

Where:

p = Initial Amount

i = Rate of Interest

n = No. of Years

VALUE OF AN AMOUNT AFTER ' N ' YEARS AT AN INTEREST ' I '.

Initial Sum in Rs = 1

Interest = 8 %

No. of years = 5

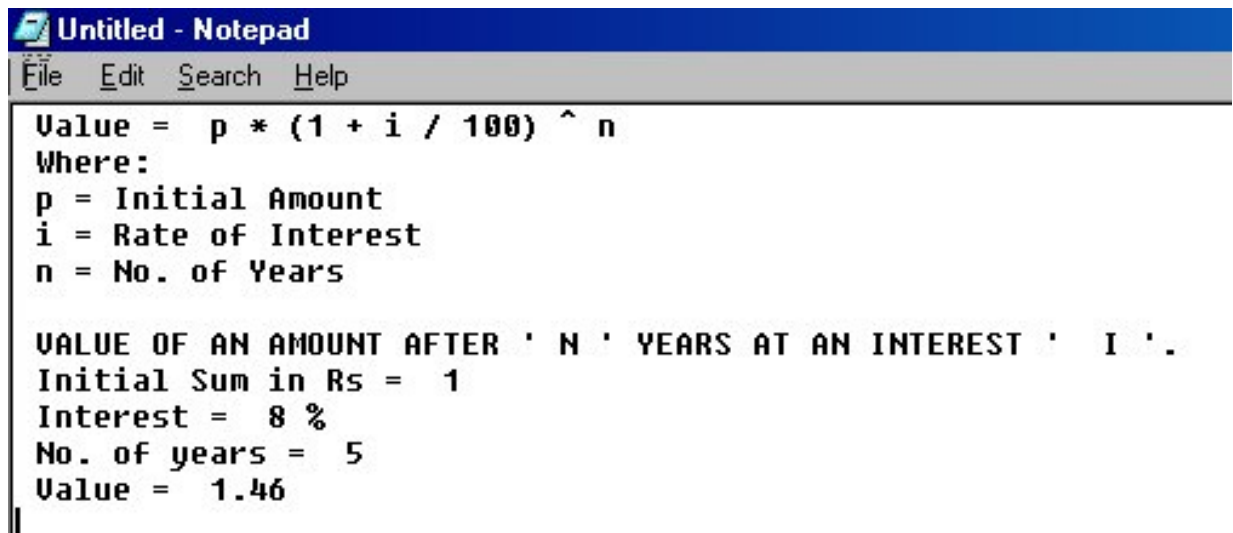
Value = 1.46

Exit

Print

Clipboard_Copy

- ▶ If a user clicks the " Clipboard_Copy " button, the valuation result is copy to computer memory. Now this result can be copied to any text program such as " WORD " or " NOTEPAD " by pressing " ctrl v " command. I have opened the Notepad text editor & pressed ctrl v keys. Following is displayed.

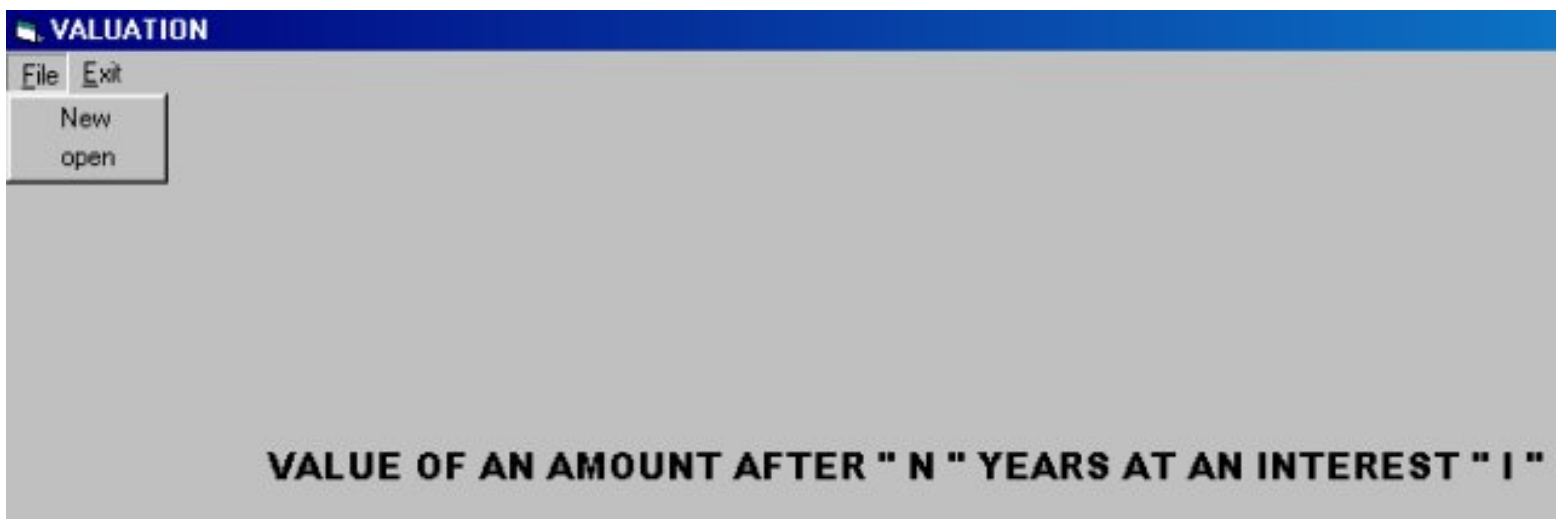


```
Untitled - Notepad
File Edit Search Help
Value = p * (1 + i / 100) ^ n
Where:
p = Initial Amount
i = Rate of Interest
n = No. of Years

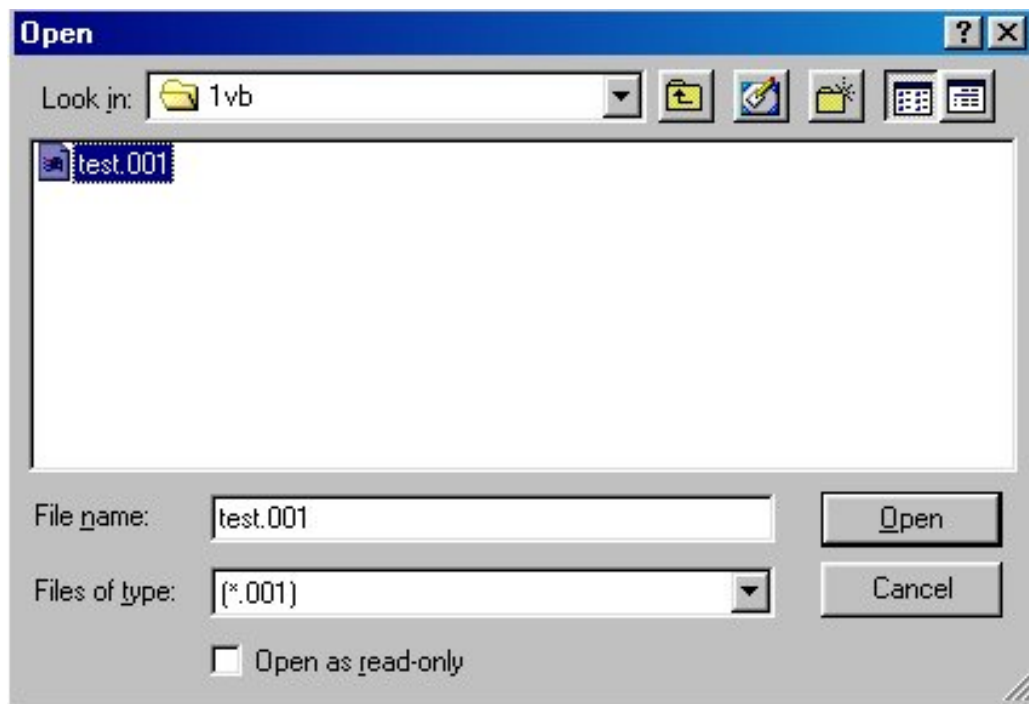
VALUE OF AN AMOUNT AFTER ' N ' YEARS AT AN INTEREST ' I '.
Initial Sum in Rs = 1
Interest = 8 %
No. of years = 5
Value = 1.46
```

- ▶ Once text is copied in WORD or NOTEPAD, further editing, printing etc. is possible.

OPENING OF EXISTING FILE



- ▶ Now click the " Open " the existing file option. Following window is displayed. If not, then go to 1vb folder.



- ▶ Select the " test " file saved earlier & click the Open Button. Following window is displayed.

VALUE OF AN AMOUNT AFTER " N " YEARS AT AN INTEREST " I "

Valuation

INITIAL AMOUNT IN Rs	<input type="text" value="100.0"/>
RATE OF INTEREST IN %	<input type="text" value="8"/>
NUMBER OF YEARS	<input type="text" value="5"/>

File Name: C:\1VB\test.001

- ▶ Now a user can re-edit the already saved file & click the " Value " button. Following valuation result is displayed.

$$\text{Value} = p * (1 + i / 100) ^ n$$

Where:

p = Initial Amount

i = Rate of Interest

n = No. of Years

VALUE OF AN AMOUNT AFTER ' N ' YEARS AT AN INTEREST ' I '.

Initial Sum in Rs = 100

Interest = 8 %

No. of years = 5

Value = 146.93

- ▶ Press Clipboard_Copy button to copy the above text if required & click Exit button to close the file.

OTHER SOFTWARES:

SUPER CIVIL CD - Single Point Solution To Your Civil Engineering Needs

SUPER RATE ANALYSIS - Rate Analysis Of 1299 Nos. Of Civil Engineering Items

2D FRAME ANALYSIS - Discover The Beauty Of Structural Analysis

R C F - A Software for Analysis, Design, Estimation & Costing of RCC Floors

S S F - Analysis, Design, Estimation & Costing of Steel Buildings, revised as per IS 800 : 2007

Q T Y - Quantity Estimation & Cost, Project Control

ROADS - Pavement Design & Rate Analysis Of Road Items

ROAD ESTIMATE - Quantity Estimation & Cost, Project Control For Road

ELECTRIC COST - Costing, Project Control & MDS For Electrical Projects

HVAC COST - Costing, Project Control & Design For HVAC Engineers

BILLING JI - A Database Management Software For General Billing

RA BILL - A Database Management Software For Item Rate Contract Billing

BUILDERS BILL - A Database Management Software for Billing of Lump sum Contracts

BID ANALYSIS - A Software For Technical & Commercial Tender Analysis

RAFT FOUNDATION - Analysis, Design, Estimation, Costing & Drawing of RCC Raft Foundation

STEEL_2007 - Limit State design of Steel as per IS 800 : 2007

SITE CONTROL - A Management Software for Resource Control At Site.

DESIGN & DRAWING CONTROL - A DBM Software for Control of Design & Drawing Manhours.

COMPOSITE - A Software for Analysis, Design, Costing & Drawing of Composite Floor Buildings

INSTA COST - A Software for Estimating Project Cost & Tender SOQ Instantly

FLAT SLAB - A Software for Analysis, Design, Estimation, Costing & Drawings of Flat Slabs

FLAT RAFT - A Software for Analysis, Design, Estimation, Costing & Drawings of Rigid RCC Flat Rafts

OPTIMIZE BAR - A Software for Optimization of Reinforcements from Existing Bar Bending Schedule

OPTIMIZE STEEL - A Software for Optimization of Steel Sections from Existing Fabrication Drawing

AutoQty - A Software for Automatic Quantity & Cost Estimation from AutoCAD Drawings