

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/08	Dated 29-Jul-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
Buyer (Bill to) Hansa C. Shah Residential Flat No. 10, 1st Floor, Wing – A, "Om Gordhan Baug Co-Op. Hsg. Soc. Ltd.", Jambli Galli, S. V. Road, Borivali (West), Mumbai – 400 092, State Name : Maharashtra, Code : 27	Dispatch Doc No. 2848 / 2301834	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) E. & O.E

Indian Rupees Ten Thousand Only

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

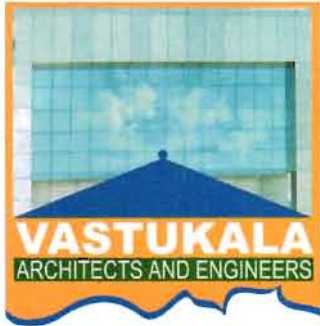


UPI Virtual ID : 9422171100@okbizaxis

Remarks:
 Mrs. Hansa C. Shah - Residential Flat No. 10, 1st Floor,
 Wing – A, "Om Gordhan Baug Co-Op. Hsg. Soc. Ltd.",
 Jambli Galli, S. V. Road, Borivali (West), Mumbai – 400
 092, State – Maharashtra, Country - India
 Company's PAN : **AEAPC0117Q**

for **SHARADKUMAR B CHALIKWAR**

Pratik
 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 of the Immovable Property (For Capital Gain Purpose)

SUBJECT	PERSONALTY PROPERTY OF THE CLIENT AS PER THE DETAILS MENTIONED IN THE ATTACHED DOCUMENTS.
DEVELOPER	MR. SHIKHRA DEVELOPERS AND REALTORS
MANAGEMENT	MR. DIVYESH R. PAREKH
V.C.C. CONSULTANT	MS. K. C. SHAH CONSULTANTS
DESIGN ARCHITECT	MS. TIRAL CHAWDA & ASSOCIATES
PROPERTY LEGAL	MS. INTELLECT LEGAL
SOCIETY	JAY ANAND CH.S.L., JAY DHARMA KRIPA CH.S.L., ANAND GORDHAN BAUG CH.S.L.

Details of the property under consideration:

Name of Client: **Mrs. Hansa C. Shah**

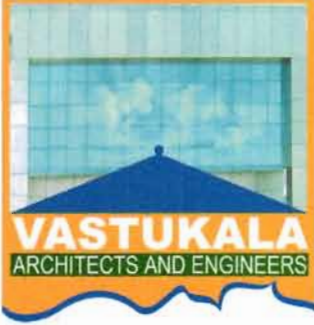
Residential Flat No. 10, 1st Floor, Wing – A, "Om Gordhan Baug Co-Op. Hsg. Soc. Ltd.", Jambli Galli, S. V. Road, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country - India

Latitude Longitude: 19°13'37.2"N 72°51'11.0"E

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- Architecture
- Govt. Approved Valuer
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Valuation Report Prepared For: Capital Gain / Hansa C. Shah (2848 / 2301834)

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Vastu/Mumbai/07/2023/2848/ 2301834
29/14-459 -VSU
Date: 29.07.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 10, 1st Floor, Wing – A, "Om Gordhan Baug Co-Op. Hsg. Soc. Ltd.", Jambli Galli, S. V. Road, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country - India was belonged to **Mr. Chinubhai Godadlal Shah & Smt. Hansa Chinubhai Shah** as per agreement dated 14.06.1981. Mr. Chinubhai Godadlal Shah died on 03.10.2021 leaving behind Smt. Hansa Chinubhai Shah, Mr. Pinal Chinubhai Shah, Mr. Sujay Chinubhai Shah and Mrs. Anita Samir Mehta, legal heirs. Deed of Release dated 10.01.2023 made between legal heirs (Releasers) and Smt. Hansa Chinubhai Shah (Releasee). Smt. Hansa Chinubhai Shah sold the property to Mr. Kiran Chimanlal Shah, Mrs. Ami Dhiren Pipalia & Mrs. Hetal Yatin Magia as per Agreement dated 31.01.2023.

Boundaries of the property.

North	:	Open Plot & Shree Rajasthan Jain Sangh
South	:	Osianji Rajasthan Food Products (Closed)
East	:	Open Plot & Road
West	:	Open Plot



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 ₹ 8,52,769.00 (Rupees Eight Lakh Fifty Two Thousand Seven Hundred Sixty Nine, Only).
3. The following documents were perused :

- A. Copy of Agreement dated 31.01.2023 between Mrs. Hansa C. Shah (Transferor) and Mr. Kiran Chimanlal Shah, Mrs. Ami Dhiren Pipalia & Mrs. Hetal Yatin Magia (Purchaser).
- B. Copy of Agreement dated 14.06.1981 between Priyadatta Bavabhai Bhatt (Vendor) & Mr. Chinubhai Godadlal Shah & Smt. Hansa Chinubhai Shah
- C. Copy of Share Certificate vide No. 10 dated 01.01.1983 in the name of Mr. Chinubhai Godadlal Shah & Smt. Hansa Chinubhai Shah.
- D. Copy of Completion Certificate No. CE / 532 dated 09.07.1975 issued by MCGM

This assignment is undertaken based on the request from our client **Mrs. Hansa C. Shah.**

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,
ou=Vastukala Architects and Engineers,
ou,email=sbchalikwar@gmail.com,
c=IN
Date: 2023.08.02 05:03:39 +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. 10, 1st Floor, Wing – A, “Om Gordhan Baug Co-Op. Hsg. Soc. Ltd.”,
Jambli Galli, S. V. Road, Borivali (West), Mumbai – 400 092, 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)

1.1. 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	29.07.2023
3	Name of the Owner	Mr. Chinubhai Godadlal Shah & Smt. Hansa Chinubhai Shah as per agreement dated 14.06.1981. Mr. Chinubhai Godadlal Shah died on 03.10.2021 leaving behind Smt. Hansa Chinubhai Shah, Mr. Pinal Chinubhai Shah, Mr. Sujay Chinubhai Shah and Mrs. Anita Samir Mehta, legal heirs. Deed of Release dated 10.01.2023 made between legal heirs (Releasors) and Smt. Hansa Chinubhai Shah (Releasee). Smt. Hansa Chinubhai Shah sold the property to Mr. Kiran Chimanlal Shah, Mrs. Ami Dhiren Pipalia & Mrs. Hetal Yatin Magia as per Agreement dated 31.01.2023
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of each owner not available.
5	Brief description of the property	Residential Flat No. 10, 1 st Floor, Wing – A, “ Om Gordhan Baug Co-Op. Hsg. Soc. Ltd. ”, Jambli Galli, S. V. Road, Borivali (West), Mumbai – 400092, State – Maharashtra, Country - India
6	Location, street, ward no	Jambli Galli, S. V. Road, Borivali (West)
7	Survey/ Plot no. of land	F.P. No. 91, TPS – III, CTS No. 102/1 to 5, Village Kanheri, Taluka Borivali
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



1.2. LAND

12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area = 355.00 Sq. Ft. i.e. 32.98 Sq. M. (Area as per Agreement) Built up area = 39.59 Sq. M. (Area as per Mulyankan Patrak)
13	Roads, Streets or lanes on which the land is abutting	S. V. 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

1.3. 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?	At the time of visit building was demolished.
	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



		<ul style="list-style-type: none"> FSI percentage actually utilized - Information not available
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1.4. 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	N.A.
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?	N.A.
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?	N.A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	N.A.
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	N.A.
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.

1.5. 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

1.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	Year of Completion – 1973 (As per Building Completion Certificate and Agreement).
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.

2. PART II- VALUATION

2.1. General:

Under the instructions of **Mrs. Hansa C. Shah**, we have valued the Residential Flat No. 10, 1st Floor, Wing – A, “**Om Gordhan Baug Co-Op. Hsg. Soc. Ltd.**”, Jambli Galli, S. V. Road, Borivali (West), Mumbai – 400 092, 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 Agreement dated 31.01.2023 between Mrs. Hansa C. Shah (Transferor) and Mr. Kiran Chimanlal Shah, Mrs. Ami Dhiren Pipalia & Mrs. Hetal Yatin Magia (Purchaser).
- Copy of Agreement dated 14.06.1981 between Priyadatta Bavabhai Bhatt (Vendor) & Mr. Chinubhai Godadlal Shah & Smt. Hansa Chinubhai Shah
- Copy of Share Certificate vide No. 10 dated 01.01.1983 in the name of Mr. Chinubhai Godadlal Shah & Smt. Hansa Chinubhai Shah.
- Copy of Completion Certificate No. CE / 532 dated 09.07.1975 issued by MCGM

2.2. Location:

The building which was demolished at the time of visit, located at F.P. No. 91, TPS – III, CTS No. 102/1 to 5, Village Kanheri, Taluka Borivali in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 400 M. travel distance from Borivali Railway station.



2.3. Building / Property:

At the time of visit building was demolished. The Structure was of Ground + 4 upper floors. The Residential building was known as "Om Gordhan Baug Co-Op. Hsg. Soc. Ltd.". The building was used for Residential purpose. It was without lift.

2.4. Flat:

Before demolition of the building flat was sold as per Agreement dated 31.01.2023

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

The Built up area of the Property in Sq. Ft.	:	426.00
The Built up area of the Property in Sq. M.	:	39.59
Depreciation Calculation:		
Year of Construction of the building	:	Year of Completion – 1973 (As per Building Completion Certificate and Agreement)
Expected total life of building	:	60 years
Age of the building as on 01.04.2001	:	28 years
Cost of Construction	:	39.59 x ₹ 5,500.00 = ₹ 2,17,745.00
Depreciation	:	42%
Amount of depreciation	:	₹ 91,453.00
Rate as on 01.04.2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 23,850.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001.	:	39.59 Sq. M. x ₹ 44,500.00 = ₹ 9,44,222.00
Depreciated Fair Value of the property as on 01.04.2001	:	₹ 8,52,769.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 10, 1st Floor, Wing – A, "Om Gordhan Baug Co-Op. Hsg. Soc. Ltd.", Jambli Galli, S. V. Road, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country - India for this particular purpose at **₹ 8,52,769.00 (Rupees Eight Lakh Fifty Two Thousand Seven Hundred Sixty Nine Only)** as on **01.04.2001**.



2.6. 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 **₹ 8,52,769.00 (Rupees Eight Lakh Fifty Two Thousand Seven Hundred Sixty Nine 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.



3. ANNEXURE TO FORM 0-1

1.	No. of floors and height of each floor	At the time of visit building was demolished
2.	Plinth area floor wise as per IS 3361-1966	-
3.	Year of construction	-
4.	Estimated future life as on year 2001	-
5.	Type of construction- load bearing walls/RCC frame/ steel frame	-
6.	Type of foundations	-
7.	Walls	-
8.	Partitions	-
9.	Doors and Windows	-
10.	Flooring	-
11.	Finishing	-
12.	Roofing and terracing	-
13.	Special architectural or decorative features, if any	-
14.	(i) Internal wiring – surface or conduit	-
	(ii) Class of fittings: Superior / Ordinary / Poor.	
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	-
	Height and length	
	Type of construction	
17.	No. of lifts and capacity	-
18.	Underground sump – capacity and type of construction	-
19.	Over-head tank	-
	Location, capacity	
	Type of construction	
20.	Pumps- no. and their horse power	-
21.	Roads and paving within the compound approximate area and type of paving	-
22.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	-



4. 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:

4.1. 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.

4.2. 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:

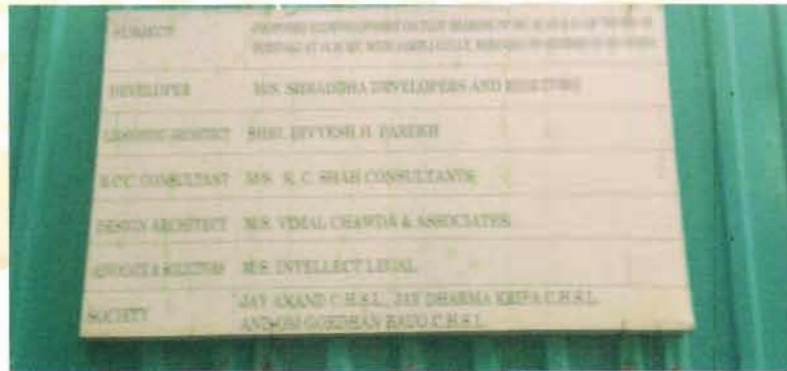
1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

4.3. 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.

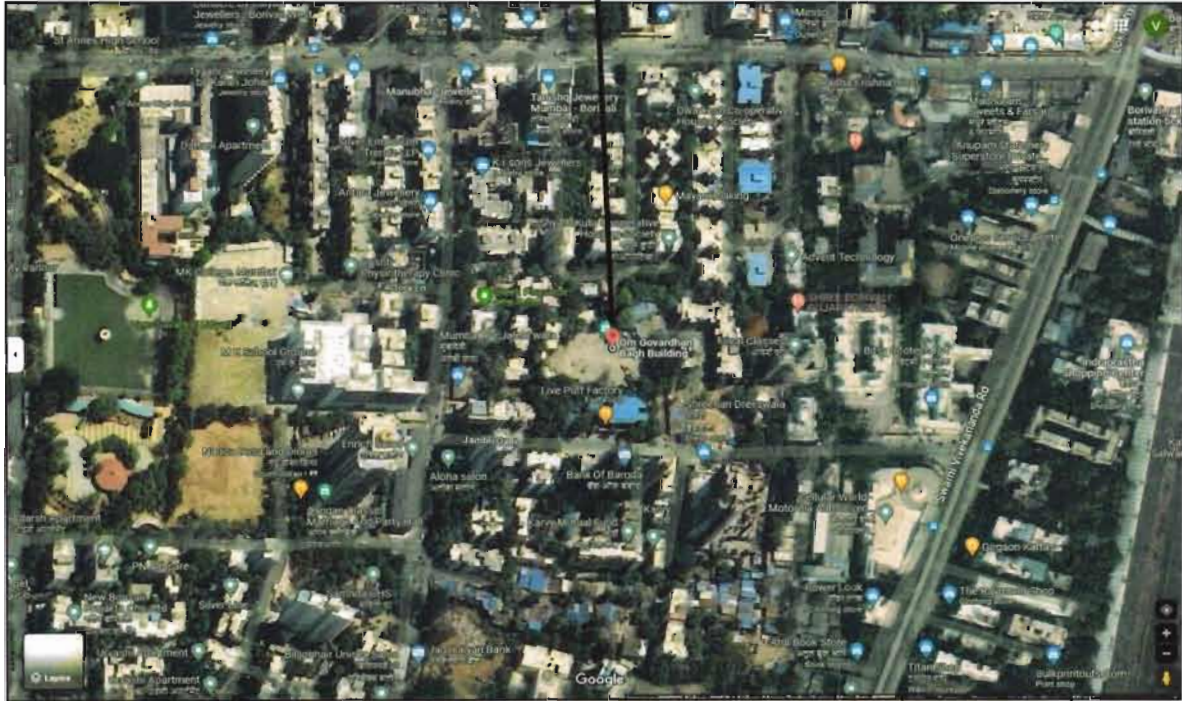


5. Actual site photographs



6. Route Map of the property

Site U/R



Latitude Longitude: 19°13'37.2"N 72°51'11.0"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 400 M.)



7. Ready Reckoner Rate for Year 2001

7.1. Rate for Property

Zone No.	Location of Property in R Ward (Kandivli, Borivli, Dahisar)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial/ Office	Shop Commercial
1	Land: All the land between Swami Vivekanand Road and Western side of Western Railway Line. Village: <i>Akurli, Magathane, Borivli, Kanheri, Poisar, Malad North</i>	12,250	23,850	27,950	35,750
2-R	Road: Swami Vivekanand Road from Bandongri (boundry of ward) to Borivli Railway Level Crossing on West side Village: <i>Borivli, Eksar, Kanheri, Poisar, Magathane</i>	14,700	28,600	36,000	61,450
3-R	Road: Shantilal Modi Road, starting from Swami Vivekanand Road and extended toward West side. Village: <i>Malad North</i>	11,300	24,400	33,850	49,100
4-R	Road: Mathuradas Road starting from Swami Vivekanand Road extended to Charkop Village Village: <i>Malad North</i>	12,250	24,400	33,300	55,900
5-R	Road: Mahatma Gandhi Road Village: <i>Kandivli, Malad North</i>	13,450	26,700	33,300	55,900
6-R	Road: Parekh Lane. Village: <i>Malad North</i>	11,300	24,400	30,700	39,100
7-R	Road: Subhash Lane (Lane Joining Mathuradas Road and Shantilal Modi Road) Village: <i>Malad North</i>	10,750	21,000	28,600	36,900
8-R	Road: Shimpoli Road.				

7.2. 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



8. 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 ₹ **8,52,769.00 (Rupees Eight Lakh Fifty Two Thousand Seven Hundred Sixty Nine Only)** 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, email=sbchalikwar@gmail.com,
c=IN
Date: 2023.08.02 05:04:08 +05'30'



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

