

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



### Details of the property under consideration:

Name of Owner: **Mr. Fardun Hormasjee Powvalla**

Residential Flat No. 16, 1<sup>st</sup> 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

**Latitude Longitude: 19°10'46.6"N 72°50'21.8"E**

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## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 16, 1<sup>st</sup> 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 Powvalla**. The building was gone for redevelopment in the year 2006. New flat allotted to Mr. Fardun Hormasjee Powvalla 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.
4. The following documents were perused :

- A. Copy of Agreement for Redevelopment dated 21.12.2006 between Malad Sangata Co-Op. Hsg. Soc. Ltd. (Society) and M/s. Navshakti Developers (Developers).
- B. Copy of Agreement 28.12.2010 between M/s. Navshakti Developers (Developers) and Mr. Fardun Hormasjee Powvalla (Member).
- C. Copy of Agreement for Sale dated 22.05.2023 between Mr. Fardun Hormasjee Powvalla (Transferor) & Mr. Manoj R. Bhosle & Mrs. Riddhi Manoj Bhosle (Transferee).

D. Copy of Share Certificate vide No. 55 transferred on 17.08.2005 in the name Mr. Fardun Hormasjee Powwala.

This assignment is undertaken based on the request from our client **Mr. Fardun Hormasjee Powwala**.

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.

DRAFT  
2/2008-09

Valuation Report of Residential Flat No. 16, 1<sup>st</sup> 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

## 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 28.12.2010 for computation of <b>Capital Gains Tax</b> .
2	<b>Date of Report</b>	
3	Name of the Owner	<b>Mr. Fardun Hormasjee Powwalla.</b> The building was gone for redevelopment in the year 2006. New flat allotted to Mr. Fardun Hormasjee Powwalla 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
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. 16, 1 <sup>st</sup> Floor, Wing – B, “ <b>Malad Sangata Co-Op. Hsg. Soc. Ltd.</b> ”, Opp. Madhur Society, Chincholi Bunder Road, Malad (West), Mumbai – 400 064, State – Maharashtra, Country - India
6	Location, street, ward no	Chincholi Bunder Road,
7	Survey/ Plot no. of land	CTS No. 972 – D, Village Malad (South), 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



## 2.2. LAND

12	Area of land supported by documentary proof. Shape, dimension and physical features	<p><b><u>For 2001 – 2010</u></b> Old Carpet Area = 400.00 Sq. Ft. (Area as per Agreement) <b>Built up area = 480.00 Sq. Ft.</b> <b>(Carpet Area + 20%)</b></p> <p><b><u>For 2010 – 2023</u></b> New Carpet Area = 485.00 Sq. Ft. (Area as per Agreement) <b>Built up area = 582.00 Sq. Ft.</b> <b>(Carpet Area + 20%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Chincholi Bunder 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	Not applicable
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	Attached

	separate sheet (The Annexure to this form may be used)	
24	Is the building owner occupied/ tenanted/ both?	Owner occupied
	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"> <li>Floor Space Index Permissible – As per Development Control of Regulation of Municipal Corporation of Greater Mumbai</li> <li>FSI percentage actually utilized - Information not available</li> </ul>

## 2.4. RENTS

26	(i) Names of tenants/ lessees/ licensees, etc	Not applicable
	(ii) Portions in their occupation	Not applicable
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	Not applicable
	(iv) Gross amount received for the whole property	Not applicable
27	Are any of the occupants related to, or close to business associates of the owner?	Not applicable
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	Not applicable
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	Not applicable
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Not applicable
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
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?	Information not available
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?	Not applicable
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	Not applicable

## 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 & 2010 attached

## 2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	Year of Completion – 1976 (As per Development Agreement) and redeveloped in the year 2010 (As per Possession Letter)
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	Not applicable
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	Not applicable

## 3. PART II- VALUATION

### 3.1. General:

Under the instructions of **Mr. Fardun Hormasjee Powvalla.**, we have valued the Residential Flat No. 16, 1<sup>st</sup> 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 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 for Redevelopment dated 21.12.2006 between Malad Sangata Co-Op. Hsg. Soc. Ltd. (Society) and M/s. Navshakti Developers (Developers).
- Copy of Agreement 28.12.2010 between M/s. Navshakti Developers (Developers) and Mr. Fardun Hormasjee Powvalla (Member).
- Copy of Agreement for Sale dated 22.05.2023 between Mr. Fardun Hormasjee Powvalla (Transferor) & Mr. Manoj R. Bhosle & Mrs. Riddhi Manoj Bhosle (Transferee).
- Copy of Share Certificate vide No. 55 transferred on 17.08.2005 in the name Mr. Fardun Hormasjee Powvalla.

### 3.2. Location:

The said building is located at CTS No. 972 – D, Village Malad (South), Taluka Borivali in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 2 KM. travel distance from Malad railway station.



### 3.3. History:

Client was owner of Residential Flat No. 16, 1<sup>st</sup> Floor, Wing – B in Malad Sangata Co-Op. Hsg. Soc. Ltd. The residential building was of Ground + 3 upper floors which was used for Residential purpose. It was without lift. Area of Old Flat was 400.00 Sq. Ft. Carpet (Built up area with 20% loading – 480.00 Sq. Ft.)

The said building gone for redevelopment in the year 2006. New building is of Still + 7 upper floors with one lift. New flat bearing Flat No. 16 on 1<sup>st</sup> Floor, Wing – B in Malad Sangata Co-Op. Hsg. Soc. Ltd. allotted to Mr. Fardun Hormasjee Powwalla as per Agreement 28.12.2010. Area of new flat is 485.00 Sq. Ft. Carpet (Built up area with 20% loading - 582.00 Sq. Ft.).

He sold new flat to Mr. Manoj R. Bhosle & Mrs. Riddhi Manoj Bhosle as per Agreement for Sale dated 22.05.2023.

### 3.4. Flat:

The flat under in the new redeveloped building is situated on the 1<sup>st</sup> Floor. The composition of property is Living Room + 2 Bedrooms + Kitchen + 1 WC + 1 Bath. It is finished with Vitrified flooring, Teak wood door frames with solid flush doors with Aluminum Sliding windows, Concealed plumbing & Concealed electrification is provided.

### 3.5. Valuation as on 01<sup>st</sup> April 2001 to 28.12.2010 of the Residential Flat:

The Built up area of the Property in Sq. Ft.	:	480.00
<b>The Built up area of the Property in Sq. M.</b>	:	<b>44.59</b>
<b>Depreciation Calculation:</b>		
Year of Construction of the building	:	1976 (As per Development Agreement)
Expected total life of building	:	60 years
Age of the building as on 01.04.2001	:	25 years
Cost of Construction	:	44.59 x ₹ 5,500.00 = ₹ 2,45,245.00
Depreciation	:	37.50%
Amount of depreciation	:	₹ 91,967.00
<b>Rate as on 01-04-2001 for Residential Property Premises (As per Ready Reckoner 2001)</b>	:	<b>₹ 22,200.00 per Sq. M.</b>
<b>Rate considered for valuation Value of Property as on 2001.</b>	:	<b>44.59 Sq. M. x ₹ 22,200.00 = ₹ 9,89,898.00</b>
<b>Depreciated Fair Value of the property as on 01-04-2001</b>	:	<b>₹ 9,89,898.00 (-) ₹ 91,967.00 = ₹ 8,97,931.00</b>
Add for Stamp Duty charges ( B )	:	₹ 32,630.00
Add for Registration charges ( C )	:	₹ 8,979.00
<b>Total Cost of Acquisition (A + B + C)</b>	:	<b>₹ 9,39,540.00</b>

**As Old flat underwent redevelopment in the year 2006 & Possession for the New flat was given in the year 2010 hence for the purpose of capital gain we have considered area of new flat & year of construction as 2010 only.**

### 3.6. Valuation as on 28<sup>th</sup> December 2010 of the Residential Flat:

The Built up area of the Property in Sq. Ft.	:	582.00
<b>The Built up area of the Property in Sq. M.</b>	:	54.07
<b>Depreciation Calculation:</b>		
Year of Construction of the building	:	2010 (As per Possession Receipt)
Expected total life of building	:	60 years
Age of the building as on 28.12.2010	:	New Construction
Cost of Construction	:	54.07 Sq. M x ₹ 11,000.00 = ₹ 5,94,770.00
Depreciation	:	Nil
Amount of depreciation	:	Nil
<b>Rate as on 28-12-2010 for Residential Property Premises (As per Ready Reckoner 2010)</b>	:	<b>₹ 42,400.00 per Sq. M.</b>
<b>Rate considered for valuation Value of Property as on 2010 (A)</b>	:	<b>54.07 Sq. M. x ₹ 42,400.00 = ₹ 22,92,568.00</b>
Add for Stamp Duty charges ( B )	:	₹ 1,42,155.00
Add for Registration charges ( C )	:	₹ 20,000.00
<b>Total Cost of Acquisition (A + B + C)</b>	:	<b>₹ 24,54,723.00</b>

#### 3.6.1. Indexed Cost of Acquisition

1. Cost Inflation Index for 28.12.2010	:	148
(Considering the transaction shall be made after 01.04.2017)		
2. Cost Inflation Index for 2023 - 24	:	348
<b>3. Indexed Cost of Acquisition</b>	:	<b>₹ 57,71,916.00</b>
<b>(₹ 24,54,723.00 x 348 / 148)</b>		

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 16, 1<sup>st</sup> 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 for this particular purpose at **₹ 24,54,723.00 (Rupees Twenty Four Lakh Fifty Four Thousand Seven Hundred Twenty Three Only)** as on 28.12.2010.

### 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 **28.12.2010** is **₹ 24,54,723.00 (Rupees Twenty Four Lakh Fifty Four Thousand Seven Hundred Twenty Three 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 + 7 upper floors
2.	Plinth area floor wise as per IS 3361-1966	Information not available
3	Year of construction	Year of Completion – 1976 (As per Development Agreement) and redeveloped in the year 2010 (As per Possession Letter)
4	Estimated future life as on year 2001	60 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	Vitrified tiles 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	POP false ceiling
14	(i) Internal wiring – surface or conduit	Concealed
	(ii) Class of fittings: Superior / Ordinary / Poor.	Ordinary

15	Sanitary installations		
	(i)	No. of water closets	As per requirement
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	
	(iv)	No. of sinks	
Class of fittings: Superior colored / superior white/ordinary.		Ordinary	
16	Compound wall Height and length Type of construction	5' to 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

- (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:

### 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:

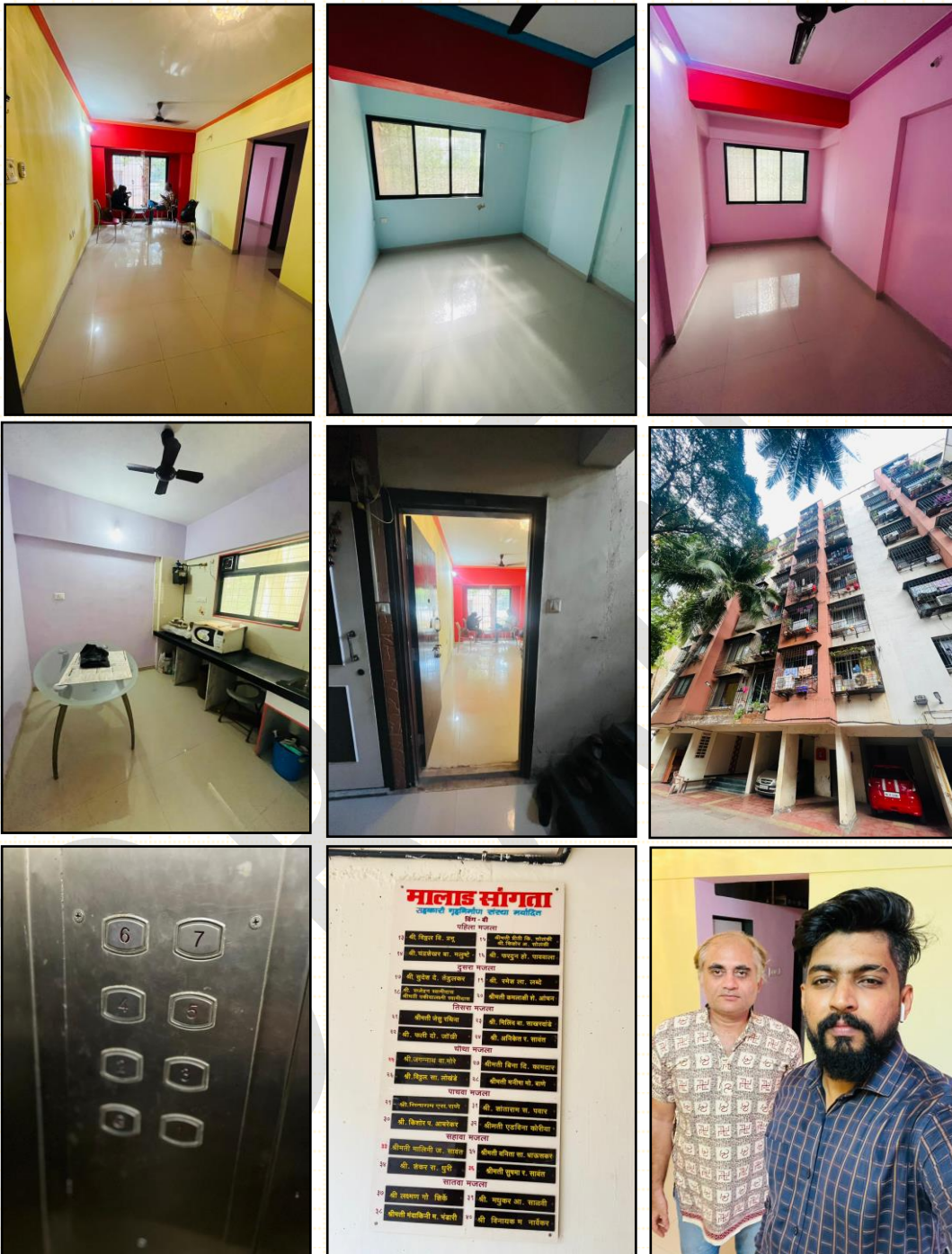
1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

## 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.

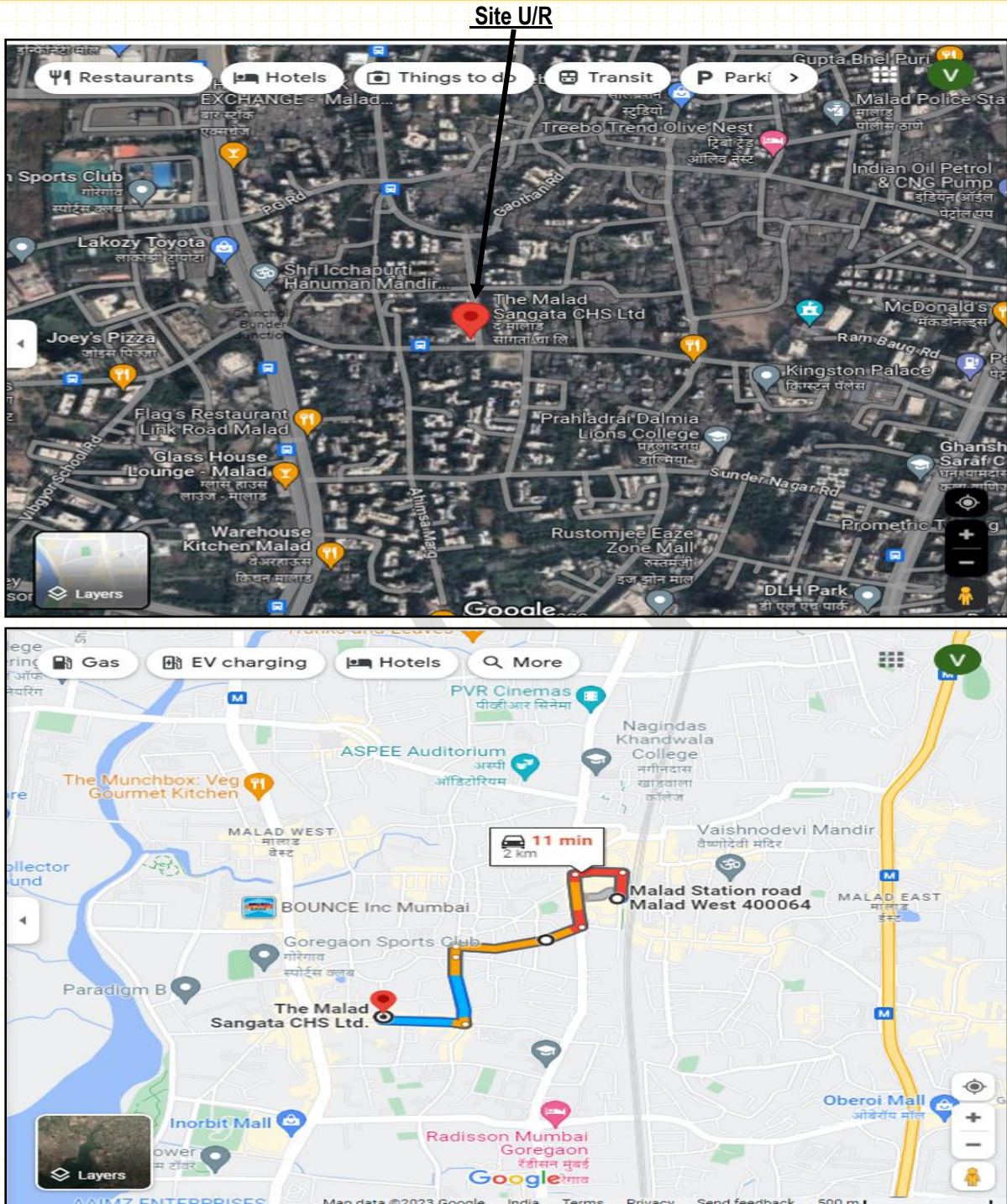


## 6. Actual site photographs





## 7. Route Map of the property



**Latitude Longitude: 19°10'46.6"N 72°50'21.8"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Malad – 2 KM.)

## 8. Ready Reckoner Rate for Year 2001

### 8.1. Rate for Property

Zone No.	Location of Property in P Ward (South) (Goregaon)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial /Office	Shop/ Commercial
1-A	<b>Land:</b> Between Malad Creek, upto Oshiwara Nalla, and West of 100' Link Road. <b>Village :</b> <i>Pahadi Goregaon, Goregaon</i>	4,900	10,150	13,000	17,900
1-B	<b>Land:</b> On north ward boundry, on east link road, on south ward boundry on west creek. <b>Village :</b> <i>Malad South, Goregaon, Pahadi Goregaon</i>	5,450	13,150	15,000	21,450
2	<b>Land:</b> On South and North side boundry (Part) of 'P' South ward and West side 100' Link Road and on East side Swami Vivekanand Road. All the portion surrounded. <b>Village :</b> <i>Pahadi Goregaon, Malad South, Goregaon, Chinchvali</i>	9,800	22,200	25,700	38,000
3-R	<b>Road:</b> Swami Vivekanand Road and Station Road. <b>Village :</b> <i>Pahadi Goregaon, Malad South, Goregaon, Chinchvali</i>	12,250	25,200	35,700	73,750
4	<b>Land:</b> On North and South side boundry (Part) of 'P' South ward. On East side Western Railway Line and on West side Swami Vivekanand Road. All the portion surrounded.	11,650	24,150	27,900	49,150

### 8.2. 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



## 9. Ready Reckoner Rate for Year 2010

### 9.1. Rate for Property

Village No. / Zone No.	Description	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Land + Building in Rs. per Sq. Mtr. Built-up			
			Residential Building	Office - Commercial on Above Note	Shop - Commercial on Ground floor	Industrial Area
63/297	Land: On North village boundary, on East Link Road, on South ward boundary, on West creek. C.T.S.No. 245 to 260, 264, 265, 266, 1035, 1063 to 1065, 1095, 1101, 1145, 1146, 1406A/1, 1406A/2, 1406A/7, 1406A/8, 1406A/10 to 1406A/12, 1406A/18, 1406A/3/1 to 1406A/3/12, 1406A/25/9	28600	56100	67100	88900	59300
63/298	Land: On North Mamedar Wadi Marg, on East S.V.Road, on South ward boundary, on West Link Road. C.T.S.No. 1, 2, 3, 6 to 142, 147, 148, 150, 153 to 244, 261, 262, 263, 267 to 574, 580 to 592, 600, 686, 689 to 844, 847 to 975, 977 to 1034, 1036 to 1062, 1066, 1397, 1398, 1401 to 1404, 1407, 1408, 1410, 1412, 1413, 1414	19000	42400	57100	71900	42500
63/299	Road: Swami Vivekanand Road. C.T.S.No. 143 to 146, 149, 151, 152, 575 to 579, 593 to 599, 601 to 617, 623 to 627, 637 to 640, 646, 648,	25400	42400	79000	106100	42400
63/300	Land: On North Mamedar Wadi Road, on East railway line, on South village boundary, on West S.V.Road. C.T.S.No. 618 to 622, 628 to 636, 641 to 645, 647, 650, 651, 660 to 666, 671	17700	39500	52600	65800	39500
63/301	Land: On North ward boundary, on East Link Road, on South village boundary, on West creek. C.T.S.No. 1067 to 1079, 1081, 1082, 1085, 1087 to 1100, 1106 to 1112, 1114, 1115, 1118, 1406A/25/11, 1406, 1406A/21A, 1406A/22A, 1406A/25/2, 1406A/28A, 1406A/30, 1411, 1459	33400	61900	75800	89700	61900
63/302	Land: On North ward boundary, on East and South village boundary, on West Link Road. C.T.S.No. 1080, 1083, 1084, 1086, 1088, 1102, 1103, 1104, 1105, 1113, 1116, 1117, 1119 to 1144, 1147 to 1200, 1203 to 1383, 1399, 1400	33600	62000	70200	78400	62000
63/303	Road: Swami Vivekanand Road. C.T.S.No. 1384 to 1389, 1391 to 1396	23900	47900	79500	111100	47900
63/304	Land: The triangle formed by Swami Vivekanand Road and South and East boundary of village. C.T.S.No. 1390, 1409	17800	39700	55600	71500	39700

### 9.2. Construction Rate

4. Rates of New Construction.  
Rate per Square Meter for the year 2010 for new construction as per types of construction is as below

TABLE - "A"

Sr. No.	Type of Construction	Cost per Sq.Mtr. (Built-up) in Rs.	
		Mumbai City	Mumbai Suburb
1		3	4
A)	<b>R.C.C. Construction</b> R.C.C. slab, Brick wall made and plastered with cement mortar in side the wall, ties flooring.	13000	11000
B)	<b>Other Pukka Construction</b> Load bearing structure, R.C.C. slab, Brick wall plastered with cement, kaccha or cement flooring.	9000	8500

42 Stamp Duty Ready Reckoner Mumbai 2010

## 10. 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 ₹ 24,54,723.00 (Rupees Twenty Four Lakh Fifty Four Thousand Seven Hundred Twenty Three Only).

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