

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

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

Valuation as on 01st April 2001 of the Residential Flat

The Built up area of the Property in Sq. Ft.	:	480.00
The Built up area of the Property in Sq. M.	:	44.59
<u>Depreciation Calculation:</u>		
Year of Construction of the building	:	1976 (As per 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
Rate as on 01-04-2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 22,200.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001.	:	44.59 Sq. M. x ₹ 22,200.00 = ₹ 9,89,898.00
Depreciated Fair Value of the property as on 01-04-2001	:	₹ 9,89,898.00 (-) ₹ 91,967.00 = ₹ 8,97,931.00
Add for Stamp Duty charges (B)	:	₹ 32,630.00
Add for Registration charges (C)	:	₹ 8,979.00
Total Cost of Acquisition (A + B + C)	:	₹ 9,39,540.00

As Old flat underwent redevelopment in the year 2010 & 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 2006 only.

<u>Value of Property as on Year</u>		2006-2023
Current Year		2006
Year of Construction		2006
Age of Building		0
Area of Flat	Sq.FT.	Sq.M.
	582	54.07
Rate for Cost of Construction (For Flat)		7,500.00
Cost of Construction of Flat		4,05,525.00
Depreciation		90
{(100-10) x32}/60.00		0.00
		0.00%
Amount of Depreciation		-
Ready Reckoner		
Flat		24,700.00
Value of the flat (BU area * Rate)		13,35,529.00
Depreciated Fair Market Value		13,35,529.00
Stamp Duty		65,592.00
Registration Charges		13,355.00
Cost of Acquisition		14,14,476.00
Depreciated Cost of Interior		-
Total Cost of Acquisition		14,14,476.00
		14,14,476.00
Indexed Cost of Acquisition		40,34,734.82
		40,34,735.00

