

INVOICE

SHARADKUMAR B CHALIKWAR Ackruti Star , 1st Floor, 121 Central Road, MIDC, Andheri (E), Mumbai State Name : Maharashtra, Code : 27	Invoice No.	Dated
	23-24/JUL/10	29-Jul-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) ANKITA ASHOK MULIK Residential Tenement / Flat No. 1950, Ground Floor, Building No. 37, "Gandhi Nagar Omkaram Co-Op. Hsg. Soc. Ltd.", M.H.B. Colony, Gandhi Nagar, Bandra (East), Mumbai-400051 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	002833 / 2301837	
	Dispatched through	Destination
Terms of Delivery		

Sl 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

Remarks:

Smt. Ankita Ashok Mulik - Residential Tenement / Flat No. 1950, Ground Floor, Building No. 37, "Gandhi Nagar Omkaram Co-Op. Hsg. Soc. Ltd.", M.H.B. Colony, Gandhi Nagar, Bandra (East), Mumbai – 400051, State – Maharashtra, Country - India
 Company's PAN : **AEAPC0117Q**

Company's Bank Details

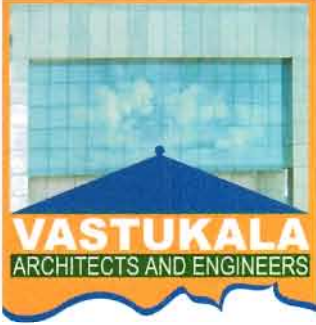
Bank Name : **ICICI BANK LTD**
 A/c No. : **001801501896**
 Branch & IFS Code: **KANDIVALI EAST & ICIC0001032**



UPI Virtual ID : 9422171100@okbizaxis

for SHARADKUMAR B CHALIKWAR

Rattad
 Authorised Signatory



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

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

Tel. : +91-2462-244288
Fax : +91-2462-239909
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sharad@vastukala.org

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: **Smt. Ankita Ashok Mulik**

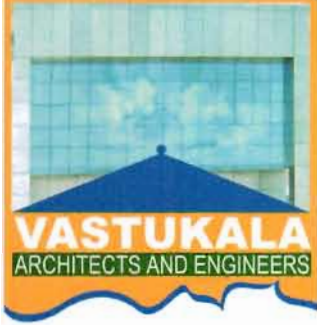
Residential Tenement / Flat No. 1950, Ground Floor, Building No. 37, "Gandhi Nagar Omkaram Co-Op. Hsg. Soc. Ltd.", M.H.B. Colony, Gandhi Nagar, Bandra (East), Mumbai – 400 051, State – Maharashtra, Country - India

Latitude Longitude: 19°03'34.3"N 72°50'49.7"E

Table of Contents

1.	VALUATION OPINION REPORT	3
2.	GENERAL:.....	5
2.1.	LAND.....	6
2.2.	IMPROVEMENTS	7
2.3.	RENTS	7
2.4.	SALES.....	8
2.5.	COST OF CONSTRUCTION.....	8
3.	PART II- VALUATION.....	9
3.1.	General:	9
3.2.	Location:.....	9
3.3.	Building / Property:	9
3.4.	Flat:.....	9
3.5.	History:.....	10
3.6.	Valuation as on 01 st April 2001 of the Residential Flat:	11
3.7.	NOTES	12
4.	ANNEXURE TO FORM 0-1.....	13
5.	PART III- DECLARATION.....	14
5.1.	DECLARATION OF PROFESSIONAL FEES CHARGED	14
5.2.	DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE	14
5.3.	UNDER LYING ASSUMPTIONS	14
6.	Letter from client.....	15
7.	Actual site photographs.....	16
8.	Actual site photographs.....	17
9.	Route Map of the property	18
10.	Ready Reckoner Rate for Year 2001	19
10.1.	Rate for Property	19
10.2.	Construction Rate	19
11.	VALUATION OF THE PROPERTY PREMISES.....	20





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

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Sharadkumar B. Chalikwar

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Valuation Report Prepared For: Capital Gain / Ankita Ashok Mulik (2833/2301837)

Page 3 of 20

Vastu/Mumbai/07/2023/2833/2301837
29/17-462-VSU
Date: 29.07.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Tenement / Flat No. 1950, Ground Floor, Building No. 37, "Gandhi Nagar Omkaram Co-Op. Hsg. Soc. Ltd.", M.H.B. Colony, Gandhi Nagar, Bandra (East), Mumbai – 400051, State – Maharashtra, Country - India was belonged to **Mr. Anant Raghunath Mulik** after his death as on 05.09.2003 property transferred in the name of (1) Mr. Vinayak Anant Mulik, (2) Mrs. Supriya Ganesh Naik, (3) Mrs. Sneha Sukumar Parab, (4) Mr. Ashok Anant Mulik after his death as on 03.10.2017 share transferred in the name of (4 i) Smt. Ankita Ashok Mulik, (4 ii) Mr. Aishwary Ashok Mulik & (4 iii) Mr. Atharva Ashok Mulik till they sold the property to Mr. Bhagwan Ladharam Ahuja, as per Agreement dated 24.03.2023.

Boundaries of the property.

North : Saheb Restaurant
South : Geekay Security Services Pvt. Ltd.
East : Building
West : Road No. 1

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 01.04.2001 at ₹ 13,17,953.00 (Rupees Thirteen Four Lakh Seventeen Thousand Nine Hundred Fifty Three Only) and 8.33% Share of Smt. Ankita Ashok Mulik of ₹ 1,09,785.00



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

3. The following documents were perused :

- A. Copy of Agreement dated 24.03.2023 between (1) Mr. Vinayak Anant Mulik , (2) Mrs. Supriya Ganesh Naik, (3) Mrs. Sneha Sukumar Parab , (4 i) Smt. Ankita Ashok Mulik, (4 ii) Mr. Aishwary Ashok Mulik & (4 iii) Mr. Atharva Ashok Mulik and Mr. Bhagwan Ladharam Ahuja (Promoter) and Mr. Tarun Jain (Purchaser).
- B. Copy of Share Certificate vide No. 06 dated 16.07.1991 in the name of Mr. Anant Raghunath Mulik further transferred in the name of Smt. Ankita Ashok Mulik, Mr. Vinayak Anant Mulik, Mrs. Supriya Ganesh Naik & Mrs. Sneha Sukumar Parab.
- C. Copy of Death Certificate of Mr. Anant Raghunath Mulik.
- D. Copy of Death Certificate of Mr. Ashok Anant Mulik.

This assignment is undertaken based on the request from our client **Smt. Ankita Ashok Mulik.**

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: 2023.08.02 05:02:05 +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 Tenement / Flat No. 1950, Ground Floor, Building No. 37,
"Gandhi Nagar Omkaram Co-Op. Hsg. Soc. Ltd.", M.H.B. Colony, Gandhi Nagar, Bandra (East),
Mumbai – 400 051, State – Maharashtra, Country – India

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. 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	29.07.2023
3	Name of the Owner	Mr. Anant Raghunath Mulik after his death as on 05.09.2003 property transferred in the name of (1) Mr. Vinayak Anant Mulik, (2) Mrs. Supriya Ganesh Naik, (3) Mrs. Sneha Sukumar Parab, (4) Mr. Ashok Anant Mulik, after his death as on 03.10.2017 share transferred in the name of (4 i) Smt. Ankita Ashok Mulik, (4 ii) Mr. Aishwary Ashok Mulik & (4 iii) Mr. Atharva Ashok Mulik till they sold the property to Mr. Bhagwan Ladharam Ahuja, as per Agreement dated 24.03.2023
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Share as per Agreement are as under: (1) Mr. Vinayak Anant. Mulik – 1/4 th undivided shares (equivalent to 25% undivided shares) (2) Mrs. Supriya Ganesh Naik - 1/4 th undivided shares (equivalent to 25% undivided shares) (3) Mrs. Sneha Sukumar Parab - 1/4 th undivided shares (equivalent to 25% undivided shares) (4 i) Smt. Ankita Ashok Mulik' – 8.33% undivided shares (4 ii) Mr. Aishwary Ashok Mulik - 8.33% undivided shares & (4 iii) Mr. Atharva Ashok Mulik - 8.33% undivided shares
5	Brief description of the property	Residential Tenement / Flat No. 1950, Ground Floor, Building No. 37, " Gandhi Nagar Omkaram Co-Op. Hsg. Soc. Ltd. ", M.H.B. Colony, Gandhi Nagar, Bandra (East), Mumbai – 400 051, State – Maharashtra, Country – India
6	Location, street, ward no	M.H.B. Colony, Gandhi Nagar, Bandra (East)
7	Survey/ Plot no. of land	Survey No. 341 (part) and C.T.S. No. 648 (part), of Village – Bandra East, 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

2.1. LAND

12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area = 25.37 Sq. M. (Area as per Agreement) Built up area = 30.44 Sq. M. (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Road No. 1
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



2.2. 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?	Owner occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
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

2.3. 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	N.A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
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.

2.4. 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

2.5. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	Year of Completion – 1983 (As per site 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 **Smt. Ankita Ashok Mulik**, we have valued the Residential Tenement / Flat No. 1950, Ground Floor, Building No. 37, "**Gandhi Nagar Omkaram Co-Op. Hsg. Soc. Ltd.**", M.H.B. Colony, Gandhi Nagar, Bandra (East), Mumbai – 400 051, 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:

- A. Copy of Agreement dated 24.03.2023 between (1) Mr. Vinayak Anant Mulik , (2) Mrs. Supriya Ganesh Naik, (3) Mrs. Sneha Sukumar Parab , (4 i) Smt. Ankita Ashok Mulik, (4 ii) Mr. Aishwary Ashok Mulik & (4 iii) Mr. Atharva Ashok Mulik and Mr. Bhagwan Ladharam Ahuja (Promoter) and Mr. Tarun Jain (Purchaser).
- B. Copy of Share Certificate vide No. 06 dated 16.07.1991 in the name of Mr. Anant Raghunath Mulik further transferred in the name of Smt. Ankita Ashok Mulik, Mr. Vinayak Anant Mulik, Mrs. Supriya Ganesh Naik & Mrs. Sneha Sukumar Parab.
- C. Copy of Death Certificate of Mr. Anant Raghunath Mulik.
- D. Copy of Death Certificate of Mr. Ashok Anant Mulik.

3.2. Location:

The said building is located at Survey No. 341 (part) and C.T.S. No. 648 (part), of Village – Bandra East, Taluka – Andheri in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 1.1 KM. travel distance from Bandra railway station.

3.3. Building / Property:

The Structure is a Ground + 2 upper floors building. The Residential building is known as Building No. 37, "**Gandhi Nagar Omkaram Co-Op. Hsg. Soc. Ltd.**". The building is used for Residential purpose. The building without lift.

3.4. Flat:

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



3.5. History:

1. AND WHEREAS by virtue of Deed of Sale dated 26th April 2013 registered under Sr. No. BDR-9/3236/2013, registered before S.P. Amin Sub-registrar of Assurances, Andheri - 3, executed and registered by and between MHADA, then mentioned as the authority and Gandhi Nagar Omkaram Co-operative Housing Society Limited, then mentioned as the Society, wherein MHADA have sold the building structure no. 37, in Gandhi Nagar MHADA layout to the

S.P. Amin
S.G.N *A.M.*

society, hereafter Gandhi Nagar Omkaram Co-operative Housing Society Limited, have become the owner of the Building no. 37 and simultaneously the benefitee members (list of benefitee members annexed thereto) of the Gandhi Nagar Omkaram Co-operative Housing Society Ltd. have also become the owners of their respective Tenement/Room/Flat.

2. AND WHEREAS in pursuant to the Deed of Sale, as stated aforesaid, MR. ANANT RAGHUNATH MULIK, has become sole, exclusive, absolute and lawful owner of the said Tenement/Flat and benefitee member of the said Society.

3. AND WHEREAS MR. ANANT RAGHUNATH MULIK, died intestate on 15th September, 2003, leaving behind him following his only surviving legal heirs as per Hindu Succession Act, 1956, by which he was governed during his lifetime -

SR. NO.	NAME	RELATION WITH MR. ANANT RAGHUNATH MULIK, (since deceased)	UNDIVIDED SHARES IN THE SAID TENEMENT/FLAT
1	MR. VINAYAK ANANT MULIK	Son	1/4 th Undivided Shares (equivalent to 25% Undivided Shares)
2	MRS. SUPRIYA GANESH NAIK.	Married Daughter	1/4 th Undivided Shares (equivalent to 25% Undivided Shares)
3	MS. SNEHA SANGHAR PARAB	Married Daughter	1/4 th Undivided Shares (equivalent to 25% Undivided Shares)
4	MR. ASHOK ANANT MULIK.	Son	1/4 th Undivided Shares (equivalent to 25% Undivided Shares)

S.P. Amin *S.G.N* *A.M.*

4. AND WHEREAS SMT. AIKA ANANT MULIK, wife of Mr. Anant Raghunath Mulik, predeceased to her husband on 7th September, 1996.

5. AND WHEREAS MR. ASHOK ANANT MULIK, son of Late Mr. Anant Raghunath Mulik & Late SMT. Aika Anant Mulik, died intestate on 2-10-2017, leaving behind him following his only surviving legal heirs as per Hindu Succession Act, 1956, by which he was governed during his lifetime -

SR. NO.	NAME	RELATION WITH MR. ASHOK ANANT MULIK, (since deceased)	UNDIVIDED SHARES IN THE SAID TENEMENT/FLAT
1	SMT. ANKITA ASHOK MULIK.	Wife	8.33% Undivided Shares
2	MR. ASHWARY ASHOK MULIK.	Son	8.33% Undivided Shares
3	MR. ATHARVA ASHOK MULIK.	Son	8.33% Undivided Shares

S.P. Amin *S.G.N* *A.M.*



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

The Built up area of the Property in Sq. Ft.	:	328.00
The Built up area of the Property in Sq. M.	:	30.44
Depreciation Calculation:		
Year of Construction of the building	:	1983 (As per Site information)
Expected total life of building	:	60 years
Age of the building as on 01.04.2001	:	18 years
Cost of Construction	:	30.44 x ₹ 5,500.00 = ₹ 1,67,420.00
Depreciation	:	27%
Amount of depreciation	:	₹ 45,203.00
Rate as on 01.04.2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 42,450.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001.	:	30.44 Sq. M. x ₹ 42,450.00 = ₹ 12,92,178.00
Depreciated Fair Value of the property as on 01.04.2001	:	₹ 12,92,178.00 (-) ₹ 45,203.00 = ₹ 12,46,975.00
Add for Stamp Duty charges (B)	:	₹ 58,508.00
Add for Registration charges (C)	:	₹ 12,470.00
Total Cost of Acquisition (A + B + C)	:	₹ 13,17,953.00
Share of Smt. Ankita Ashok Mulik : 8.33%	:	₹ 1,09,785.00

Taking into consideration above said facts, we can evaluate the value of Residential Tenement / Flat No. 1950, Ground Floor, Building No. 37, "Gandhi Nagar Omkaram Co-Op. Hsg. Soc. Ltd.", M.H:B. Colony, Gandhi Nagar, Bandra (East), Mumbai – 400 051, State – Maharashtra, Country - India for this particular purpose at ₹ 13,17,953.00 (Rupees Thirteen Four Lakh Seventeen Thousand Nine Hundred Fifty Three Only) and 8.33% Share of Smt. Ankita Ashok Mulik of ₹ 1,09,785.00 as on 01.04.2001.



3.7. 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 is **₹ 13,17,953.00 (Rupees Thirteen Four Lakh Seventeen Thousand Nine Hundred Fifty Three Only) and 8.33% Share of Smt. Ankita Ashok Mulik of ₹ 1,09,785.00 as on 01.04.2001**. 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 + 2 upper floors
2.	Plinth area floor wise as per IS 3361-1966	Information not available
3.	Year of construction	Year of Completion – 1983 (As per site information).
4.	Estimated future life as on year 2001	42 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 wooden framed windows
10.	Flooring	Flooring covered with carpet
11.	Finishing	Internal walls are finished with 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	No compound wall
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 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. Letter from client

Date 29/07/2023
MON TUE WED THU FRI SAT SUN

Dear,

I hope this letter finds you well. I am writing to inform you that unfortunately, I will not be able to provide access for you to inspect the property from the inside due to certain circumstances. I am unable to grant entry from inside for valuation purposes.

However, I understand the importance of an accurate valuation, and I am more than willing to provide you with detailed photographs and any additional information that may assist you in assessing property value.

I apologize for any inconvenience this may cause, and I appreciate your understanding in this matter. If you require any further documentation or clarification, please do not hesitate to reach out to me. I looking forward to hearing from you soon.

Thank you for your time and attention.

Sincerely,
Atharva A. Mulik *Atharva*



7. Actual site photographs



8. Actual site photographs



9. Route Map of the property

Site U/R



Latitude Longitude: 19°08'08.4"N 72°50'18.4"E

Note: The Blue line shows the route to site from nearest Metro station (Azad Nagar – 1.0 KM.)



10. Ready Reckoner Rate for Year 2001

10.1. Rate for Property

Zone No.	Location of Property in H Ward (East) (Bandra, Khar, Santacruz East)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial /Office	Shop/ Commercial
1-A	<i>Land:</i> On west railway line, on North Jawaharlal Nehru Road. on East Western Express Highway on South 27.45 mt. D.P Road upto Milan sub-way. <i>Village:</i> Bandra	16,300	31,850	42,500	61,450
1-B	<i>Land:</i> On west railway line, on north 27.45 mt D.P. Road, upto Milan subway on East Western Express Highway and on South boundary of ward. <i>Village:</i> Bandra	14,700	28,700	38,200	55,300
2	<i>Land:</i> Traingular Portion, on West, Western Express Highway, on South, Mahim Causeway, on East - Westen side Nalla of University. All the portion surrounded. <i>Village:</i> Bandra	17,100	42,450	47,800	72,600
3-A	<i>Land:</i> North boundary of ward on east western Express Highway and on south Jawaharlal Nehru Marg <i>Village:</i> Vile Parle (E), Bandra	22,450	46,700	58,350	79,850
3-B	<i>Land:</i> On West Western Express Highway on north and east boundary of ward and on south Jawaharlal Nehru Marg. <i>Village:</i> Vile Parle (E), Bandra, Kole Kalyan	18,350	42,450	53,050	72,600
4-A	<i>Land:</i> On East boundry of ward, on South Mahim Causeway, on West - Nalla passing through University and Bandra Colony, on North Jawaharlal Nehru Road. All the portion surrounded. (Except developing and developed portion by B.M.R.D.A. and Diamond Market Portion). <i>Village:</i> Bandra, Kole Kalyan	14,700	31,850	42,450	55,850
4-B	<i>Land:</i> East portion of Zone 2, covering developed and developing property by B.M.R.D.A. including diamond market. <i>Village:</i> Kole Kalyan	21,800	42,450	64,200	67,100

10.2. 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




11. 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 ₹ 13,17,953.00 (Rupees Thirteen Four Lakh Seventeen Thousand Nine Hundred Fifty Three Only) and 8.33% Share of Smt. Ankita Ashok Mulik of ₹ 1,09,785.00 as on 01.04.2001

For Vastukala Architects & Engineers

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Architects and
Engineers, ou,
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Date: 2023.08.02 05:02:38 +05'30'

 Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

