

INVOICE

SHARADKUMAR B CHALIKWAR
Ackruti Star ,1st Floor,121
Central Road, MIDC, Andheri (E), Mumbai
State Name : Maharashtra, Code : 27

Invoice No. 23-24/JUL/03	Dated 7-Jul-23
Delivery Note	Mode/Terms of Payment AGAINST REPORT
Reference No. & Date.	Other References

Buyer (Bill to)
KRISHNA DEVI SURENDRA KUMAR AGARWAL
Residential Flat No. 14, 3rd Floor,
Meghdoot Building, "Utaj Co-Op. Hsg. Soc. Ltd.",
Bamanpuri Road, Kanti Nagar, Village – Kondivita,
Andheri-East
State Name : Maharashtra, Code : 27

Buyer's Order No.	Dated
Dispatch Doc No. 002264 / 2301452	Delivery Note Date
Dispatched through	Destination
Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION CHARGES		0 %	10,000.00
Total				₹ 10,000.00

Amount Chargeable (in words)

Indian Rupees Ten Thousand Only

E. & O.E

Company's Bank Details

Bank Name : **ICICI BANK LTD**
A/c No. : **001801501896**
Branch & IFS Code: **KANDIVALI EAST & ICIC0001032**



UPI Virtual ID : 9422171100@okbizaxis

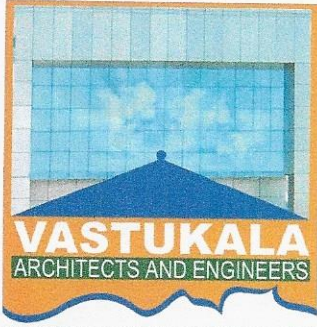
for SHARADKUMAR B CHALIKWAR

Remarks:

Mrs. Krishna Devi Surendra Kumar Agarwal -
Residential Flat No. 14, 3rd Floor, Meghdoot Building,
"Utaj Co-Op. Hsg. Soc. Ltd.", Bamanpuri Road, Kanti
Nagar, Village – Kondivita, Andheri (East), Mumbai –
400 059, State – Maharashtra, Country - India

Company's PAN : **AEAPC0117Q**

Rathod
Authorized Signatory



- Architecture
- Govt. Approved Valuer
- Engineering
- Surveyor & Loss Assessor
- Interiors

Regd. Office :
28, Stadium Complex, Nanded - 431 602 (MS) India

Tel. : +91-2462-244288
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Sharadkumar B. Chalikwar

B.E.(Civil), F.I.E.(India), F.I.V.,
M.I.C.A., F.I.W.R.S., M.E.
Chartered Engineer (India)
Professional Engineer (India)

CE : AM 054371-6
FIE : F 110926/6
PE : 491
FIV : 9863
CCIT : (N) CCIT /1-14/52/2008-09

Aurangabad Office : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA.
Tel.: +91-0240-2485151, Mobile : +91 9167204062, +91 9860863601, E-mail : aurangabad@vastukala.org

Valuation Report Prepared For: Capital Gain / Mrs. Krishna Devi Surendra Kumar Agarwal (2264/2301452)

Page 3 of 16

Vastu/Mumbai/07/2023/2264/2301452
07/10-77-VS
Date: 07.07.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 14, 3rd Floor, Meghdoot Building, "Utaj Co-Op. Hsg. Soc. Ltd.", Bamanpuri Road, Kanti Nagar, Village – Kondivita, Andheri (East), Mumbai – 400 059, State – Maharashtra, Country - India was belonged to **Mrs. Krishna Devi Surendra Kumar Agarwal** till her death as on 07.07.2006. After her death, Affidavit dated 11.12.2008 made by Mrs. Chaya S. Agarwal, Mrs. Deepa Anil Agarwal & Miss Jyoti Kumar Agarwal (Daughters of owner) for surrender their right, title on flat in the name of Mr. Roshan Surendra Kumar Agarwal (Son of Owner). Further Mr. Roshan Surendra Kumar Agarwal sold the flat to Mr. Girish Vilas Nachane & Mrs. Trupti Girish Nachane as per Sale Agreement dated 12.08.2022.

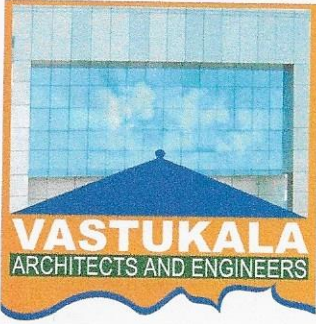
Boundaries of the property.

North	: Giri Society Road
South	: Kanti Nagar Road
East	: Open Plot
West	: Bikaner Bhavan

1. The purpose of this report is to ascertain the Indexed Cost of Acquisition (F. Y. 2022 - 23) of the property as detailed above.
2. The property premises can be assessed and valued for calculation of Capital Gain Tax purpose as on 01.04.2001 at ₹ **9,84,444.00 (Rupees Nine Lakh Eighty Four Thousand Four Hundred Forty Four Only)**.
3. The Indexed Cost of Acquisition of Property under consideration as on 2022 – 23 is ₹ **32,58,510.00 (Rupees Thirty Two Lakh Fifty Eight Thousand Five Hundred Ten Only)** without any major Renovation & improvement after 2001.



Mumbai Office : Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
Tel.: +91-22-2837 1325, Telefax : +91-22-2837 1324, E-mail : mumbai@vastukala.org



- Architecture
- Govt. Approved Valuer
- Engineering
- Surveyor & Loss Assessor
- Interiors

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Sharadkumar B. Chalikwar

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Valuation Report of the Immovable Property (For Capital Gain Purpose)



Details of the property under consideration:

Name of Owner as on 01.04.2001: **Mrs. Krishna Devi Surendra Kumar Agarwal**

Residential Flat No. 14, 3rd Floor, Meghdoot Building, "Utaj Co-Op. Hsg. Soc. Ltd.", Bamanpuri Road, Kanti Nagar, Village – Kondivita, Andheri (East), Mumbai – 400 059, State – Maharashtra, Country - India

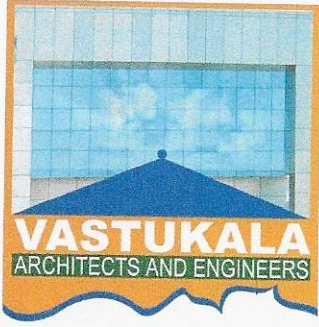
Latitude Longitude: 19°06'32.2"N 72°52'07.4"E

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Table of Contents

1.	VALUATION OPINION REPORT	3
2.	Part-1 Form 0-1.....	5
2.1.	GENERAL:.....	5
2.2.	LAND	6
2.3.	IMPROVEMENTS.....	6
2.4.	RENTS.....	7
2.5.	SALES	7
2.6.	COST OF CONSTRUCTION	8
3.	PART II- VALUATION	8
3.1.	General:	8
3.2.	Location:	8
3.3.	Building / Property:.....	8
3.4.	Flat:.....	9
3.5.	Valuation as on 01 st April 2001 of the Residential Flat:.....	9
3.5.1.	Indexed Cost of Acquisition	9
3.6.	NOTES.....	10
4.	ANNEXURE TO FORM 0-1	11
5.	PART III- DECLARATION.....	12
5.1.	DECLARATION OF PROFESSIONAL FEES CHARGED	12
5.2.	DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE	12
5.3.	UNDER LYING ASSUMPTIONS	12
6.	Actual site photographs	13
7.	Route Map of the property	14
8.	Ready Reckoner Rate for Year 2001	15
8.1.	Rate for Property.....	15
8.2.	Construction Rate	15
9.	VALUATION OF THE PROPERTY PREMISES	16





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Valuation Report Prepared For: Capital Gain / Mrs. Krishna Devi Surendra Kumar Agarwal (2264/2301452)

Page 3 of 16

Vastu/Mumbai/07/2023/2264/2301452

07/10-77-VS

Date: 07.07.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 14, 3rd Floor, Meghdoot Building, "Utaj Co-Op. Hsg. Soc. Ltd.", Bamanpuri Road, Kanti Nagar, Village – Kondivita, Andheri (East), Mumbai – 400 059, State – Maharashtra, Country - India was belonged to **Mrs. Krishna Devi Surendra Kumar Agarwal** till her death as on 07.07.2006. After her death, Affidavit dated 11.12.2008 made by Mrs. Chaya S. Agarwal, Mrs. Deepa Anil Agarwal & Miss Jyoti Kumar Agarwal (Daughters of owner) for surrender their right, title on flat in the name of Mr. Roshan Surendra Kumar Agarwal (Son of Owner). Further Mr. Roshan Surendra Kumar Agarwal sold the flat to Mr. Girish Vilas Nachane & Mrs. Trupti Girish Nachane as per Sale Agreement dated 12.08.2022.

Boundaries of the property.

North	:	Giri Society Road
South	:	Kanti Nagar Road
East	:	Open Plot
West	:	Bikaner Bhavan

1. The purpose of this report is to ascertain the Indexed Cost of Acquisition (F. Y. 2022 - 23) of the property as detailed above.
2. The property premises can be assessed and valued for calculation of Capital Gain Tax purpose as on 01.04.2001 at ₹ **9,84,444.00 (Rupees Nine Lakh Eighty Four Thousand Four Hundred Forty Four Only)**.
3. The Indexed Cost of Acquisition of Property under consideration as on 2022 – 23 is ₹ **32,58,510.00 (Rupees Thirty Two Lakh Fifty Eight Thousand Five Hundred Ten Only)** without any major Renovation & improvement after 2001.



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Tel.: +91-22-2837 1325, Telefax : +91-22-2837 1324, E-mail : mumbai@vastukala.org

4. The following documents were perused :

- A. Copy of Sale Agreement dated 12.08.2022 between Mr. Roshan Surendra Kumar Agarwal (Vendor/Transferor) and Mr. Girish Vilas Nachane & Mrs. Trupti Girish Nachane (Purchasers/Transferee).
- B. Copy of Agreement dated 06.06.1976 between Smt. Bina Sushilchand Mehra (Vendor) & Smt. Krishnadevi Surendrakumar Mittal alias Agarwal (Purchaser)
- C. Death Certificate of Smt. Krishnadevi Surendrakumar Agarwal
- D. Copy of Affidavit dated 11.12.2008 made by Mrs. Chaya S. Agarwal, Mrs. Deepa Anil Agarwal & Miss Jyoti Kumar Agarwal
- E. Copy of Share Certificate No. 76 transferred on 28.08.2010 in the name of Mr. Roshan Surendra Kumar Agarwal.

This assignment is undertaken based on the request from our client **Mr. Roshan Surendra Kumar Agarwal**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified.

For **Vastukala Architects & Engineers**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Architects and
Engineers, ou,
email=sbchalikwar@gmail.com, c=IN
Date: 2023.07.08 17:26:51 +05'30'

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01



Valuation Report of Residential Flat No. 14, 3rd Floor, Meghdoot Building, "Utaj Co-Op. Hsg. Soc. Ltd.",
Bamanpuri Road, Kanti Nagar, Village – Kondivita, Andheri (East), Mumbai – 400 059,
State – Maharashtra, Country – India

2. Part-1 Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

2.1. GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 01-04-2001 for computation of Capital Gains Tax .
2	Date of Report	07.07.2023
3	Name of the Owner	Mrs. Krishna Devi Surendra Kumar Agarwal till her death as on 07.07.2006. After her death, Affidavit dated 11.12.2008 made by Mrs. Chaya S. Agarwal, Mrs. Deepa Anil Agarwal & Miss Jyoti Kumar Agarwal (Daughters of owner) for surrender their right, title on flat in the name of Mr. Roshan Surendra Kumar Agarwal (Son of Owner). Further Mr. Roshan Surendra Kumar Agarwal sold the flat to Mr. Girish Vilas Nachane & Mrs. Trupti Girish Nachane as per Sale Agreement dated 12.08.2022
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Residential Flat No. 14, 3 rd Floor, Meghdoot Building, " Utaj Co-Op. Hsg. Soc. Ltd. ", Bamanpuri Road, Kanti Nagar, Village – Kondivita, Andheri (East), Mumbai – 400 059, State – Maharashtra, Country – India
6	Location, street, ward no	Bamanpuri Road, Kanti Nagar
7	Survey/ Plot no. of land	C.T.S. No. 365, Village Kondivita, Taluka Andheri
8	Is the property situated in Residential / commercial/ mixed area/ industrial area?	Residential
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All the amenities are available in the vicinity.
11	Means and proximity to surface communication by which the locality is served	Served by BEST Buses, Auto, Taxies, Private Vehicles



2.2. LAND

12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area = 462.00 Sq. Ft. (Area as per actual site Measurement) Built up area = 510.00 Sq. Ft. (Area as per Agreement)
13	Roads, Streets or lanes on which the land is abutting	Bamanpuri Road
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial premium (ii) Ground rent payable per annum (iii) Unearned increase payable to the Lessor in the event of sale or transfer	-
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Municipal Corporation of Greater Mumbai
19	Has any contribution been made towards development or is any demand for such contribution still outstanding.	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	Attached

2.3. IMPROVEMENTS

22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Occupied by tenant – Mr. Naran
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully occupied by tenant
25	What is the Floor Space Index permissible and Percentage actually utilized?	<ul style="list-style-type: none"> Floor Space Index Permissible – As per Development Control of Regulation of Municipal Corporation of Greater Mumbai FSI percentage actually utilized - Information not available



2.4. RENTS

26	(i)	Names of tenants/ lessees/ licensees, etc	Mr. Naran
	(ii)	Portions in their occupation	Full
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 25,000.00 per month
	(iv)	Gross amount received for the whole property	Information not available
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N.A.
29		Give details of the water and electricity charges, if any, to be borne by the owner	Information not available
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N.A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	No lift
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	Information not available
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.

2.5. SALES

38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar assurance records
39	Land rate adopted in this valuation	N. A. as the property is valued by composite rate method
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	Copy of Stamp Duty Ready Reckoner for the year 2001 attached



2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	Year of Completion – 1976 (As per Society Letter).
42	What was the method of construction, by contract/By employing Labour directly/ both?	Information not available
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.

3. PART II- VALUATION

3.1. General:

Under the instructions of **Mr. Roshan Surendra Kumar Agarwal**, we have valued the Residential Flat No. 14, 3rd Floor, Meghdoot Building, “**Utaj Co-Op. Hsg. Soc. Ltd.**”, Bamanpuri Road, Kanti Nagar, Village – Kondivita, Andheri (East), Mumbai – 400 059, State – Maharashtra, Country - India to ascertain the market value of said property, as on 01.04.2001 for computation of Capital Gains Tax.

We are in receipt of the following documents:

- Copy of Sale Agreement dated 12.08.2022 between Mr. Roshan Surendra Kumar Agarwal (Vendor/Transferor) and Mr. Girish Vilas Nachane & Mrs. Trupti Girish Nachane (Purchasers/Transferee).
- Copy of Agreement dated 06.06.1976 between Smt. Bina Sushilchand Mehra (Vendor) & Smt. Krishnadevi Surendrakumar Mittal alias Agarwal (Purchaser)
- Death Certificate of Smt. Krishnadevi Surendrakumar Agarwal
- Copy of Affidavit dated 11.12.2008 made by Mrs. Chaya S. Agarwal, Mrs. Deepa Anil Agarwal & Miss Jyoti Kumar Agarwal
- Copy of Share Certificate No. 76 transferred on 28.08.2010 in the name of Mr. Roshan Surendra Kumar Agarwal.

3.2. Location:

The said building is located at C.T.S. No. 365, Village Kondivita, Taluka Andheri in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 1.8 KM. travel distance from Marol Naka Metro station.

3.3. Building / Property:

The structure is a Ground + 3 upper floors building. The Residential building is known as Meghdoot Building, “**Utaj Co-Op. Hsg. Soc. Ltd.**”. The building is used for Residential purpose. The building is without lift.



3.4. Flat:

The Flat under reference is situated on the 3rd Floor. The composition of property is Living Room + 1 Bedroom + Kitchen + 1 WC + 1 Bath. It is finished flooring which is covered with carpet, Teak wood door frames with solid flush doors with Aluminum Sliding windows, Concealed plumbing & Concealed electrification is provided.

3.5. Valuation as on 01st April 2001 of the Residential Flat:

The Built up area of the Property in Sq. Ft.	:	510.00
The Built up area of the Property in Sq. M.	:	47.38
Depreciation Calculation:		
Year of Construction of the building	:	1976 (As per Society Letter)
Expected total life of building	:	60 years
Age of the building as on 01.04.2001	:	25 years
Cost of Construction	:	47.38 x ₹ 5,500.00 = ₹ 2,60,590.00
Depreciation	:	37.50%
Amount of depreciation	:	₹ 97,721.00
Rate as on 01-04-2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 21,900.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001.	:	47.38 Sq. M. x ₹ 21,900.00 = ₹ 10,37,622.00
Depreciated Fair Value of the property as on 01-04-2001	:	₹ 9,39,901.00
Add for Stamp Duty charges (B)	:	₹ 35,144.00
Add for Registration charges (C)	:	₹ 9,399.00
Total Cost of Acquisition (A + B + C)	:	₹ 9,84,444.00

3.5.1. Indexed Cost of Acquisition

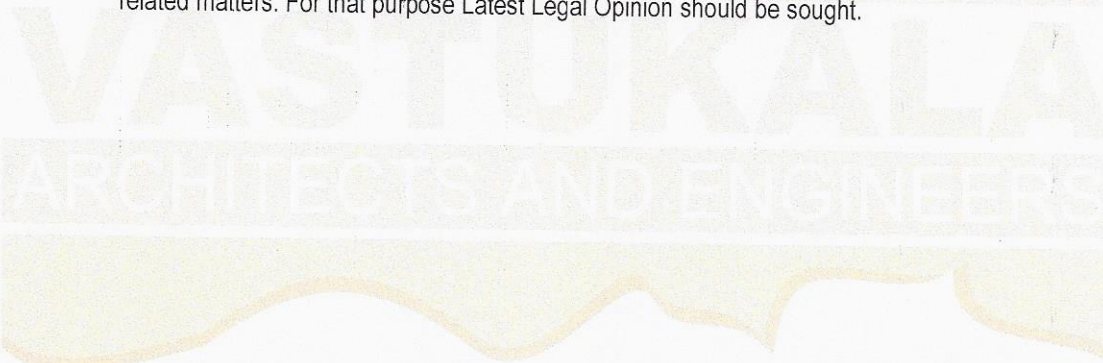
1. Cost Inflation Index for 01.04.2001 : 100
(Considering the transaction shall be made after 01.04.2017)
2. Cost Inflation Index for 2022 - 23 : 331
3. Indexed Cost of Acquisition : ₹ 32,58,510.00
(₹ 9,84,444.00 * 331 / 100)



Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 14, 3rd Floor, Meghdoot Building, "Utaj Co-Op. Hsg. Soc. Ltd.", Bamanpuri Road, Kanti Nagar, Village – Kondivita, Andheri (East), Mumbai – 400 059, State – Maharashtra, Country – India for this particular purpose at ₹ 9,84,444.00 (Rupees Nine Lakh Eighty Four Thousand Four Hundred Forty Four Only) as on 01.04.2001.

3.6. NOTES

1. I, Sharadkumar B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 01.04.2001 is ₹ 9,84,444.00 (Rupees Nine Lakh Eighty Four Thousand Four Hundred Forty Four Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



4. ANNEXURE TO FORM 0-1

1.	No. of floors and height of each floor	Ground + 3 upper floors
2.	Plinth area floor wise as per IS 3361-1966	Information not available
3.	Year of construction	Year of Completion 1976 (As per Society Letter)
4.	Estimated future life as on year 2001	35 years
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed structure
6.	Type of foundations	R.C.C
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frames with solid flush doors with Aluminium Sliding windows
10.	Flooring	Flooring covered with carpet.
11.	Finishing	Internal walls are finished with POP + Cement Plaster. External walls are finished with sand faced plaster
12.	Roofing and terracing	RCC slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed
	(ii) Class of fittings: Superior / Ordinary / Poor.	Ordinary
15.	Sanitary installations	As per requirement Ordinary
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sinks	
Class of fittings: Superior colored / superior white/ordinary.		
16.	Compound wall Height and length Type of construction	Compound wall of grills
17.	No. of lifts and capacity	No lift
18.	Underground sump – capacity and type of construction	R.C.C. Tank
19.	Over-head tank Location, capacity Type of construction	Overhead Water Tank
20.	Pumps- no. and their horse power	Available as per requirement
21.	Roads and paving within the compound approximate area and type of paving	Cemented road in open spaces, Open parking Space etc.
22.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewers



5. PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

5.1. DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

5.2. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **01.04.2001** for calculation of **Capital Gains Tax**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

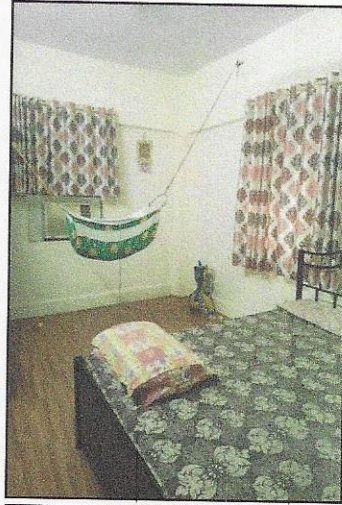
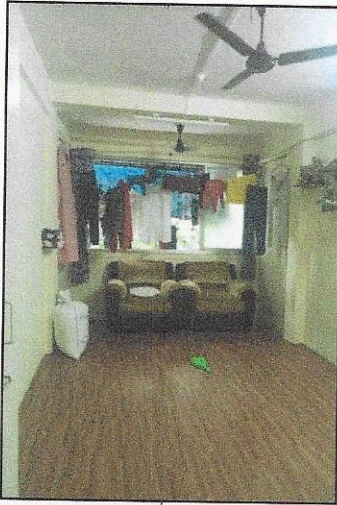
1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

5.3. UNDER LYING ASSUMPTIONS

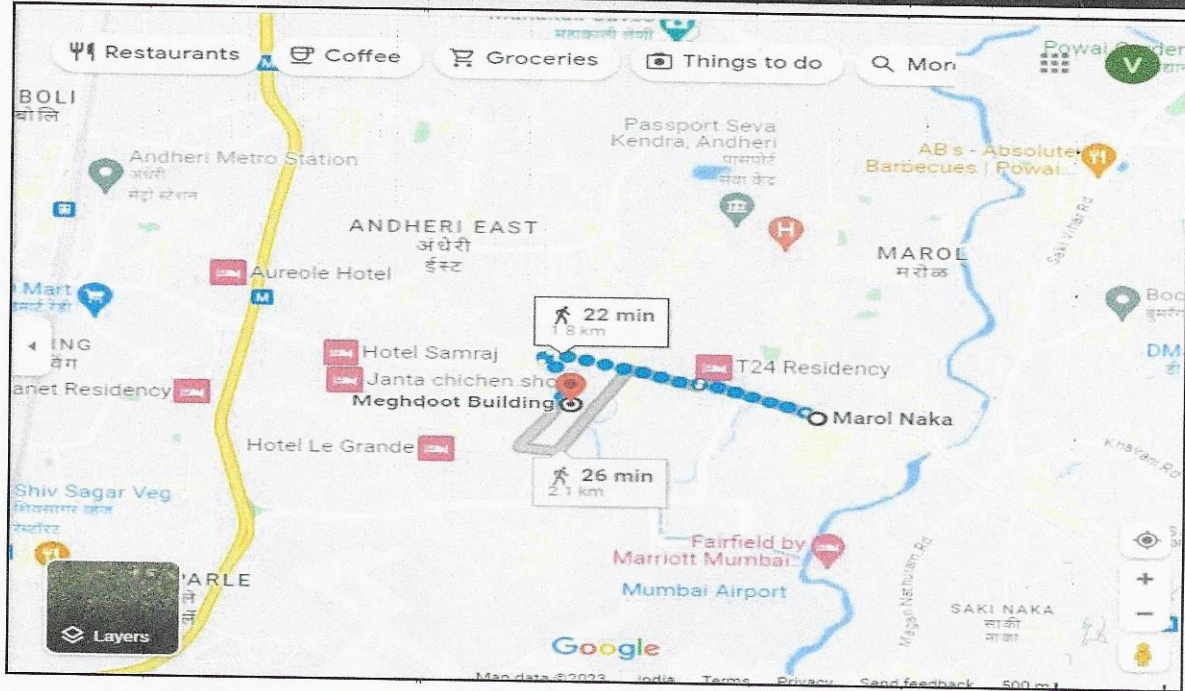
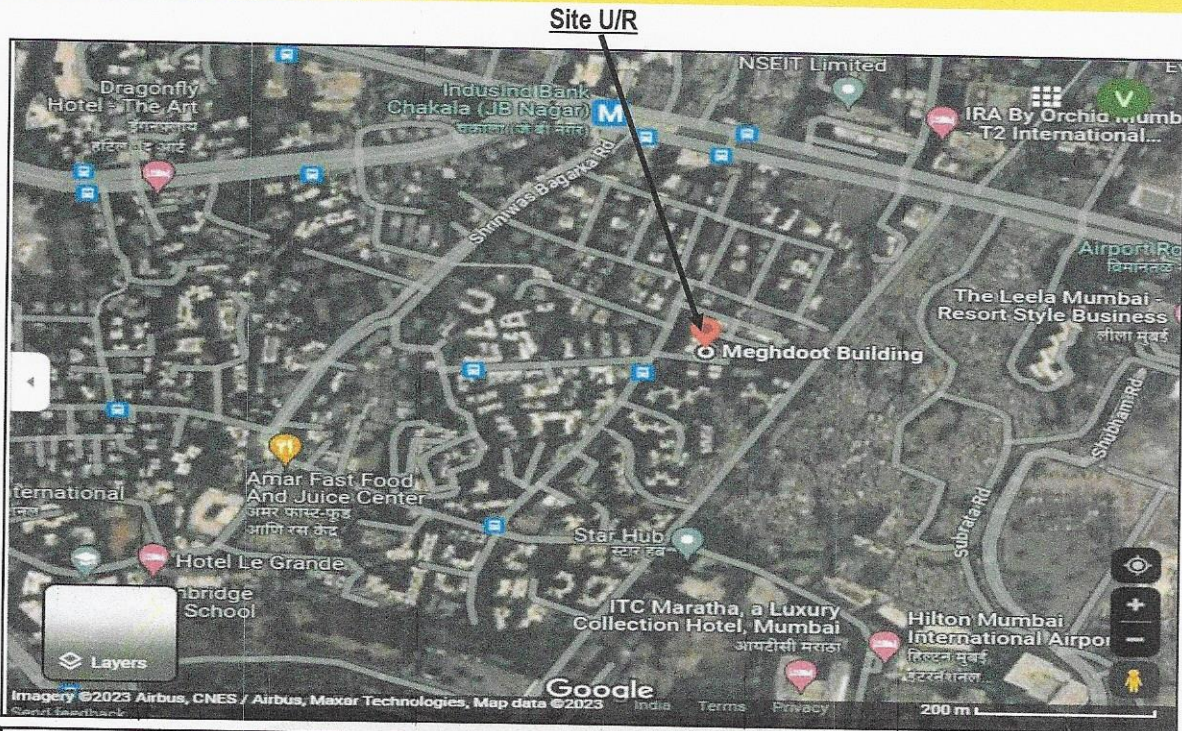
1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.



6. Actual site photographs



7. Route Map of the property



Latitude Longitude: 19°06'32.2"N 72°52'07.4"E

Note: The Blue line shows the route to site from nearest Metro station (Marol Naka – 1.8 KM.)



8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

Zone No.	Location of Property in K Ward (East) (Vile Parle, Andheri, Jogeshwari East)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial/ Office	Shop/ Commercial
1-R	<i>Road: Mathuradas VasANJI Road (Andheri Ghatkopar Link Rd.) from Andheri Railway Station to Western Express Highway. Village : Andheri (E), Gundhvali</i>	20,800	35,700	43,800	72,600
2-R	<i>Road: Mathuradas VasANJI Road from Western Express Highway to East boundry of 'K' East ward i.e. Mithi River Culvert. Village : Kondivata, Marol, Gundhvali</i>	15,950	28,950	39,800	65,350
3-R	<i>Road: Road (Going to Sahar Airport) between Andheri Railway Station East and Western Express Highway. Village : Andheri (E), Vile Parle (E)</i>	19,600	38,200	40,900	58,100
4	<i>Land: On West Railway Line, on East Western Express Highway and boundry of Airport on North Mathuradas VasANJI Road (Andheri Kurla Road) and on South Santacruz Subway i.e. South boundry of ward. All the portion surrounded. Village : Vile Parle (E), Brahmanwada, Andheri (E), Gundhvali</i>	19,600	42,450	52,550	92,150
5-A	<i>Land: On West railway boundry on north 18.3 Mt. D.P. Road from subway to express highway. On east express highway on south road joining from highway to Andheri flyover bridge. Village : Majas, Mogra, Gundhvali, Andheri (E)</i>	17,100	35,200	46,700	78,250
5-B	<i>Land: On west railway line, on north ward boundry on east highway and on south 18.30 Mt. D.P. Rd from subway to highway. Village : Bandivli, Mogra, Majas, Ismalia</i>	16,200	27,450	38,850	59,450
6-A	<i>Land: On west western express highway, on South Sahar Road, on north 18.30 Mt road joining highway and subway and 18.30 mt road on western side of Shere Punjab colony and on east side Mahakali Caves Road. Village : Mulgaon, Ismalia, Majas, Mogra, Vile Parle (E), Chakala, Gundhvali</i>	14,700	21,300	28,250	42,450
6-B	<i>Land: On west western express highway, on north north boundry of ward, on east 18.30 Mt D.P. Road and on south 18.30 Mt. Road between subway and Mahakali Caves Road. Village : Majas, Mogra, Ismalia</i>	14,700	18,650	25,100	34,000
7	<i>Land: On West Mahakali Caves Road, on North Mathuradas VasANJI (Land) on South and East side boundry of North side of Airport. All the portion surrounded. Village : Brahmanwada, Kondivata, Bapnala, Sahar, Chakala</i>	12,250	21,900	31,400	44,700

8.2. Construction Rate

Construction cost during 2001 for various types of structure is as under.

Type of Construction	Estimated cost per Sq.Mtr. in Rs.
RCC Pukka	5,500
Other Pukka	4,500
Semi/Half Pukka	2,850
Kaccha	1,500



9. VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for calculation of Capital Gain Tax for ₹ 9,84,444.00 (Rupees Nine Lakh Eighty Four Thousand Four Hundred Forty Four Only)

For Vastukala Architects & Engineers

Sharadkumar
B. Chalikwar

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Date: 2023.07.08 17:27:22 +05'30'

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

VASTUKALA
ARCHITECTS AND ENGINEERS

