

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/OCT/02	12-Oct-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) RENUKA NAIR Residential Flat No. 32, 3rd Floor, "Bandra Green Park Co-Op. Hsg. Soc. Ltd.", Opp. St. Andrew's Church, St. Paul's Road, Bandra (West), Mumbai – 400 050 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION CHARGES		0 %	15,000.00
Total				₹ 15,000.00

Amount Chargeable (in words)

E. & O.E

Indian Rupees Fifteen Thousand Only

Company's Bank Details

Bank Name : **ICICI BANK LTD**

A/c No. : **001801501898**

Branch & IFS Code: **KANDIVALI EAST & ICIC0001032**

Remarks:

Mrs. Renuka Nair - Residential Flat No. 32, 3rd Floor,
 "Bandra Green Park Co-Op. Hsg. Soc. Ltd.", Opp. St.
 Andrew's Church, St. Paul's Road, Bandra (West),
 Mumbai – 400 050, State – Maharashtra, Country –
 India

Company's PAN : **AEAPC0117Q**

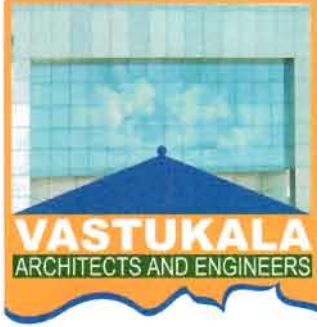


UPI Virtual ID : 9422171100@okbizaxis

for SHARADKUMAR B CHALIKWAR

Rattod
 Authorized Signatory

This is a Computer Generated Invoice



- 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
E-mail : nanded@vastukala.org
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 : **Mrs. Renuka Nair**

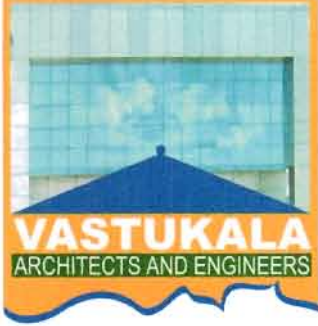
Residential Flat No. 32, 3rd Floor, "**Bandra Green Park Co-Op. Hsg. Soc. Ltd.**", Opp. St. Andrew's Church,
St. Paul's Road, Bandra (West), Mumbai – 400 050, State – Maharashtra, Country – India

Latitude Longitude: 19°03'20.2"N 72°49'31.7"E

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- Architecture
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sharad@vastukala.org

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Valuation Report Prepared For: Capital Gain / Mrs. Renuka Nair (4290 / 2302969)

Page 3 of 16

Vastu/Mumbai/10/2023/4290/ 2302969
12/10-166-VS
Date: 12.10.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 32, 3rd Floor, "Bandra Green Park Co-Op. Hsg. Soc. Ltd.", Opp. St. Andrew's Church, St. Paul's Road, Bandra (West), Mumbai – 400 050, State – Maharashtra, Country – India was belonged to Smt. P. Radha Nair as per Agreement dated 08.09.1963 and as per Share Certificate No. 30 dated 01.06.1966. Said Certificate transferred on 10.10.1987 in the name of V. R. Nair. Name of Smt. Radha Nair and Renuka Nair added on 19.06.1994 as Joint member. Further it was transferred as on 27.08.2023 in the name of **Mrs. Renuka Nair**. As per Memorandum Of Understanding of July 2023 flat will be sold by Mrs. Renuka Nair to Mr. Keenan Pereira & Mrs. Venus Pereira.

Boundaries of the property.

North : Jewel Tower
South : St. Paul's Road
East : Apostolic Carmel Junior College
West : St. Paul's 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 01.04.2001 at ₹ 33,57,027.00 (Rupees Thirty Three Lakh Fifty Seven Thousand Twenty Seven Only).
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ 1,16,82,454.00 (Rupees One Crore Sixteen Lakh Eighty Two Thousand Four Hundred Fifty Four Only) without any major Renovation & improvement after 2001.



4. The following documents were perused :

- A. Copy of Memorandum Of Understanding of July 2023 between Mrs. Renuka Nair (Vendor) & Mr. Keenan Pereira & Mrs. Venus Pereira (Purchasers).
- B. Copy of Share Certificate No. 30 dated 01.06.1966
- C. Copy of Property Tax for the year 2022 – 23 in the name of Secretary.
- D. Copy of Commencement Certificate vide No. SRA / ENG / 2152 / MR / STGL / AP dated 13.05.2010 issued by SRA.

This assignment is undertaken based on the request from our client **Mrs. Renuka Nair**.

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: 2023.10.13 13:57:29 +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. 32, 3rd Floor, "**Bandra Green Park Co-Op. Hsg. Soc. Ltd.**", Opp. St. Andrew's Church, St. Paul's Road, Bandra (West), Mumbai – 400 050, 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	12.10.2023
3	Name of the Owner	Smt. P. Radha Nair as per Agreement dated 08.09.1963 and as per Share Certificate No. 30 dated 01.06.1966. Said Certificate transferred on 10.10.1987 in the name of V. R. Nair. Name of Smt. Radha Nair and Renuka Nair added on 19.06.1994 as Joint member. Further it was transferred as on 27.08.2023 in the name of Mrs. Renuka Nair . As per Memorandum Of Understanding of July 2023 flat will be sold by Mrs. Renuka Nair to Mr. Keenan Pereira & Mrs. Venus Pereira
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. 32, 3 rd Floor, " Bandra Green Park Co-Op. Hsg. Soc. Ltd. ", Opp. St. Andrew's Church, St. Paul's Road, Bandra (West), Mumbai – 400 050, State – Maharashtra, Country – India
6	Location, street, ward no	Opp. St. Andrew's Church
7	Survey/ Plot no. of land	Plot No. 11, Village – Bandra (C)
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 = 48.79 Sq. M. (Area as per Memorandum of Understanding) Built up area = 58.55 Sq. M. (Area as per Details of Capital Value Calculation)
13	Roads, Streets or lanes on which the land is abutting	St. Paul's 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?	Vacant and under renovation
	If the property owner occupied, specify portion and extent of area under owner-occupation	Vacant and under renovation
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
--	--	--

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	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	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 – 1971 (As per Details of Capital Value Calculation)
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 **Mrs. Renuka Nair**, we have valued the Residential Flat No. 32, 3rd Floor, "**Bandra Green Park Co-Op. Hsg. Soc. Ltd.**", Opp. St. Andrew's Church, St. Paul's Road, Bandra (West), Mumbai – 400 050, 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 Memorandum Of Understanding of July 2023 between Mrs. Renuka Nair (Vendor) & Mr. Keenan Pereira & Mrs. Venus Pereira (Purchasers).
- Copy of Share Certificate No. 30 dated 01.06.1966
- Copy of Property Tax for the year 2022 – 23 in the name of Secretary.
- Copy of Commencement Certificate vide No. SRA / ENG / 2152 / MR / STGL / AP dated 13.05.2010 issued by SRA.

3.2. Location:

The said building is located at Plot No. 11, Village – Bandra (C) in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 1.9 Km travel distance from Bandra railway station.



3.3. Building / Property:

The Structure is a Ground + 3 upper floors building. The Residential building is known as “**Bandra Green Park Co-Op. Hsg. Soc. Ltd.**”. The building is used for Residential purpose. The building is without lift.

3.4. Flat:

The Flat under valuation is situated on the 3rd Floor. The composition of property is Living Room + 1 Bedroom + Balcony + Kitchen + WC + Bath +. It is finished with Mosaic flooring, Teak wood door frames with solid flush doors with Aluminum Sliding windows, Concealed plumbing & Concealed electrification is provided. At the time of visit flat was under renovation.

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

The Built up area of the Property in Sq. Ft.	:	630.00
The Built up area of the Property in Sq. M.	:	58.55
Depreciation Calculation:		
Year of Construction of the building	:	Year of Completion – 1971 (As per Details of Capital Value Calculation)
Expected total life of building	:	60 years
Age of the building as on 01.04.2001	:	30 years
Cost of Construction	:	58.55 Sq. M x ₹ 5,500.00 = ₹ 3,22,025.00
Depreciation	:	45%
Amount of depreciation	:	₹ 1,44,911.00
Rate as on 01.04.2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 55,900.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001 (A)	:	58.55 Sq. M. x ₹ 55,900.00 = ₹ 32,72,945.00
Depreciated Fair Value of the property as on 01.04.2001	:	₹ 32,72,945.00 (-) ₹ 1,44,911.00 = ₹ 31,28,034.00
Add for Stamp Duty charges (B)	:	₹ 2,08,993.00
Add for Registration charges (C)	:	₹ 20,000.00
Total Cost of Acquisition (A + B + C)	:	₹ 33,57,027.00

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 2023 - 24 : 348
3. **Indexed Cost of Acquisition** : **₹ 1,16,82,454.00**
(₹33,57,027.00 * 348/100)

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 32, 3rd Floor, “**Bandra Green Park Co-Op. Hsg. Soc. Ltd.**”, Opp. St. Andrew’s Church, St. Paul’s Road, Bandra (West), Mumbai – 400050, State – Maharashtra, Country – India for this particular purpose at **₹ 33,57,027.00 (Rupees Thirty Three Lakh Fifty Seven Thousand Twenty Seven 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 ₹ 33,57,027.00 (Rupees Thirty Three Lakh Fifty Seven Thousand Twenty Seven 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 – 1971 (As per Details of Capital Value Calculation)				
4.	Estimated future life as on year 2001	30 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	Mosaic flooring				
11.	Finishing	Under renovation				
12.	Roofing and terracing	RCC slab				
13.	Special architectural or decorative features, if any	Under renovation				
14.	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior / Ordinary / Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior / Ordinary / Poor.	Concealed Ordinary
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior / Ordinary / Poor.					



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	4' to 5' brick masonry 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

- The information furnished in part I is true and correct to the best of my knowledge and belief;
- 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:

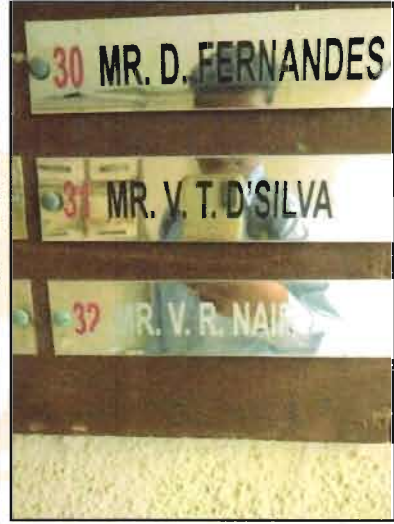
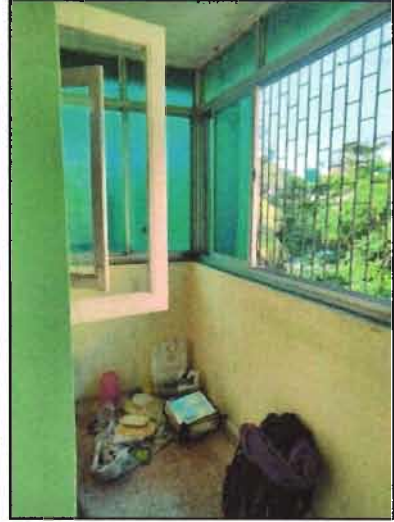
1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

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.

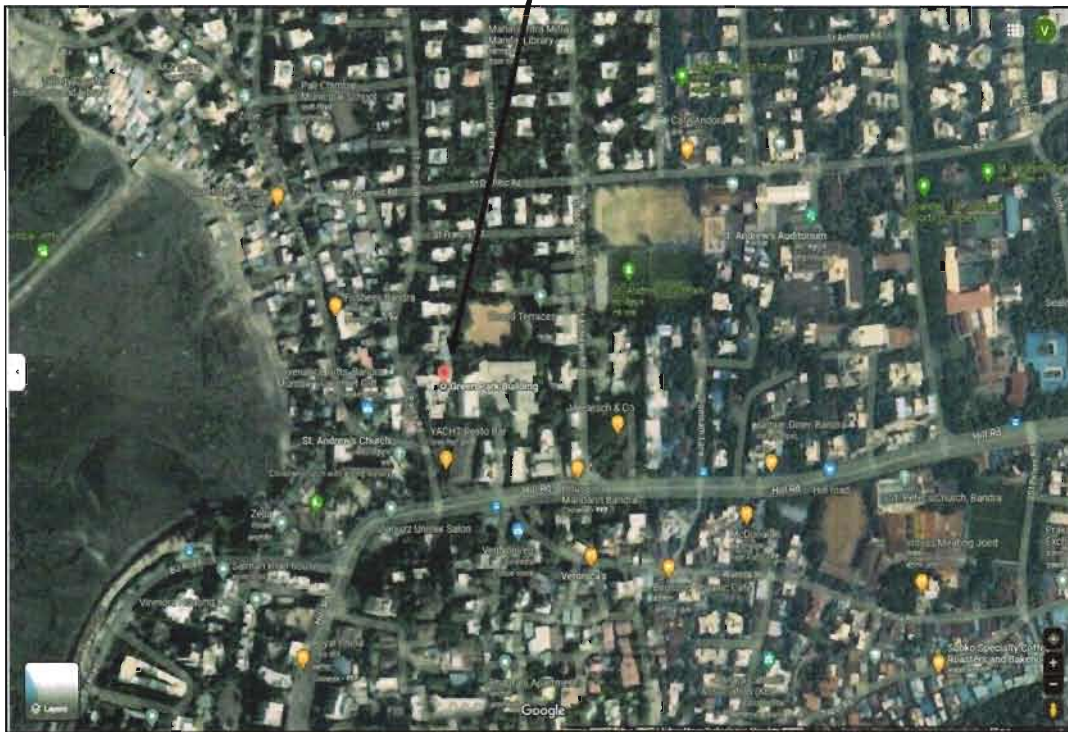


6. Actual site photographs



7. Route Map of the property

Site U/R



Latitude Longitude: 19°03'20.2"N 72°49'31.7"E

Note: The Blue line shows the route to site from nearest Railway station (Bandra – 1.9 Km.)



8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

Zone No	Location of Property in H Ward (West) (Bandra, Khar, Santacruz West)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial Office	Shop Commercial
1-R	Road: Mahim Causeway and Swami Vivekanand Road upto junction of Guru Nanak Road Village: Bandra	32,200	58,200	95,300	1,22,900
2-R	Road: Swami Vivekanand Road from junction of Guru Nanak Road (Turner Road) to junction of Chitrakar Dhurandar Marg (First Road) Village: Bandra	38,650	63,500	1,05,850	1,34,000
3-R	Road: Swami Vivekanand Road from junction of Chitrakar Dhurandar Marg to North boundary of H ward. Village: Bandra	38,650	63,500	1,05,850	1,11,700
4-R	Road: Shri Krishna Chandra Road (Hill Road) from S V Road junction to corner of Shri Krishna Chandra Road Village: Bandra	45,100	79,400	1,05,850	1,56,350
5-R	Road: Vitthalbhai Patal Road (Linking Road) from junction of Chitrakar Dhurandar Marg to junction of Guru Nanak Road Village: Bandra	41,200	79,350	1,27,000	1,67,550
6	Land: Shri Krishna Chandra Road (Hill Road) corner near sea to sea on the West side of Mount Mary Road. (Merry Tendi, Band Stand) Village: Bandra	41,200	84,700	1,27,000	1,67,550
7	Land: All the portion of Bandra Reclamation Village: Bandra	30,900	57,150	74,100	1,00,500
8	Land: On North side Shri Krishna Chandra Road (Hill Road), on West Mount Mary Road, on South Bandra Reclamation area and on East Swami Vivekanand Road. All the portion surrounded, except BA portion. Village: Bandra	30,900	55,000	70,600	1,11,700
8-A	Land: From S V Road to Sebastian Road (Rahvar Gauthan and Bazar Road) Village: Bandra	29,350	39,150	56,500	89,350
9	Land: On South boundary of ward i.e. Mahim Causeway, on West Swami Vivekanand Road, on East Western Railway Line and on North Station Road connecting S V Road and Bandra Station. All the portion surrounded Village: Bandra, Koli Kalyan	25,750	47,100	65,850	1,23,650
10	Land: On South Shri Krishna Chandra Road (Hill Road) on North Guru Nanak Road (Turner Road) on East Swami Vivekanand Road and on West Sea. All the portion surrounded Village: Bandra	25,750	55,900	78,250	1,34,050

Stamp Duty Ready Reckoner 2001 43

8.1. 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 **₹ 33,57,027.00** (Rupees Thirty Three Lakh Fifty Seven Thousand Twenty Seven 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: 2023.10.13 13:58:26 +05'30'

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

