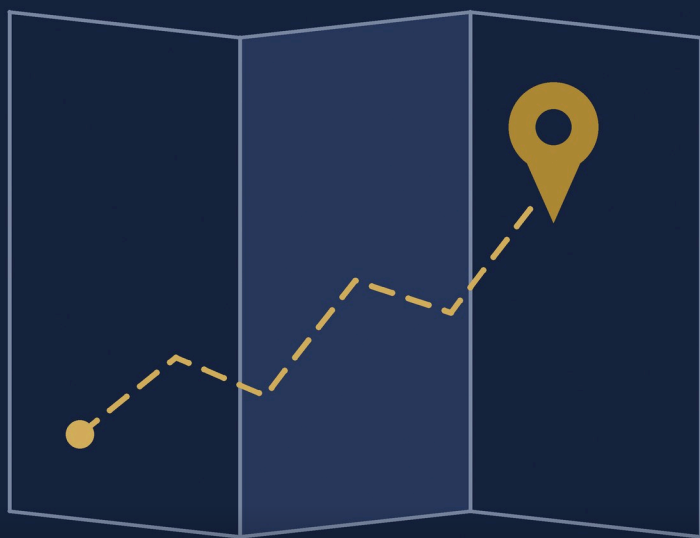


THE WEALTH SHELF · BOOK 1 OF 11

The Money Map

Net worth, cash flow and goals on one page



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How every chapter works

The idea → Why it matters → The method → An example →
Your worksheet → 3-line summary

Included with this book

Printable worksheets: **one for each chapter, the net worth sheet, the goal planner**. Excel files: **The-Money-Map-tracker.xlsx (net worth, cash flow and goals)**. All in your download.

1

Where you stand: your net worth in one page

Net worth is everything you own minus everything you owe. It is the one number that tells you whether your money is growing, whatever your salary says.

IN THIS CHAPTER

- Why income is not wealth
- What to count, and at what value
- Example: the Kulkarnis' balance sheet
- Three useful slices: liquid, locked and lifestyle
- Mistakes people make when they count
- Your worksheet: your net worth today

By the end, you will be able to

- List every asset and loan in your household on one page
- Value each item sensibly, without overthinking it
- Read your net worth in three slices that matter for planning

Reading time: about 15 minutes · 1 worksheet

THE IDEA

Income is not wealth

A ₹3 lakh monthly income feels like wealth. It isn't. Income is a flow: it arrives and, mostly, it leaves. Wealth is a stock: what is left, working for you, after the flow has passed. Two households with the same income can be in very different places.

	Household A	Household B
Monthly take-home	₹3,00,000	₹3,00,000
Car and home on loans	Large flat, two cars	Modest flat, one car
Invested every month	₹15,000	₹90,000
Net worth after 10 years (assumed 10% a year on investments)	About ₹30 lakh more than today	About ₹1.8 crore more than today

Nothing in A's life looks wrong from outside. A's problem is invisible until someone asks the one question this chapter answers: what are you worth?

The one-sentence version

Your salary tells you what you can spend; your net worth tells you whether you are getting richer.

How the table was worked out: ₹15,000 and ₹90,000 a month invested for ten years at an assumed 10% a year grow to about ₹30 lakh and ₹1.8 crore. The assumption is for illustration only; Chapter 7 shows the maths.

THE METHOD

What to count, and at what value

Count everything the household owns and owes. Use today's value, not what you paid. Round to the nearest ₹10,000; a net worth is a map, not an audit.

Item	Value to use	Where to find it
Bank balances and FDs	Balance today (FD: principal plus interest so far)	Bank app or statement
EPF, PPF, NPS	Balance on the latest statement	EPFO passbook, PPF passbook, NPS statement
Mutual funds	Current value	Consolidated account statement (CAS)
Shares and bonds	Market value	Demat statement
Insurance-cum-investment plans	Surrender value, not the sum assured	Insurer's statement or call
Home and property	A cautious resale value, after selling costs	Recent sales in your building
Car	What a dealer would pay	Online valuation; knock off 10%
Loans	Principal outstanding	Loan statement

Leave out what you will never sell

Family jewellery that will be passed down, furniture and gadgets: list them separately if you like, but keep them out of the number you plan with.

Couples: make one household sheet, with a column for whose name each item is in. Chapter 4 of Pass It On (Book 11) uses the same list for nominations.

EXAMPLE

The Kulkarnis' balance sheet

Example (invented): the Kulkarni household, Pune, April 2026

Arjun and Neha spent one Sunday afternoon pulling statements together. It took them two hours, most of it spent finding the EPF login and calling the insurer for the surrender values.

What they own	₹ lakh	What they owe	₹ lakh
Savings accounts	6.5	Home loan	62
Fixed deposits	9	Car loan	4.2
EPF (Arjun)	28		
PPF (both)	15		
Mutual funds (14)	18		
Shares (11)	6		
Sovereign gold bonds	2		
Endowment policies*	5.5		
Financial assets	90		
Flat in Baner	125		
Car	7		
Total owned	222	Total owed	66.2

₹155.8 lakh

net worth

₹90 lakh

in financial assets

₹66.2 lakh

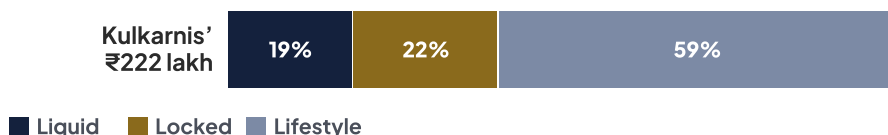
in loans

* Two endowment policies at their surrender value. Neha's grandmother's jewellery (about ₹14 lakh) is listed separately and not counted.

THE METHOD

Three useful slices

A single net worth number hides a lot. Slice it three ways and it starts to guide decisions.



Slice	What it holds	Kulkarnis	Why it matters
Liquid	Money you could reach within a week: bank, FDs, funds, shares, gold bonds	₹41.5 lakh	Emergencies and goals in the next few years
Locked	Money you can't easily touch: EPF, PPF, endowment plans	₹48.5 lakh	Long-term only; often retirement
Lifestyle	Assets you live in or use: home, car	₹132 lakh	Adds to net worth but pays no bills

What the slices showed the Kulkarnis

More than half their wealth was the flat they live in. Of the ₹90 lakh in financial assets, more than half was locked. Their 'big net worth' would pay for far less than it seemed.

A planning rule: fund goals from the liquid and locked slices only. Count the home you live in towards a goal only if you truly plan to sell it or move to a smaller one.

THE METHOD

Mistakes people make when they count

Mistake	Why it misleads	Instead
Counting the sum assured of a policy	That money arrives only on death or maturity	Use the surrender value
Using the purchase price of a flat	Prices can fall; selling costs money	A cautious resale value, minus 5–8%
Forgetting small loans	Card balances, personal loans, loans from family add up	List every rupee owed
Counting the car at the showroom price	It loses value from day one	Dealer value, minus 10%
Counting money promised, not received	Bonuses, an inheritance, a refund	Count it when it lands
Leaving out the spouse's assets	The plan is for the household	One sheet, one column for 'whose'

How often to count

Once a year in full, on a fixed date (a birthday, Diwali, 1 April).
Once a quarter, update just the market values. Watching it daily adds worry, not information.

Track the trend, not the number. A net worth rising year after year, faster than your spending, is the real sign of progress. Markets will make some years look better or worse than they were.

THE METHOD

Reading the number

Is ₹155.8 lakh good? On its own the number says little. Compare it with your income and age, and with where you were a year ago.

Check	How to work it out	Kulkarnis
Net worth to yearly take-home	$\text{Net worth} \div (\text{monthly take-home} \times 12)$	4.3 times
Financial net worth to take-home	$(\text{Financial assets} - \text{loans other than the home loan}) \div \text{yearly take-home}$	2.4 times
Liquid money in months of spending	$\text{Liquid assets} \div \text{monthly spending}$	17 months
Loans to total assets	$\text{Loans} \div \text{total owned}$	30%

There is no 'right' figure

Rules of thumb for 'what you should have by 40' ignore when you started earning, what you inherited, and whether you support parents. Use these checks to compare yourself with yourself, year after year.

The Kulkarnis' takeaway: plenty of liquid money for emergencies, but financial wealth of only about two years' take-home at 39. Chapter 4 tests whether that is enough for their goals.

APPLY IT · NET WORTH

Your net worth today

Fill in current values, rounded to ₹10,000. Use the Excel tracker if you prefer; it adds up the slices for you.

What you own	Whose name	Value (₹)	Slice (L / K / S)
Savings accounts			
Fixed deposits			
EPF / PPF / NPS			
Mutual funds			
Shares and bonds			
Gold (investment only)			
Policies (surrender value)			
Home			
Other property, car			
Loans owed (list each)			

Example (invented): a couple in Hyderabad, both 34

Own ₹48 lakh (flat ₹30 lakh after selling costs, EPF ₹9 lakh, funds ₹6 lakh, bank ₹3 lakh); owe ₹22 lakh (home loan). Net worth ₹26 lakh, of which ₹9 lakh is liquid.

CHAPTER 1 IN 3 LINES

What to remember

- 1 Net worth (what you own minus what you owe) shows whether you are getting richer; income does not.
- 2 Value everything at today's realistic value: surrender values, cautious property prices, every loan.
- 3 Slice it into liquid, locked and lifestyle; plan with the first two, live in the third.

KEY WORDS**Net worth**

Everything you own minus everything you owe.

Surrender value

What an insurance plan pays if you end it early.

Liquid asset

Something you can turn into cash within days without a big loss.

Common mistakes

- Counting a policy's sum assured
- Using what you paid for the flat
- Leaving one partner's money out

Try this week

- Download your consolidated fund statement and EPF passbook
- Fill in the net worth sheet together
- Put a yearly 'money day' in the calendar

Quick self-check: A friend says her net worth is ₹2 crore: a ₹1.4 crore flat (₹80 lakh loan left), ₹40 lakh of endowment sum assured and ₹20 lakh in funds. What is a more honest figure, and what is missing? Model answers are in the toolkit.

Next: **Chapter 2 · Where the money goes**

You've just read Chapter 1 of The Money Map.

The full book has 8 chapters, 10 worksheets and 83 pages. It is Book 1 of The Wealth Shelf: 11 short, practical books on one subject, sold together.

STILL TO COME IN THE MONEY MAP

2 Where the money goes

3 Lifestyle creep

4 Goals with numbers

5 The emergency fund

6 Debt check

7 Inflation and compounding

8 Your one-page money plan

THE 11 BOOKS IN THE WEALTH SHELF

1 The Money Map

2 Fund Sense

3 Behind the Share Price

4 The Right Mix

5 Steady Money

6 Cover First

7 Bricks or Shares

8 Beyond Borders

9 The Long Runway

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