

- Architecture ● Govt. Approved Valuer
- Engineering ● Surveyor & Loss Assessor
- Interiors

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B.E. (Civil), M.E.,
M.Sc. (Real Estate Valuation)
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M.I.C.A., M.I.W.R.S.,
Chartered Engineer, Registered Valuer

CE : AM054371-6
FIE : F 110926/6
FIV : 9863
CCIT : (N) CCIT /1-14/52/2008 09
IBBI : IBBI/RV/07/2019/11744

Aurangabad Office : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA.
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Valuation Report of the Immovable Property (For Capital Gain Purpose)



Details of the property under consideration:

Name of Clients: **Mr. Nilesh Champaklal Solanki,**
Mrs. Nirmla Champaklal Solanki &
Mr. Vinay Champaklal Solanki

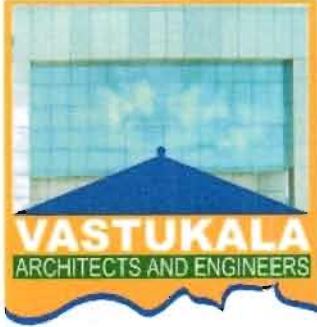
Residential Flat No. 203, 2nd Floor, "Madhupuri Premises Co-Op. Hsg. Soc. Ltd.",
Near Pride Shopping Mall & Vile Parle Station, Vallabhbai Patel Road, Vile Parle (West), Mumbai – 400 056,
State – Maharashtra, Country - India

Latitude Longitude: 19°05'47.4"N 72°50'34.9"E

Table of Contents

1.	VALUATION OPINION REPORT	3
2.	Part-1 Form 0-1.....	5
2.1.	GENERAL:.....	5
2.2.	LAND	5
2.3.	IMPROVEMENTS	6
2.4.	RENTS.....	7
2.5.	SALES	7
2.6.	COST OF CONSTRUCTION	8
3.	PART II- VALUATION	8
3.1.	General:	8
3.2.	Location:	9
3.3.	Building / Property:.....	9
3.4.	History:.....	9
3.5.	Valuation as on 01 st April 2001 of the Residential Flat:.....	10
3.5.1.	Indexed Cost of Acquisition	10
3.6.	NOTES.....	11
4.	ANNEXURE TO FORM 0-1	12
5.	PART III- DECLARATION.....	13
5.1.	DECLARATION OF PROFESSIONAL FEES CHARGED	13
5.2.	DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE	13
5.3.	UNDER LYING ASSUMPTIONS	14
6.	Actual site photographs	15
7.	Route Map of the property	16
8.	Ready Reckoner Rate for Year 2001	17
8.1.	Rate for Property.....	17
8.2.	Construction Rate	17
9.	VALUATION OF THE PROPERTY PREMISES	18





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Valuation Report Prepared For: Capital Gain / Mr. Nilesh Champaklal Solanki (5945/ 2304700)

Page 3 of 18

Vastu/Mumbai/01/2024/5945/2304700
27/13-402-VS
Date: 27.01.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, "Madhupuri Premises Co-Op. Hsg. Soc. Ltd.", Near Pride Shopping Mall & Vile Parle Station, Vallabhbai Patel Road, Vile Parle (West), Mumbai – 400 056, State – Maharashtra, Country - India was belonged to **Mr. Nilesh Champaklal Solanki, Mrs. Nirmala Champaklal Solanki & Mr. Vinay Champaklal Solanki** till they sold the property to Mr. Bherusingh Himmatsingh Kharwad & Mrs. Kamala Bherusingh Kherwad as per Agreement dated 20.01.2023.

Boundaries of the property.

North : Baptista Road & Labh Shraddha CHSL
South : Road, D'souza House & Dhakul House
East : Vallabhbai Patel Road & Nanu Kunj
West : Anand Apartment

1. The purpose of this report is to ascertain the Indexed Cost of Acquisition (F. Y. 2022 - 23) 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 ₹ **23,07,978.00 (Rupees Twenty Three Lakh Seven Thousand Nine Hundred Seventy Eight Only)**.
3. The Indexed Cost of Acquisition of Property under consideration as on 2022 – 23 is ₹ **76,39,407.00 (Rupees Seventy Six Lakh Thirty Nine Thousand Four Hundred Seven Only)** without major Renovation & improvement after 2001.



4. The following documents were perused :

- A. Copy of Agreement for Sale dated 02.06.1978 between K. Patel International (Builders) and Mr. Champaklal Valji Solanki (Purchaser).
- B. Copy of Agreement for Sale dated 20.01.2023 between Mr. Nilesh Champaklal Solanki, Mrs. Nirmala Champaklal Solanki & Mr. Vinay Champaklal Solanki (Vendors) and Mr. Bherusingh Himmatsingh Kharwad & Mrs. Kamala Bherusingh Kherwad (Purchasers).
- C. Copy of Share Certificate vide No. 01 in the name of Mr. Champaklal Valji Solanki transferred in the name of Mr. Nilesh Champaklal Solanki, Mrs. Nirmala Champaklal Solanki & Mr. Vinay Champaklal Solanki.
- D. Copy of Death Certificate of Mr. Champaklal Valji Solanki.
- E. Copy of Legal Heirs Affidavit dated 19.01.2023 made by Mr. Nilesh Champaklal Solanki, Mrs. Nirmala Champaklal Solanki & Mr. Vinay Champaklal Solanki

This assignment is undertaken based on the request from our client **Mr. Nilesh Champaklal Solanki**.

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=Mumbai, email=sbchalikwar@gmail.com,
c=IN
Date: 2024.01.27 18:16:42 +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. 203, 2nd Floor, "**Madhupuri Premises Co-Op. Hsg. Soc. Ltd.**",
Near Pride Shopping Mall & Vile Parle Station, Vallabhbai Patel Road, Vile Parle (West), Mumbai – 400 056,
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	27.01.2024
3	Name of the Owner	Mr. Nilesh Champaklal Solanki, Mrs. Nirmala Champaklal Solanki & Mr. Vinay Champaklal Solanki till they sold the property to Mr. Bherusingh Himmatsingh Kharwad & Mrs. Kamala Bherusingh Kherwad as per Agreement dated 20.01.2023
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of each owner not available
5	Brief description of the property	Residential Flat No. 203, 2 nd Floor, " Madhupuri Premises Co-Op. Hsg. Soc. Ltd. ", Near Pride Shopping Mall & Vile Parle Station, Vallabhbai Patel Road, Vile Parle (West), Mumbai – 400 056, State – Maharashtra, Country – India
6	Location, street, ward no	Near Pride Shopping Mall & Vile Parle Station,
7	Survey/ Plot no. of land	Final Plot No. 39, CTS. No. 1309, 1309/1 to 1309/7, Village – Vile Parle West
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 = 485.00 Sq. Ft. (Area as per Agreement)
----	-------------------------------------------------------------------------------------	---------------------------------------------------------



		Built up area = 582.00 Sq. Ft. (Carpet Area +20%)
13	Roads, Streets or lanes on which the land is abutting	Vallabhbai Patel 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.	Not applicable being said building gone for redevelopment
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?	Not applicable being said building gone for redevelopment
	If the property owner occupied, specify portion and extent of area under owner-occupation	Not applicable being said building gone for redevelopment
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	Not applicable being said building gone for redevelopment
	(ii)	Portions in their occupation	Not applicable being said building gone for redevelopment
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	Not applicable being said building gone for redevelopment
	(iv)	Gross amount received for the whole property	Not applicable being said building gone for redevelopment
27		Are any of the occupants related to, or close to business associates of the owner?	Not applicable being said building gone for redevelopment
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 being said building gone for redevelopment
29		Give details of the water and electricity charges, if any, to be borne by the owner	Not applicable being said building gone for redevelopment
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Not applicable being said building gone for redevelopment
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Not applicable being said building gone for redevelopment
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Not applicable being said building gone for redevelopment
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?	Not applicable being said building gone for redevelopment
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Not applicable being said building gone for redevelopment
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Not applicable being said building gone for redevelopment
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	Not applicable being said building gone for redevelopment
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	Not applicable being said building gone for redevelopment

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 – 1979 (As per Agreement).
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. Nilesh Champaklal Solanki**, we have valued the Residential Flat No. 203, 2nd Floor, “**Madhupuri Premises Co-Op. Hsg. Soc. Ltd.**”, Near Pride Shopping Mall & Vile Parle Station, Vallabhbai Patel Road, Vile Parle (West), Mumbai – 400 056, 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 Sale dated 02.06.1978 between K. Patel International (Builders) and Mr. Champaklal Valji Solanki (Purchaser).
- Copy of Agreement for Sale dated 20.01.2023 between Mr. Nilesh Champaklal Solanki, Mrs. Nirmala Champaklal Solanki & Mr. Vinay Champaklal Solanki (Vendors) and Mr. Bherusingh Himmatsingh Kharwad & Mrs. Kamala Bherusingh Kherwad (Purchasers).
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- Copy of Death Certificate of Mr. Champaklal Valji Solanki.
- Copy of Legal Heirs Affidavit dated 19.01.2023 made by Mr. Nilesh Champaklal Solanki, Mrs. Nirmala Champaklal Solanki & Mr. Vinay Champaklal Solanki



3.2. Location:

The said building is located at Final Plot No. 39, CTS. No. 1309, 1309/1 to 1309/7, Village – Vile Parle West in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 280 M. travel distance from Malad Railway station.

3.3. Building / Property:

The building was Ground + 3 upper floors RCC framed structure without lift. The building gone for redevelopment. At the time of visit demolition of old structure was in progress, hence internal visit not allowed.

3.4. History:

The Said Flat was purchased by Mr. Champaklal Veljee Solanki from the builder M/S. K. Patel International a Partnership Firm vide agreement dated 02/06/1978 and the said agreement was adjudicated for stamp duty vide case no COS/AY/16147/2008 on 09/01/2009 for stamp duty of Rs. 4,900 and the said duty was also paid on 09/01/2009. The said agreement was duly confirmed by the Confirmation deed dated 21/02/2011 by both the parties and registered with sub registrar Andheri IV on 18/03/2011 bearing BADAR NO-15/3000/2011.

The said Mr. Champaklal Veljee Solanki was expired on 28/11/2017 leaving behind him the vendors herein as his only heirs and legal representatives and the said Flat and share certificates was transferred to his nominees/legal heirs i.e. 1) Mr. Nilesh C Solanki, 2) Mrs. Nirmala C Solanki and 3) Mr. Vinay C Solanki and duly incorporated in Society records.

The Vendors are absolutely entitled to the said Flat and said shares in the said society.



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

The Built up area of the Property in Sq. Ft.	:	582.00
The Built up area of the Property in Sq. M.	:	54.07
Depreciation Calculation:		
Year of Construction of the building	:	1979 (As per Agreement)
Expected total life of building	:	60 years
Age of the building as on 01.04.2001	:	22 years
Cost of Construction	:	54.07 x ₹ 5,500.00 = ₹ 2,97,385.00
Depreciation	:	33.00%
Amount of depreciation	:	₹ 98,137.00
Rate as on 01.04.2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 44,500.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001.	:	54.07 Sq. M. x ₹ 44,500.00 = ₹ 24,06,115.00
Depreciated Fair Value of the property as on 01.04.2001	:	₹ 24,06,115.00 (-) ₹ 98,137.00 = ₹ 23,07,978.00

3.5.1. Indexed Cost of Acquisition

1. Cost Inflation Index for 01.04.2001 (Considering the transaction shall be made after 01.04.2017)	:	100
2. Cost Inflation Index for 2022 - 23	:	331
3. Indexed Cost of Acquisition (₹ 23,07,978.00 * 331/100)	:	₹ 76,39,407.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 203, 2nd Floor, "Madhupuri Premises Co-Op. Hsg. Soc. Ltd.", Near Pride Shopping Mall & Vile Parle Station, Vallabhkhai Patel Road, Vile Parle (West), Murnbai – 400 056, State – Maharashtra, Country - India for this particular purpose at ₹ 23,07,978.00 (Rupees Twenty Three Lakh Seven Thousand Nine Hundred Seventy Eight 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 **₹ 23,07,978.00 (Rupees Twenty Three Lakh Seven Thousand Nine Hundred Seventy Eight 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	Not applicable being said building gone for redevelopment								
2.	Plinth area floor wise as per IS 3361-1966	-								
3.	Year of construction	-								
4.	Estimated future life as on year 2001	-								
5.	Type of construction- load bearing walls/RCC frame/ steel frame	-								
6.	Type of foundations	-								
7.	Walls	-								
8.	Partitions	-								
9.	Doors and Windows	-								
10.	Flooring	-								
11.	Finishing	-								
12.	Roofing and terracing	-								
13.	Special architectural or decorative features, if any	-								
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.	-				
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(ii)	Class of fittings: Superior / Ordinary / Poor.									
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	-
(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	-								
17.	No. of lifts and capacity	-								
18.	Underground sump – capacity and type of construction	-								
19.	Over-head tank Location, capacity Type of construction	-								
20.	Pumps- no. and their horse power	-								
21.	Roads and paving within the compound approximate area and type of paving	-								
22.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	-								



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".

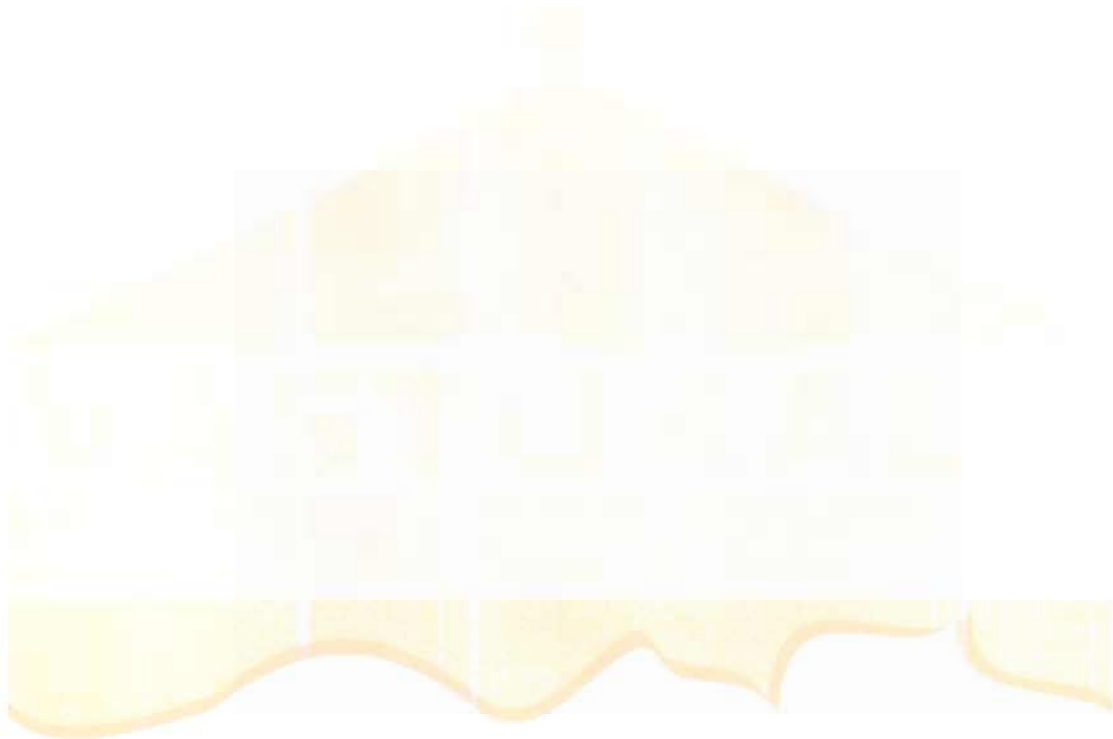
Fundamental assumptions and conditions presumed in this definition are:

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.

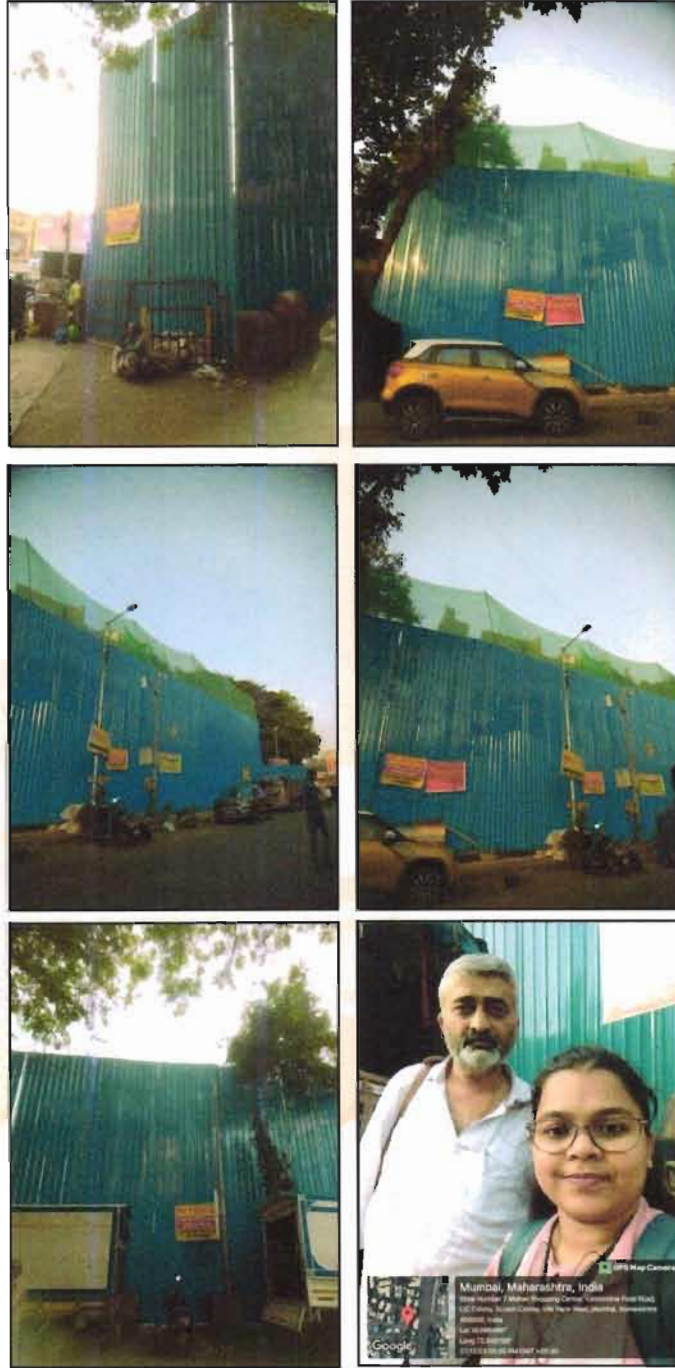


5.3. UNDER LYING ASSUMPTIONS

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.

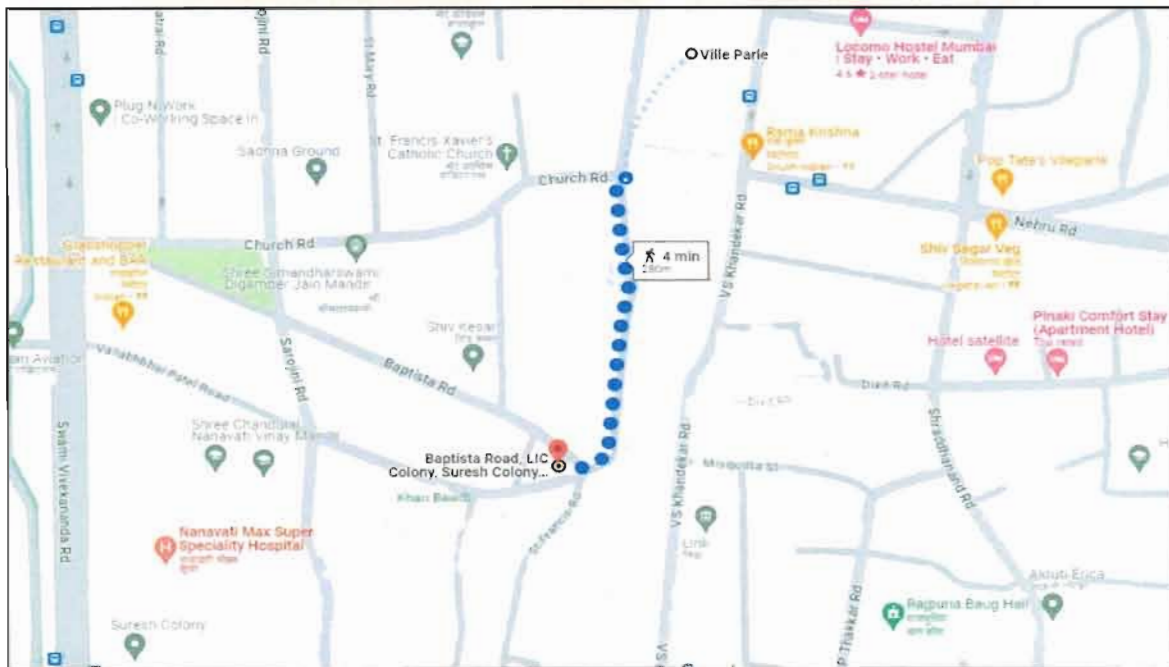


6. Actual site photographs



7. Route Map of the property

Site U/R



Latitude Longitude: 19°05'47.4"N 72°50'34.9"E

Note: The Blue line shows the route to site from nearest Railway Station (Vile Parle – 280 M.)



8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

Zone No.	Location of Property in K Ward (West) (Vile Parle, Andheri, Jogeshwari West)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial/ Office	Shop/ Commercial
1	Land: South side boundry of ward on South side, on East Swami Vivekanand Road, on North Vaikunthlal Mehta Marg and on West Sea beach (Juhu Beach) Village : Juhu, Vile Parle West	21,900	42,350	49,350	83,800
2-R	Road: Swami Vivekanand Road from South boundry of ward to Junction of Jayprakash Road. Village : Vile Parle West Village : Andheri (W), Bandivli	30,900	58,500	68,800	89,400
		30,900	58,200	68,800	98,300
3	Land: On East Railway Line, on West Swami Vivekanand Road, on North Jayprakash Road upto Andheri Station and on South boundry of South side of ward. All the portion surrounded. Village : Vile Parle West, Village : Andheri (W)	23,200	44,500	60,350	89,400
		23,200	44,500	63,500	98,350
4	Land: On East Swami Vivekanand Road on North Juhu Lane and South portion of P and T upto Link Road, on South Vaikunthlal Mehta Marg, on West 100' Link Road. All the portion surrounded. Village : Juhu, Vile Parle West Village : Andheri (W)	29,000	46,750	58,200	92,150
		29,000	47,600	58,200	92,150
5	Land: On East 100' Link Road, on West sea of Juhu beach, on North Juhu Lane on South Vaikunthlal Mehta Marg upto sea. All the portion surrounded. Village : Juhu, Village : Andheri (W)	21,300	42,350	52,000	88,000
		21,250	42,350	52,950	84,400

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. 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 ₹ 24,71,366.00 (Rupees Twenty Four Lakh Seventy One Thousand Three Hundred Sixty Six 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=Mumbai, email=sbchalikwar@gmail.com,
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