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Interior

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CE : AM054371-6
FIE : F 110926/6
FIV : 9863
CCIT : [N] CCIT / 1-14/52/2008.09
IBBI : IBB/RV/07/2019/11744

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Valuation Report Prepared For: Capital Gain / Fardun Hormasjee Powwala (4411 / 2303008) Page 3 of 18

Vastu/Mumbai/10/2023/ 4411/2303008
16/07-205-VSU
Date: 16.10.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 16, 1st Floor, Wing - B, "Malad Sangata Co-Op. Hsg. Soc. Ltd.", Opp. Madhur Society, Chincholi Bunder Road, Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India was belonged to **Mr. Fardun Hormasjee Powwala**. The building was gone for redevelopment in the year 2006. New flat allotted to Mr. Fardun Hormasjee Powwala as per Agreement 28.12.2010. He sold his new flat to Mr. Manoj R. Bhosle & Mrs. Riddhi Manoj Bhosle as per Agreement for Sale dated 22.05.2023.

Boundaries of the property.

North : Dheeraj Jamuna CHSL
South : Chincholi Bunder Road
East : Dheeraj Ganga CHSL
West : Mashayakh Tower

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 28.12.2010 at ₹ 24,54,723.00 (Rupees Twenty Four Lakh Fifty Four Thousand Seven Hundred Twenty Three Only).
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 - 24 is ₹ 57,71,916.00 (Rupees Fifty Seven Lakh Seventy One Thousand Nine Hundred Sixteen Only) without any major Renovation & improvement after 2010.

Fardun Powwala
Recd 20/10/23



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