

Name of Client: **Mrs. Varsha Prabhu**

New Residential Flat No. 5189, 8th Floor, Wing – A, “Kurla Kajrolkar Co-Op. Hsg. Soc. Ltd.”,

Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India

Varsha Prabhu - 2001 - 2010		
Value of Property as on Year		2001
Current Year		2001
Year of Construction		1980
Age of Building		21
Area of Flat	Sq.FT.	Sq.M.
	386	35.86
Rate for Cost of Construction (For Flat)		5,500.00
Cost of Construction of Flat		1,97,230.00
Depreciation		90
{(100-10) x21}/60.00		31.50
		31.50%
Amount of Depreciation		62,127.00
Ready Reckoner		
Flat		14,000.00
Value of the flat (BU area * Rate)		5,02,040.00
Depreciated Fair Market Value		4,39,913.00
Stamp Duty		6,950.00
Registration Charges		4,399.00
Cost of Acquisition		4,51,262.00
Agreement Date		29.09.2022
cost inflation Index - 2010-11 (Allotment Letter)		167.00
cost inflation Index - 2001		100.00
Indexed Cost of Acquisition		7,53,607.54
Indexed Cost of Acquisition		7,53,608.00

Original property was Flat No. 5192, 2nd Floor, Wing – B, Building No. 154, “Kurla Kajrolkar Co-Op. Hsg. Soc. Ltd.”, Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India of 321.25 Sq. Ft. Carpet. **(Built Up Area with 20% loading – 386.00 Sq. Ft. i.e. 35.86 Sq. M.)**. The building gone for redevelopment and New Flat No. 5189, 8th Floor, Wing – A, “Kurla Kajrolkar Co-Op. Hsg. Soc. Ltd.”, Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India of 525.00 Sq. Ft. Carpet **(Built Up Area with 20% loading – 630.00 Sq. Ft. 58.53 Sq. M.)** allotted as on 01.11.2010. The new said flat sold as on 29.09.2022

Varsha Prabhu - 2010 - 2022		
<u>Value of Property as on Year</u>		2010-2022
Current Year		2010
Year of Construction		2010
Age of Building		0
Area of Flat	Sq.FT.	Sq.M.
	630	58.53
Rate for Cost of Construction (For Flat)		11,000.00
Cost of Construction of Flat		6,43,830.00
Depreciation		90
{(100-10) x32}/60.00		0.00
		0.00%
Amount of Depreciation		-
Ready Reckoner		
Flat		42,735.00
Value of the flat (BU area * Rate)		25,01,280.00
Depreciated Fair Market Value		25,01,280.00
Stamp Duty		1,58,852.00
Registration Charges		20,000.00
Cost of Acquisition		26,80,132.00
Agreemet Date		29.09.2022
cost inflation Index - 2022-23		331.00
cost inflation Index - 2010-11		167.00
Total Cost of Acquisition		53,12,117.92
Total Cost of Acquisition		53,12,118.00