

Valuation Report of the Immovable Property (For Capital Gain Purpose)



Details of the property under consideration:

Name of Client : **Mr. Suryaprakash Pandurang Doiphode, Smt. Sangeeta Nandkishor Doiphode,
Mr. Sarvesh Nandkishor Doiphode & Ms. Riya Nandkishor Doiphode**

Residential Flat No. B-13, 1st Floor, "Palm Acres Co-Op. Hsg. Soc. Ltd.", Near Chintamani Garden, Mahatama
Phule Road, Gavanpada, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India

Latitude Longitude: 19°10'23.1"N 72°57'40.1"E

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1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-13, 1st Floor, “**Palm Acres Co-Op. Hsg. Soc. Ltd.**”, Near Chintamani Garden, Mahatama Phule Road, Gavanpada, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India was belonged to **Mr. Suryaprakash Pandurang Doiphode, Smt. Sangeeta Nandkishor Doiphode, Mr. Sarvesh Nandkishor Doiphode & Ms. Riya Nandkishor Doiphode** till they sold the property to Mr. Devendra Namdeo Sawant & Ms. Sara Devendra Sawant as per Agreements for Transfer dated 23.08.2023.

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 01.04.2001at **₹ 12,77,596.00 (Rupees Twelve Lakh Seventy Seven Thousand Five Hundred Ninety Six Only)**.
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is **₹ 44,46,034.00 (Rupees Forty Four Lakh Forty Six Thousand Thirty Four Only)** without any major Renovation & improvement after 2001.
4. The following documents were perused :

- A. Copy of Agreement For Transfer dated 23.08.2023 between Mr. Suryaprakash Pandurang Doiphode, Smt. Sangeeta Nandkishor Doiphode, Mr. Sarvesh Nandkishor Doiphode & Ms. Riya Nandkishor Doiphode (Transferors) and Mr. Devendra Namdeo Sawant & Ms. Sara Devendra Sawant (Transferee).
- B. Copy of Form of Nomination dated 25.12.2011
- C. Copy of Property Tax for the year 2022 – 23 in the name of Secretary.
- D. Copy of Title Report dated 07.07.2023 issued by Mr. Devendra Namdeo Sawant & Ms. Sara Devendra Sawant.

- | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E. Copy of Share Certificate vide No. 139 dated 01.01.2004 in the name of Mr. Pandurang Hiraj Doiphode. Further transferred on dated 27.11.2011 in the name of Smt. Rukmini Pandurang Doiphode and again transferred as on 29.11.2020 in the name of Mr. Suryaprakash Pandurang Doiphode. |
| F. Copy of Society Maintenance Bill No. 613/23-24 dated 01.07.2023 for the period of 01.07.2023 to 30.09.2023 in the name of Mr. Suryaprakash Pandurang Doiphode. |
| G. Copy of Electricity Bill for the month of July 2023 in the name of M/s. Palm Acres CHS Ltd. |
| H. Copy of Property Card |
| I. Copy of Property Tax Bill for the year 2022 -2023 in the name of M/s. Palm Acres. |
| J. Copy of Completion Certificate vide No. CE / 1184 / BSIII dated 27.04.1978 issued by Municipal Corporation of Greater Mumbai. |
| K. Death Certificate of Mrs. Rukmini Pandurang Doiphode |
| L. Death Certificate of Mr. Nandkishor Suryaprakash Doiphode |

This assignment is undertaken based on the request from our client **Mr. Suryaprakash Pandurang Doiphode**.

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.

Valuation Report of Residential Flat No. B-13, 1st Floor, “Palm Acres Co-Op. Hsg. Soc. Ltd.”, Near Chintamani Garden, Mahatama Phule Road, Gavanpada, Mulund (East), Mumbai – 400 081, 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	
3	Name of the Owner	Mr. Suryaprakash Pandurang Doiphode, Smt. Sangeeta Nandkishor Doiphode, Mr. Sarvesh Nandkishor Doiphode & Ms. Riya Nandkishor Doiphode till they sold the property to Mr. Devendra Namdeo Sawant & Ms. Sara Devendra Sawant as per Agreements for Transfer dated 23.08.2023
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership As per Nomination form: Mr. Suryaprakash Pandurang Doiphode – 50% Mr. Nandkishor Pandurang Doiphode – 50% After deceased of Mr. Nandkishor Pandurang Doiphode, his 50% share transferred to following legal heirs: Smt. Sangeeta Nandkishor Doiphode, Mr. Sarvesh Nandkishor Doiphode & Ms. Riya Nandkishor Doiphode
5	Brief description of the property	Residential Flat No. B-13, 1 st Floor, “ Palm Acres Co-Op. Hsg. Soc. Ltd. ”, Near Chintamani Garden, Mahatama Phule Road, Gavanpada, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India
6	Location, street, ward no	Near Chintamani Garden
7	Survey/ Plot no. of land	CTS No. 447/48, Village Mulund (East), Taluka Kurla.
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,	All the amenities are available in the vicinity.

	Offices, market, cinemas etc.	
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 = 565.00 Sq. Ft. i.e, 52.49 Sq. M. (Area as per Agreement of Transfer) Built up area = 678.00 Sq. Ft. i.e. 63.01 Sq. M. (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Mahatama Phule 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

	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"> Floor Space Index Permissible – As per Development Control of Regulation of Municipal Corporation of Greater Mumbai 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	Electricity charges of ₹ 120.00 as per Copy of Electricity Bill for the month of July 2023 in the name of M/s. Palm Acres CHS Ltd..
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?	Lift maintenance and electricity charges of ₹ 270.00 as per Copy of Society Maintenance Bill No. 613/23-24 dated 01.07.2023 for the period of 01.07.2023 to 30.09.2023 in the name of Mr. Suryaprakash Pandurang Doiphode.
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	Property Tax of ₹ 894.00 as per Copy of Society Maintenance Bill No. 613/23-24 dated 01.07.2023 for the period of 01.07.2023 to 30.09.2023 in the name of Mr. Suryaprakash Pandurang Doiphode.
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Insurance charges (F.Y. 23-24) of ₹ 81.00 as per Copy of Society Maintenance Bill No. 613/23-24 dated 01.07.2023 for the period of 01.07.2023 to 30.09.2023 in the name of Mr. Suryaprakash Pandurang Doiphode.

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 – 1978 (As per Building Completion Certificate)
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. Suryaprakash Pandurang Doiphode**, we have valued the Residential Flat No. B-13, 1st Floor, “**Palm Acres Co-Op. Hsg. Soc. Ltd.**”, Near Chintamani Garden, Mahatama Phule Road, Gavanpada, Mulund (East), Mumbai – 400 081, 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 For Transfer dated 23.08.2023 between Mr. Suryaprakash Pandurang Doiphode, Smt. Sangeeta Nandkishor Doiphode, Mr. Sarvesh Nandkishor Doiphode & Ms. Riya Nandkishor Doiphode (Transferors) and Mr. Devendra Namdeo Sawant & Ms. Sara Devendra Sawant (Transferee).

B. Copy of Form of Nomination dated 25.12.2011
C. Copy of Property Tax for the year 2022 – 23 in the name of Secretary.
D. Copy of Title Report dated 07.07.2023 issued by Mr. Devendra Namdeo Sawant & Ms. Sara Devendra Sawant.
E. Copy of Share Certificate vide No. 139 dated 01.01.2004 in the name of Mr. Pandurang Hiraj Doiphode. Further transferred on dated 27.11.2011 in the name of Smt. Rukmini Pandurang Doiphode and again transferred as on 29.11.2020 in the name of Mr. Suryaprakash Pandurang Doiphode.
F. Copy of Society Maintenance Bill No. 613/23-24 dated 01.07.2023 for the period of 01.07.2023 to 30.09.2023 in the name of Mr. Suryaprakash Pandurang Doiphode.
G. Copy of Electricity Bill for the month of July 2023 in the name of M/s. Palm Acres CHS Ltd.
H. Copy of Property Card
I. Copy of Property Tax Bill for the year 2022 -2023 in the name of M/s. Palm Acres.
J. Copy of Completion Certificate vide No. CE / 1184 / BSIII dated 27.04.1978 issued by Municipal Corporation of Greater Mumbai.
K. Death Certificate of Mrs. Rukmini Pandurang Doiphode
L. Death Certificate of Mr. Nandkishor Suryaprakash Doiphode

3.2. Location:

The said building is located at CTS No. 447/48, Village Mulund (East), Taluka Kurla in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 650 M. travel distance from Mulund railway station.

3.3. Building / Property:

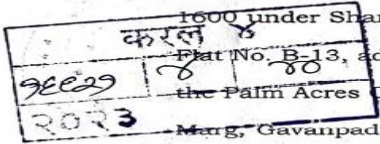
The Structure is a Ground + 6 upper floors building. The Residential building is known as “Palm Acres Co-Op. Hsg. Soc. Ltd.”. The building is used for Residential purpose. The building is having 1 lift.

3.4. Flat:

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

3.5. History:

WHEREAS originally late Mr. Pandurang Hiraji Doiphode was a bonafide member of Palm Acres Co-operative Housing Society Ltd. (hereinafter referred as the said society) and was holding five fully paid-up shares of Rs. 50/- each with distinctive share nos. from 1596 to 1600 under Share Certificate No. 319 incidental thereto he was allotted Flat No. B-13, adm. 565 sq. ft. Carpet area, situated on the 1st Floor, in the Palm Acres Co-op. Hsg. Society Limited, situated at Mahatma Phule Marg, Gavanpada, Mulund (E), Mumbai - 400 081 constructed on land bearing C.T.S. No. 447/48, of Village Mulund East & Taluka Kurla, Suburban District, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as the said Flat) and more particularly described in the schedule herein



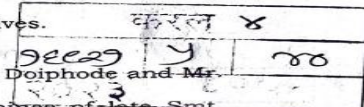
AND WHEREAS, Mr. Pandurang Hiraji Doiphode has renounced his house in the year 04/11/2004 and even after passing of more than 19 years Mr. Pandurang Hiraji Doiphode is not traceable and also Crime Branch, Fort, Mumbai issued a certificate dated 21/01/2010 and thereby certified that the missing person is not yet traced. Mr. Pandurang Hiraji Doiphode left behind him, his wife Smt. Rukmini Pandurang Doiphode (since deceased on 28/03/2016), two sons Mr. Suryaprakash Pandurang Doiphode, Mr. Nandkishor Pandurang Doiphode (since deceased on 31/08/2020) as surviving legal heirs and representatives.

AND WHEREAS after the renouncement of Mr. Pandurang Hiraji Doiphode the said society at the request and with confirmation of Mr. Suryaprakash Pandurang Doiphode and Mr. Nandkishor Pandurang Doiphode transferred the said flat and the Share Certificate in the name of Smt. Rukmini Pandurang Doiphode on 27/11/2011.

D. Sawant
Sawant Doiphode

AND WHEREAS, Smt. Rukmini Pandurang Doiphode expired on 28/03/2016 leaving behind her two sons Mr. Suryaprakash Pandurang Doiphode, Mr. Nandkishor Pandurang Doiphode (since deceased on 31/08/2020) as surviving legal heirs and representatives.

AND WHEREAS Mr. Suryaprakash Pandurang Doiphode and Mr. Nandkishor Pandurang Doiphode were a joint nominee of late Smt. Rukmini Pandurang Doiphode in respect of the said Flat. Thereafter Mr. Nandkishor Pandurang Doiphode expired at 31/08/2020 behind his widow Smt. Sangeeta Nandkishor Doiphode Sarvesh Nandkishor Doiphode & minor daughter Ms. Riya Nandkishor Doiphode



AND WHEREAS As per the Indian Succession Act, Mr.

Nandkishor Pandurang Doiphode was entitled for equal right, title and interest in the estate of the deceased mother late Smt. Rukmini Pandurang Doiphode and after the demise of Mr. Nandkishor Pandurang Doiphode his surviving legal heirs Smt. Sangeeta Nandkishor Doiphode, son Mr. Sarvesh Nandkishor Doiphode & minor Ms. Riya Nandkishor Doiphode are entitled to hold the share in the estate of the deceased Mr. Nandkishor Pandurang Doiphode, as such Mr. Sarvesh Nandkishor Doiphode & minor Ms. Riya Nandkishor Doiphode are the parties to the present agreement as TRANSFERORS.

Thus the TRANSFERORS have clear and marketable title in respect of the said Flat and thus the TRANSFERORS are well and sufficiently entitled to the said Flat and have absolute right and power to hold, occupy and deal with and dispose off the said Flat and every part thereof and to dispose off the same to any third party.

DNSawant
Sawant

Doiphode

Doiphode

Doiphode

Doiphode

DRAFT

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

The Built up area of the Property in Sq. Ft.	:	678.00
The Built up area of the Property in Sq. M.	:	63.01
Depreciation Calculation:		
Year of Construction of the building	:	Year of Completion – 1978 (As per Building Completion Certificate)
Expected total life of building	:	60 years
Age of the building as on 01.04.2001	:	23 years
Cost of Construction	:	63.01 Sq. M x ₹ 5,500.00 = ₹ 3,46,555.00
Depreciation	:	34.50%
Amount of depreciation	:	₹ 1,19,561.00
Rate as on 01.04.2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 21,100.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001 (A)	:	63.01 Sq. M. x ₹ 21,100.00 = ₹ 13,29,511.00
Depreciated Fair Value of the property as on 01.04.2001	:	₹ 13,29,511.00 (-) ₹ 1,19,561.00 = ₹ 12,09,950.00
Add for Stamp Duty charges (B)	:	₹ 55,546.00
Add for Registration charges (C)	:	₹ 12,100.00
Total Cost of Acquisition (A + B + C)	:	₹ 12,77,596.00

3.6.1. 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	:	₹ 44,46,034.00
(₹ 12,77,596.00 * 348/100)		

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. B-13, 1st Floor, “**Palm Acres Co-Op. Hsg. Soc. Ltd.**”, Near Chintamani Garden, Mahatama Phule Road, Gavanpada, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India for this particular purpose at **₹ 12,77,596.00 (Rupees Twelve Lakh Seventy Seven Thousand Five Hundred Ninety Six Only)** 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 as on **01.04.2001 is ₹ 12,77,596.00 (Rupees Twelve Lakh Seventy Seven Thousand Five Hundred Ninety Six 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	Stilt + 6 upper floor
2.	Plinth area floor wise as per IS 3361-1966	Information not available
3	Year of construction	Year of Completion – 1978 (As per Building Completion Certificate)
4	Estimated future life as on year 2001	37 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	Internal walls are finished with POP + Cement Plaster. External walls are finished with sand faced plaster
12	Roofing and terracing	RCC slab
13	Special architectural or decorative features, if any	Not found
14	(i) Internal wiring – surface or conduit	Concealed
	(ii) Class of fittings: Superior /	

	Ordinary / Poor.	Ordinary								
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sinks</td> </tr> </table> Class of fittings: Superior colored / superior white/ordinary.	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sinks	As per requirement Ordinary
(i)	No. of water closets									
(ii)	No. of lavatory basins									
(iii)	No. of urinals									
(iv)	No. of sinks									
16	Compound wall Height and length Type of construction	6' brick masonry compound wall								
17	No. of lifts and capacity	1 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.

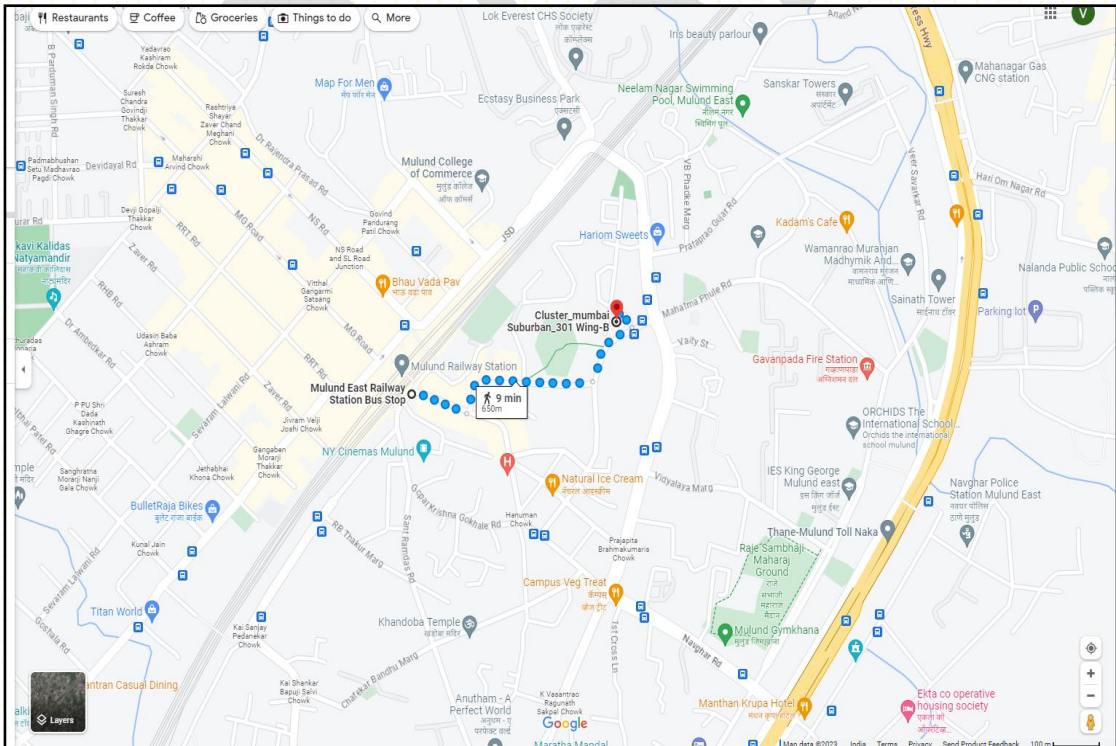
6. Actual site photographs



एकर्स सहक	
पहिला मजला	दुसरा
B-11 श्री. शैलेश सु. वागळे	B-21 श्री. शिरी
B-12 श्री. रमेश गो. खानोलकर	B-22 श्री. तुषा
B-13 श्री. सुर्यप्रकाश पा. डोईफोडे	B-23 श्री. मि
B-14 श्री. निखिल वि. आशर	B-24 श्रीमती
B-15 श्री. रामकृष्ण दा. माटे	B-25 श्रीमती
B-16 श्रीमती. इंदुमती म. कन्नडकर	B-26 श्री.
B-17 श्री. सुभाष पां. गोकर्ण	B-27 श्री.
B-18 श्री. मिलिंद ग. दिक्षित	B-28 श्री.

7. Route Map of the property

Site U/R



Latitude Longitude: 19°10'23.1"N 72°57'40.1"E

Note: The Blue line shows the route to site from nearest Railway station (Mulund – 650 M.)

8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

Zone No.	Location of Property in T Ward (Mulund)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial/ Office	Shop/ Commercial
1	Land: All the portion of 'T' ward on West side of old Tansa Water Pipe Line. Village : Nahur, Bhandup, Mulund, Tulsi, Sai, Gundgaon, Klerabad, Kanjur	4,900	10,600	13,400	20,100
2	Land: Area between old Tansa Water Pipe Line and Lal Bahadur Shastri Marg under the 'T' ward. Village : Nahur, Mulund	5,500	14,000	17,150	24,600
3	Land: On East Central Railway Line, on West Lal Bahadur Shastri Marg, on North boundry line of Nahur Village, on South side boundry of 'T' ward. All the area of ward surrounded. Village : Nahur, Mulund	7,850	17,800	22,050	36,900
4	Land: On East Central Railway, on West Lal Bahadur Shastri Marg, on North side, North boundry of 'T' ward, on South side, North boundry of Nahur Village, all the area of ward surrounded. Village : Nahur, Mulund	9,200	20,150	28,600	43,050
5	Land: On North – North boundry of 'T' ward, on South – South boundry, on East Eastern Express highway and on West Central Railway Line, all the area of ward surrounded. Village : Nahur, Mulund	8,800	20,000	24,000	40,550
6	Land: All the area between Eastern Express Highway and marshy land on Eastern side. Village : Nahur, Bhandup, Mulund	4,000	10,650	12,700	18,500
7-R	Road: Lal Bahadur Shastri Marg. Village : Nahur, Mulund	10,400	21,200	25,400	40,550
8-R	Road: Pandit Jawahar Lal Nehru Road. Village : Mulund	11,600	23,300	27,600	44,300
9-R	Road: Netaji Subhashchandra Road. Village : Mulund	10,400	22,200	28,000	44,300
10-R	Road: Mahatma Gandhi Road. Village : Mulund	10,400	22,200	28,000	44,300
11-R	Road: Ram Ratan Trivedi Road. Village : Mulund	10,400	22,200	28,000	44,300
12-R	Road: Purshottam Kheraj Road. Village : Nahur, Mulund	10,400	22,200	28,000	44,300
13-R	Road: Lokmanya Tilak Road (Carnac Road). Village : Mulund	10,400	22,200	28,000	44,300
14-R	Road: Gopalkrishna Gokhale Road. Village : Mulund	10,400	21,200	28,000	40,550
15-R	Road: Mahatma Phule Road. Village : Mulund	10,400	21,100	28,000	43,050

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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 **₹ 12,77,596.00** (Rupees Twelve Lakh Seventy Seven Thousand Five Hundred Ninety Six Only)

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