

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

Regd. Office :  
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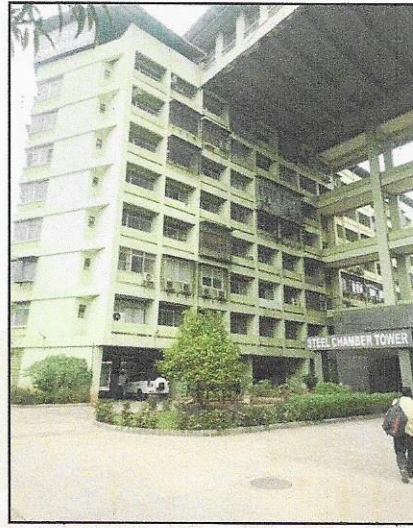
**Sharadkumar B. Chalikwar**

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 of the Immovable Property (For Capital Gain Purpose)



### Details of the property under consideration:

Name of Client: **Associated Enterpriser (R)**

Commercial Office No. C - 630, 6<sup>th</sup> Floor, Wing - C, Steel Chamber Towers, "Steel Chamber Kalamboli Business & Office Premises Co-Op. Soc. Ltd.", , Steel Market Complex, Plot No. 514, Adjoining Kalamboli Telephone Exchange, Navi Mumbai - 410 218, State - Maharashtra, Country - India

**Latitude Longitude: 19°01'44.5"N 73°06'23.2"E**

**Mumbai Office** : Ackruti Star, 1<sup>st</sup> 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

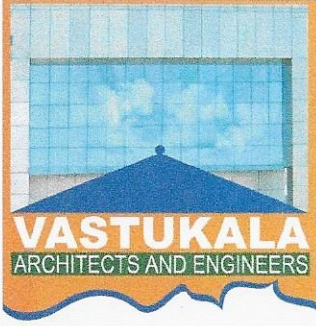


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Chartered Engineer (India)  
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Valuation Report Prepared For: Capital Gain / Associated Enterprises (2323/2301410)

Page 3 of 16

Vastu/Mumbai/07/2023/2323/2301410

05/02/35-VS

Date: 05.07.2023

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. C - 630, 6<sup>th</sup> Floor, Wing – C, Steel Chamber Towers, “**Steel Chamber Kalamboli Business & Office Premises Co-Op. Soc. Ltd.**”, , Steel Market Complex, Plot No. 514, Adjoining Kalamboli Telephone Exchange, Navi Mumbai – 410 218, State – Maharashtra, Country – India belongs to **Associated Enterpriser (R)** vide Allotment Letter dated 11.03.1991.

Boundaries of the property.

North : MTNL  
South : Disma Complex  
East : Road  
West : Road

1. The purpose of this report is to ascertain the Indexed Cost of Acquisition ( F. Y. 2023 - 24) of the property as detailed above.
2. The property premises can be assessed and valued for calculation of Capital Gain Tax purpose as on 1st April 2001 at ₹ **2,24,751.00 (Rupees Two Lakh Twenty Four Thousand Seven Hundred Fifty One Only)**.
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ **7,82,133.00 (Rupees Seven Lakh Eighty Two Thousand One Hundred Thirty Three 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 Allotment Letter dated 11.03.1991 in the name of Associated Enterpriser (R).                            |
| B. Copy of Share Certificate No. 819 in the name of Associated Enterpriser (R).                                    |
| C. Copy of Society Maintenance Bill vide No. 1234 dated 01.07.2022 in the name of Associated Enterpriser (Regd).   |
| D. Copy of Property Tax Bill for the period of 01.04.2022 to 31.03.2023 in the name of Associated Enterpriser (R). |
| E. Copy of Gazzatte for change of name from Mr. Birdhi Chand Agarwal to Mr. Birdhi Chand Goyal.                    |

This assignment is undertaken based on the request from our client **Mr. Birdhi Chand Goyal**.

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: 2023.07.05 13:51:28 +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

ARCHITECTS AND ENGINEERS





Valuation Report of Commercial Office No. C - 630, 6<sup>th</sup> Floor, Wing – C, Steel Chamber Towers, "Steel Chamber Kalamboli Business & Office Premises Co-Op. Soc. Ltd.", , Steel Market Complex, Plot No. 514, Adjoining Kalamboli Telephone Exchange, Navi Mumbai – 410 218, 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 <b>Capital Gains Tax</b> .  |
| 2  | Date of Report  | 05.07.2023  |
| 3  | Name of the Owner   | <b>Associated Enterpriser (R)</b> vide Allotment Letter dated 11.03.1991  |
| 4  | If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided? | Company ownership   |
| 5  | Brief description of the property   | Commercial Office No. C - 630, 6 <sup>th</sup> Floor, Wing – C, Steel Chamber Towers, " <b>Steel Chamber Kalamboli Business &amp; Office Premises Co-Op. Soc. Ltd.</b> ", , Steel Market Complex, Plot No. 514, Adjoining Kalamboli Telephone Exchange, Navi Mumbai – 410 218, State – Maharashtra, Country – India |
| 6  | Location, street, ward no   | Adjoining Kalamboli Telephone Exchange  |
| 7  | Survey/ Plot no. of land  | Plot No. 514  |
| 8  | Is the property situated in Residential / commercial/ mixed area/ industrial area?                                      | Commercial  |
| 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, Taxies, Auto, and Private Vehicles  |

### 2.2. LAND

|    |   |  |
|----|---|--|
| 12 | Area of land supported by documentary proof. Shape, dimension and physical features | <b>Built Up Area = 256.00 Sq. Ft.</b><br><b>(Area as per Allotment Letter)</b> |
| 13 | Roads, Streets or lanes on which the land is abutting                               | Adjoining Kalamboli Telephone Exchange   |
| 14 | If freehold or leasehold land   | Leasehold  |
| 15 | If leasehold, the name of Lessor/lessee, nature of                                  | Information not available  |





|    |  |                               |
|----|--|-------------------------------|
|    | lease, date of commencement and termination of lease and terms of renewal of lease.<br>(i) Initial premium<br>(ii) Ground rent payable per annum<br>(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.  | Panvel Municipal Corporation. |
| 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?   | Vacant  |
|    | If the property owner occupied, specify portion and extent of area under owner-occupation             | Vacant  |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?                           | <ul style="list-style-type: none"> <li>Floor Space Index Permissible – As per Development Control of Regulation of Municipal Corporation of Greater Mumbai</li> <li>FSI percentage actually utilized - Information not available</li> </ul> |

## 2.4. RENTS

|    |   |      |
|----|---|------|
| 26 | (i) Names of tenants/ lessees/ licensees, etc                             | N.A. |
|    | (ii) Portions in their occupation   | N.A. |
|    | (iii) Monthly or annual rent /compensation/license fee, etc. paid by each | N.A. |





|    |  |   |
|----|--|---|
|    | (iv) Gross amount received for the whole property  | N.A.  |
| 27 | Are any of the occupants related to, or close to business associates of the owner?   | N.A.  |
| 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   | Information not available   |
| 31 | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?   | Information not available   |
| 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   | Municipal Tax of ₹ 29,460.00 as per Copy of Property Tax Bill for the period of 01.04.2022 to 31.03.2023 in the name of Associated Enterpriser (R). |
| 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?  | Information not available   |
| 37 | Has any standard rent been fixed for the premises under any law relating to the control of rent?   | Information not available   |

## 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 | Year of Construction – 1991 (As per site |
|----|--|--|





|    | completion   | information)              |
|----|--|---------------------------|
| 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. Birdhi Chand Goyal**, we have valued the Commercial Office No. C - 630, 6<sup>th</sup> Floor, Wing – C, Steel Chamber Towers, “**Steel Chamber Kalamboli Business & Office Premises Co-Op. Soc. Ltd.**”, , Steel Market Complex, Plot No. 514, Adjoining Kalamboli Telephone Exchange, Navi Mumbai – 410 218, State – Maharashtra, Country – India to ascertain the market value of said property, as on 1st April 2001 for computation of Capital Gains Tax.

We are in receipt of the following documents:

- Copy of Allotment Letter dated 11.03.1991 in the name of Associated Enterpriser (R).
- Copy of Share Certificate No. 819 in the name of Associated Enterpriser (R).
- Copy of Society Maintenance Bill vide No. 1234 dated 01.07.2022 in the name of Associated Enterpriser (Regd).
- Copy of Property Tax Bill for the period of 01.04.2022 to 31.03.2023 in the name of Associated Enterpriser (R).
- Copy of Gazzatte for change of name from Mr. Birdhi Chand Agarwal to Mr. Birdhi Chand Goyal.

### 3.2. Location:

The said building is located at Plot No. 514, Steel Chamber Complex, in Pnaval Municipal Corporation. The property falls in Commercial Zone. It is at 1.3 KM. travel distance from Kalamboli Railway Station.

### 3.3. Building / Property:

The Structure is of Ground + 8 upper floors building. The commercial building is known as “**Steel Chamber Kalamboli Business & Office Premises Co-Op. Soc. Ltd.**”. The building is used for commercial purpose. The building is having 1 lift.





### 3.4. Office:

The office under reference is situated on the 6<sup>th</sup> floor. The composition of property is Single Unit. Vitrified Flooring, Teak wood door frames with solid flush doors with Aluminum Sliding windows, Concealed plumbing & Concealed electrification is provided.

### 3.5. Valuation as on 1<sup>st</sup> April 2001 of the Commercial Office:

|   |   |  |
|---|---|--|
| The Built up area of the Property in Sq. Ft.  | : | 256.00   |
| <b>The Built up area of the Property in Sq. M.</b>  | : | <b>23.78</b>   |
| <b><u>Depreciation Calculation:</u></b>   |   |  |
| Year of Construction of the building  | : | 1991 (As per site information)                         |
| Expected total life of building   | : | 60 years   |
| Age of the building as on 2001  | : | 10 years   |
| Cost of Construction  | : | 23.78 x ₹ 4,500.00 =<br>₹ 1,07,010.00                  |
| Depreciation  | : | 15.00%   |
| Amount of depreciation  | : | ₹ 16,052.00  |
| <b>Rate as on 1-4-2001 for Residential Property Premises<br/>(As per Ready Reckoner 2001)</b> | : | <b>₹ 9,200.00 per Sq. M.</b>                           |
| <b>Rate considered for valuation Value of Property as on<br/>2001.</b>                        | : | <b>23.78 Sq. M. x ₹ 9,200.00<br/>= ₹ 2,18,776.00</b>   |
| <b>Depreciated Fair Value of the property as on 01-04-2001</b>                                | : | <b>₹ 2,18,776.00 - ₹ 16,052.00<br/>= ₹ 2,02,724.00</b> |
| Add for Stamp Duty charges ( B )  | : | ₹ 20,000.00  |
| Add for Registration charges ( C )  | : | ₹ 2,027.00   |
| <b>Total Cost of Acquisition ( A + B + C )</b>  | : | <b>₹ 2,24,751.00</b>                                   |

#### 3.5.1. Indexed Cost of Acquisition

|  |   |                      |
|--|---|----------------------|
| 1. Cost Inflation Index for 2001                             | : | 100                  |
| (Considering the transaction shall be made after 01.04.2017) |   |                      |
| 2. Cost Inflation Index for 2023 - 24                        | : | 348                  |
| <b>3. Indexed Cost of Acquisition</b>                        | : | <b>₹ 7,82,133.00</b> |
| <b>(₹2,24,751.00 * 348/ 100)</b>                             |   |                      |





Taking into consideration above said facts, we can evaluate the value of Commercial Office No. C - 630, 6<sup>th</sup> Floor, Wing – C, Steel Chamber Towers, “**Steel Chamber Kalamboli Business & Office Premises Co-Op. Soc. Ltd.**”, Steel Market Complex, Plot No. 514, Adjoining Kalamboli Telephone Exchange, Navi Mumbai – 410 218, State – Maharashtra, Country – India for this particular purpose at **₹ 2,24,751.00 (Rupees Two Lakh Twenty Four Thousand Seven Hundred Fifty One Only)** as on **1<sup>st</sup> April 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 **1<sup>st</sup> April 2001** is **₹ 2,24,751.00 (Rupees Two Lakh Twenty Four Thousand Seven Hundred Fifty One 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.

VASTUKALA  
ARCHITECTS AND ENGINEERS





## 4. ANNEXURE TO FORM 0-1

|  |  |   |
|--|--|---|
| 1.   | No. of floors and height of each floor   | Ground + 8 Upper floors   |
| 2.   | Plinth area floor wise as per IS 3361-1966   | Information not available   |
| 3.   | Year of construction   | Year of construction – 1991 (As per site information)   |
| 4.   | Estimated future life as on year 2001  | 50 years  |
| 5.   | Type of construction- load bearing walls/RCC frame/ steel frame                                  | RCC 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  | Teakwood flush doors, Aluminium sliding windows   |
| 10.  | Flooring   | Vitrified flooring  |
| 11.  | Finishing  | Internal walls are finished Cement Plaster. External walls are finished with sand faced plaster |
| 12.  | Roofing and terracing  | RCC slab  |
| 13.  | Special architectural or decorative features, if any   | N.A.  |
| 14.  | (i) Internal wiring – surface or conduit   | Concealed   |
|  | (ii) Class of fittings: Superior / Ordinary / Poor.  | Ordinary  |
| 15.  | Sanitary installations   |   |
|  | (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<br>Height and length<br>Type of construction                                       | Not found   |
| 17.  | No. of lifts and capacity  | 1 lift  |
| 18.  | Underground sump – capacity and type of construction   | R.C.C. Tank   |
| 19.  | Over-head tank<br>Location, capacity<br>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<sup>st</sup> April 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 knowledgeably 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.

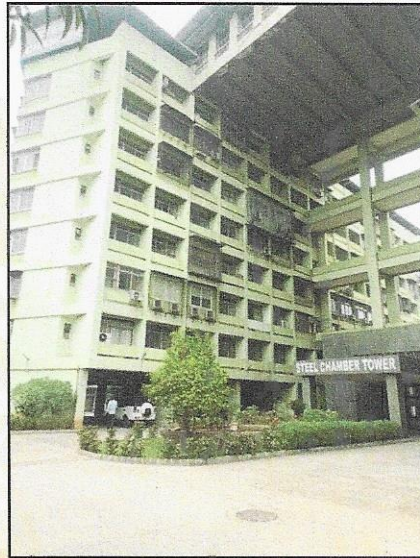
### 5.3. UNDER LYING ASSUMPTIONS

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.





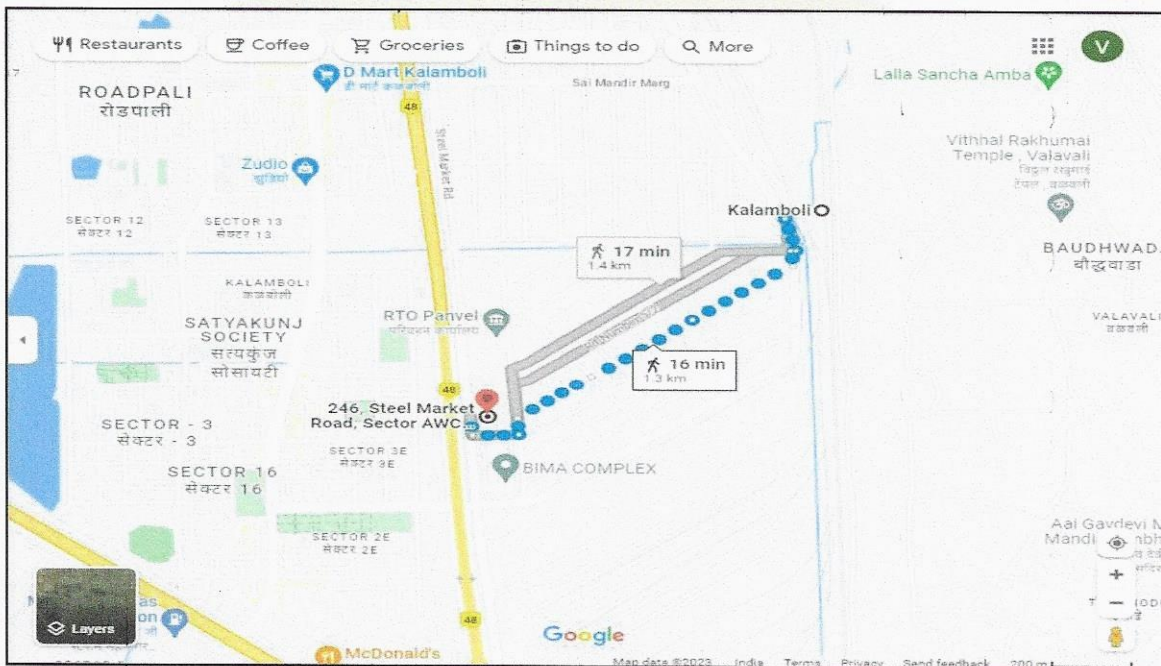
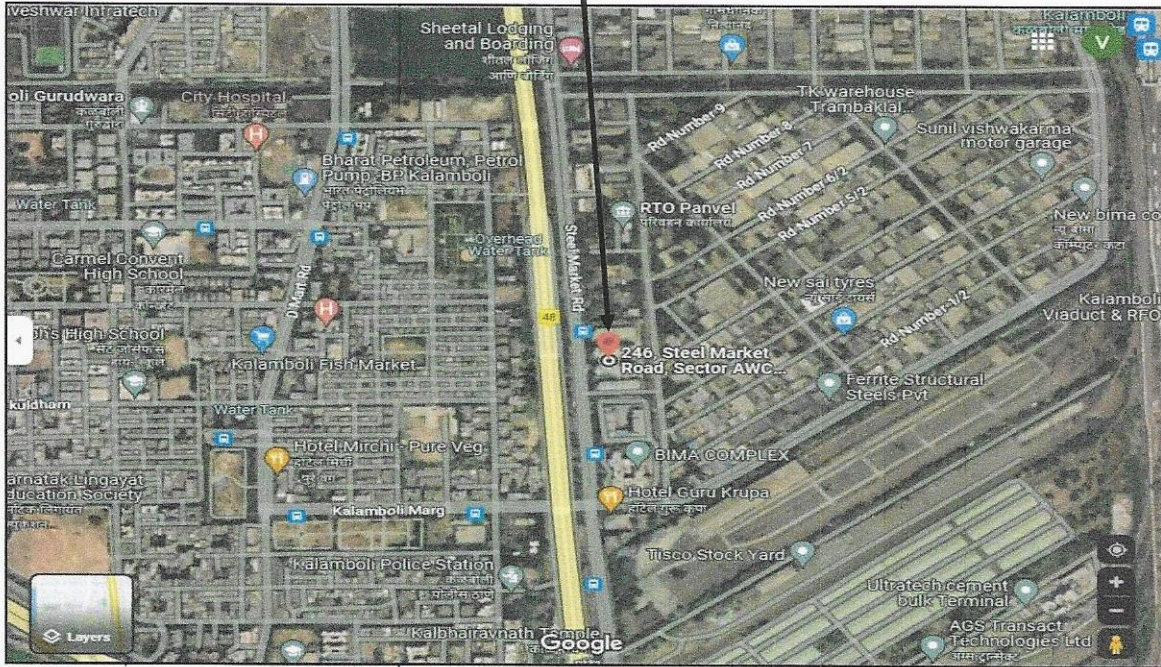
## 6. Actual site photographs





7. Route Map of the property

Site U/R



Latitude Longitude: 19°01'44.5"N 73°06'23.2"E

Note: The Blue line shows the route to site from nearest Railway station (Kalamboli – 1.3 Km.)









## 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 **as on 1<sup>st</sup> April 2001 for ₹ 2,24,751.00 (Rupees Two Lakh Twenty Four Thousand Seven Hundred Fifty One Only).**

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: 2023.07.05 13:51:58 +05'30'

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

