DOMICO / PRINTABLE BUYER WORKSHEET

Property Appreciation: CAGR, Inflation and Selling Costs

A higher price needs a time-and-cost calculation.

Property / unit: _____ Visit / review date: _____

The same 50% gain, different annual growth

[ ]	**Three years** - CAGR about 14.47%.	Evidence / next step: _____
[ ]	**Seven years** - CAGR about 5.96%.	Evidence / next step: _____
[ ]	**Twelve years** - CAGR about 3.44%.	Evidence / next step: _____
[ ]	**Check dates** - Annualised price growth needs a holding period.	Evidence / next step: _____

Look beyond the headline price

[ ]	**Purchase** - Rs 50 lakh price + Rs 5 lakh costs.	Evidence / next step: _____
[ ]	**Sale** - Rs 75 lakh less Rs 1.5 lakh selling costs.	Evidence / next step: _____
[ ]	**Annualised result** - Rs 55 lakh to Rs 73.5 lakh: about 4.23%.	Evidence / next step: _____
[ ]	**Excluded here** - Interim cash flows, borrowing and income tax.	Evidence / next step: _____

Four questions for an appreciation claim

[ ]	**Evidence** - Asking price or completed transaction?	Evidence / next step: _____
[ ]	**Timing** - Which purchase and sale dates?	Evidence / next step: _____
[ ]	**Costs** - What was paid in and retained?	Evidence / next step: _____
[ ]	**Risk** - Could you hold through a slower sale?	Evidence / next step: _____

Open questions / professional follow-up: _____

Read with the full Domico guide. This worksheet records checks; it is not a title, safety, loan or tax clearance. Verify applicable requirements for the exact property and transaction.