

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

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Sharadkumar B. Chalikwar

B.E. (Civil), M.E.,
M.Sc. (Real Estate Valuation)
M.Sc. (Plant & Machinery Valuation),
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

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



Details of the property under consideration:

Name of Client : **Mr. Ashok Purushottam Naik, Smt. Anamika Chandrakant Revankar,
Mr. Kishore Purushottam Naik & Mr. Sameer Ramakant Naik**

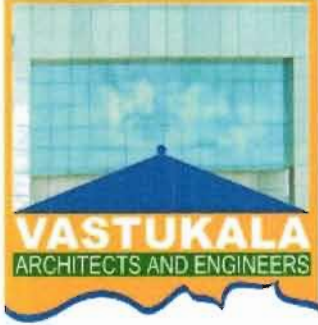
Residential Flat No. 3493, 1st Floor, B Wing, Building No. 100, "Nehru Nagar Swadhinata Co-Op. Hsg. Soc. Ltd.",
Nehru Nagar, Village - Kurla, Kurla (East), Mumbai - 400 024, State - Maharashtra, Country - India

Latitude Longitude: 19°03'46.8"N 72°52'55.0"E

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Valuation Report Prepared For: Capital Gain / Mr. Ashok Purushottam Naik (6493/2304795)

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Vastu/Mumbai/02/2024/6493/2302944
02/03-17-VS
Date: 02.02.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3493, 1st Floor, B Wing, Building No. 100, "Nehru Nagar Swadhinata Co-Op. Hsg. Soc. Ltd.", Nehru Nagar, Village - Kurla, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India was belonged to **Mr. P. M. Naik** which was allotted to him by MHADA. After his death the property transferred in the name of Smt. Manorama Purushottam Naik as per Share Certificate No. 13 dated 14.01.2019, after her death further transferred as on 30.04.2023 in the name of Mr. Ashok Purushottam Naik, Smt. Anamika Chandrakant Revankar, Mr. Kishore Purushottam Naik & Smt. Kusum Ramakant Naik. After death of Smt. Kusum Ramakant Naik, the property transferred in her legal heir Mr. Sameer Ramakant Naik.

Boundaries of the property.

North : Nehru Nagar Road
South : Building No. 101 - Nilgiri CHSL
East : Shop No. 166
West : Internal 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 01.04.2001 at **₹ 9,39,185.00 (Rupees Nine Lakh Thirty Nine Thousand One Hundred Eighty Five Only)**.
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is **₹ 32,68,364.00 (Rupees Thirty Two Lakh Sixty Eight Thousand Three Hundred Sixty Four Only)** without any major Renovation & improvement after 2001.



Mumbai Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (E), Mumbai - 400072, M.S., INDIA
Tel.: +91-22-4749 5919, E-mail : mumbai@vastukala.org

4. The following documents were perused :

- A. Copy of Allotment Letter vide No. CB / HIG / S.I. / 110 dated 27.02.1970 in the name of Mr. P. M. Naik issued by MHADA.
- B. Copy of Share Certificate No. 13 dated 14.01.2019 in the name of Smt. Manorama Purushottam Naik, further transferred as on 30.04.2023 in the name of Mr. Ashok Purushottam Naik, Smt. Anamika Chandrakant Revankar, Mr. Kishore Purushottam Naik & Smt. Kusum Ramakant Naik
- C. Copy of Form of Nomination.

This assignment is undertaken based on the request from our client **Mr. Kishore Purushottam Naik**.

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: 2024.02.02 12:10:45 +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. 3493, 1st Floor, B Wing, Building No. 100, "Nehru Nagar Swadhinata Co-Op. Hsg. Soc. Ltd.", Nehru Nagar, Village - Kurla, Kurla (East), Mumbai – 400 024, 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	02.02.2024
3	Name of the Owner	Mr. P. M. Naik , after his death the property transferred in the name of Smt. Manorama Purushottam Naik as per Share Certificate No. 13 dated 14.01.2019 after her death further transferred as on 30.04.2023 in the name of Mr. Ashok Purushottam Naik, Smt. Anamika Chandrakant Revankar, Mr. Kishore Purushottam Naik & Smt. Kusum Ramakant Naik. After death of Smt. Kusum Ramakant Naik, the property transferred in her legal heir Mr. Sameer Ramakant Naik.
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	25% share each for current owner as per Form of Nomination.
5	Brief description of the property	Residential Flat No. 3493, 1 st Floor, B Wing, Building No. 100, "Nehru Nagar Swadhinata Co-Op. Hsg. Soc. Ltd.", Nehru Nagar, Village - Kurla, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India
6	Location, street, ward no	S. G. Barve Marg, L Ward
7	Survey/ Plot no. of land	CTS No. 12(part) and S. No. 229 & 267 Village Kurla – 3, 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, 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 = 489.25 Sq. Ft. (Area as per Allotment Letter) Built up area = 587.10 Sq. Ft. (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Kedarnath Temple 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	N.A.



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
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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	Information not available
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?	N.A.
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	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 law?	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	1970 (As per Allotment 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	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. Kishore Purushottam Naik**, we have valued the Residential Flat No. 3493, 1st Floor, B Wing, Building No. 100, "Nehru Nagar Swadhinata Co-Op. Hsg. Soc. Ltd.", Nehru Nagar, Village - Kurla, Kurla (East), Mumbai – 400 024, 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 Allotment Letter vide No. CB / HIG / S.I. / 110 dated 27.02.1970 in the name of Mr. P. M. Naik issued by MHADA.
- Copy of Share Certificate No. 13 dated 14.01.2019 in the name of Smt. Manorama Purushottam Naik, further transferred as on 30.04.2023 in the name of Mr. Ashok Purushottam Naik, Smt. Anamika Chandrakant Revankar, Mr. Kishore Purushottam Naik & Smt. Kusum Ramakant Naik
- Copy of Form of Nomination.

3.2. Location:

The said building is located at CTS No. 12(part) and S. No. 229 & 267 Village Kurla in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 550 M travel distance from Kurla railway station.



3.3. Building / Property:

The Structure is a Ground + 4 upper floors building. The Residential building is known as Building No. 100, "Nehru Nagar Swadhinata Co-Op. Hsg. Soc. Ltd.",". The building is used for Residential purpose. The building without lift. It is maintained averagely,

3.4. Flat:

The composition of flat is Living Room + 2 Bedrooms + Living Room + Kitchen (No kitchen platform) + 1 WC + 1 Bath +. It is finished with Vitrified flooring, Teak wood door frames with solid flush doors. Wooden framed windows, Open plumbing & Concealed electrification is provided. The maintenance of the flat is poor.

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

The Built up area of the Property in Sq. Ft.	:	587.10
The Built up area of the Property in Sq. M.	:	54.54
Depreciation Calculation:		
Year of Construction of the building	:	1970 (As per Allotment Letter)
Expected total life of building	:	70 years
Age of the building as on 01.04.2001	:	31 years
Cost of Construction	:	54.54 Sq. M. x ₹ 5,500.00 = ₹ 2,99,970.00
Depreciation	:	39.86%
Amount of depreciation	:	₹ 1,19,568.00
Rate as on 01.04.2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 18,650.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001.	:	54.54 Sq. M. x ₹ 18,650.00
(A)	:	= ₹ 10,17,171.00
Depreciated Fair Value of the property as on 01-04-2001	:	₹ 10,17,171.00 (-) ₹ 1,19,568.00
	:	= ₹ 8,97,603.00
Add for Stamp Duty charges (B)	:	₹ 32,606.00
Add for Registration charges (C)	:	₹ 8,976.00
Total Cost of Acquisition (A + B + C)	:	₹ 9,39,185.00

3.5.1. 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	:	₹ 32,68,364.00
(₹ 9,39,185.00 * 348/100)		



Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 3493, 1st Floor, B Wing, Building No. 100, "Nehru Nagar Swadhinata Co-Op. Hsg. Soc. Ltd.", Nehru Nagar, Village - Kurla, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India for this particular purpose at **₹ 9,39,185.00 (Rupees Nine Lakh Thirty Nine Thousand One Hundred Eighty Five 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 ₹ 9,39,185.00 (Rupees Nine Lakh Thirty Nine Thousand One Hundred Eighty Five 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	Ground + 4 upper floors
2.	Plinth area floor wise as per IS 3361-1966	Information not available
3.	Year of construction	Year of Completion – 1970 (As per Allotment Letter)
4.	Estimated future life as on year 2001	70 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 MS grills. Wooden framed window.
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement Plaster. External walls are finished with sand faced plaster
12.	Roofing and terracing	RCC slab
13.	Special architectural or decorative features, if any	No
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	Yes
17.	No. of lifts and capacity	No 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 knowledgeable 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.

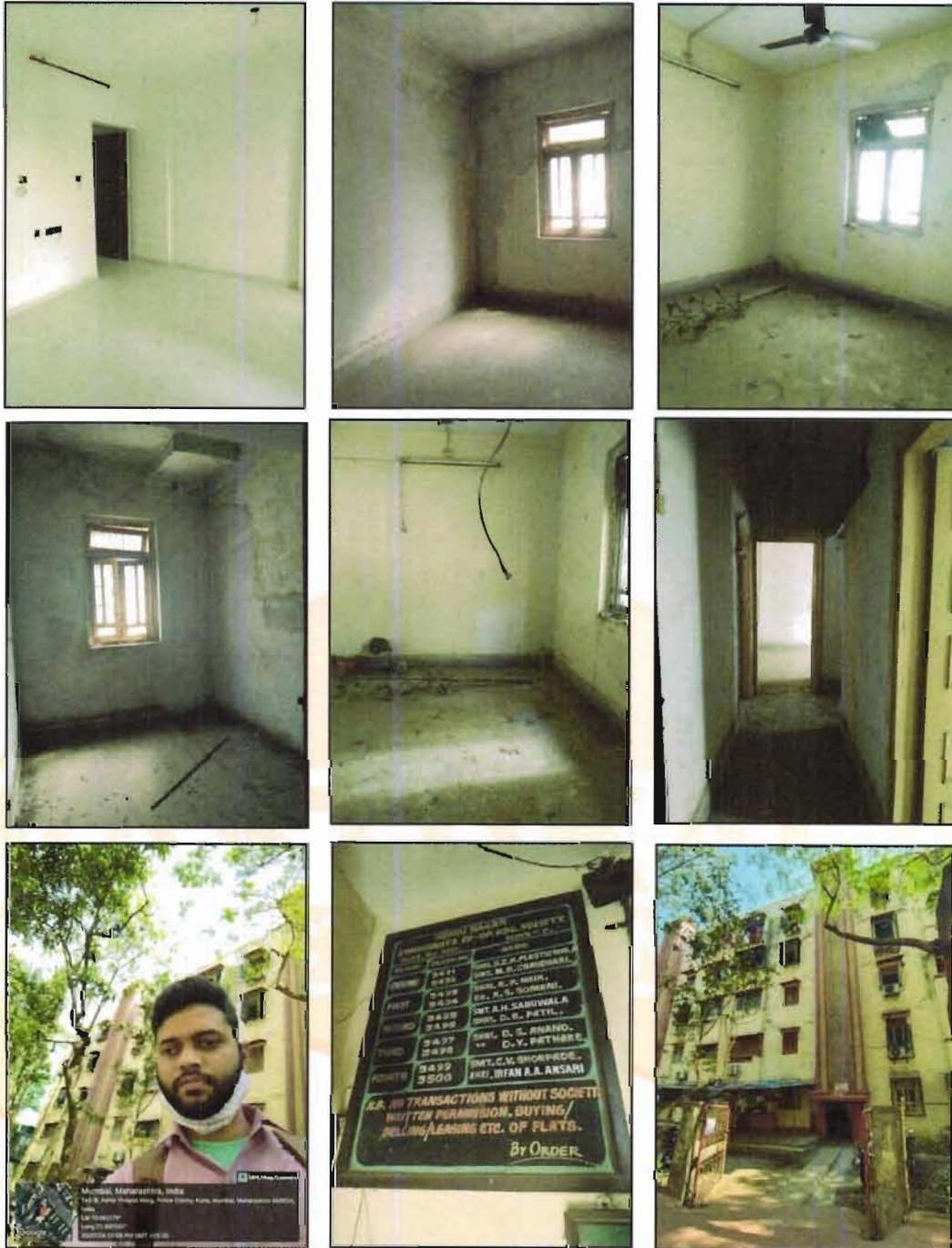


5.3. UNDER LYING ASSUMPTIONS

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.

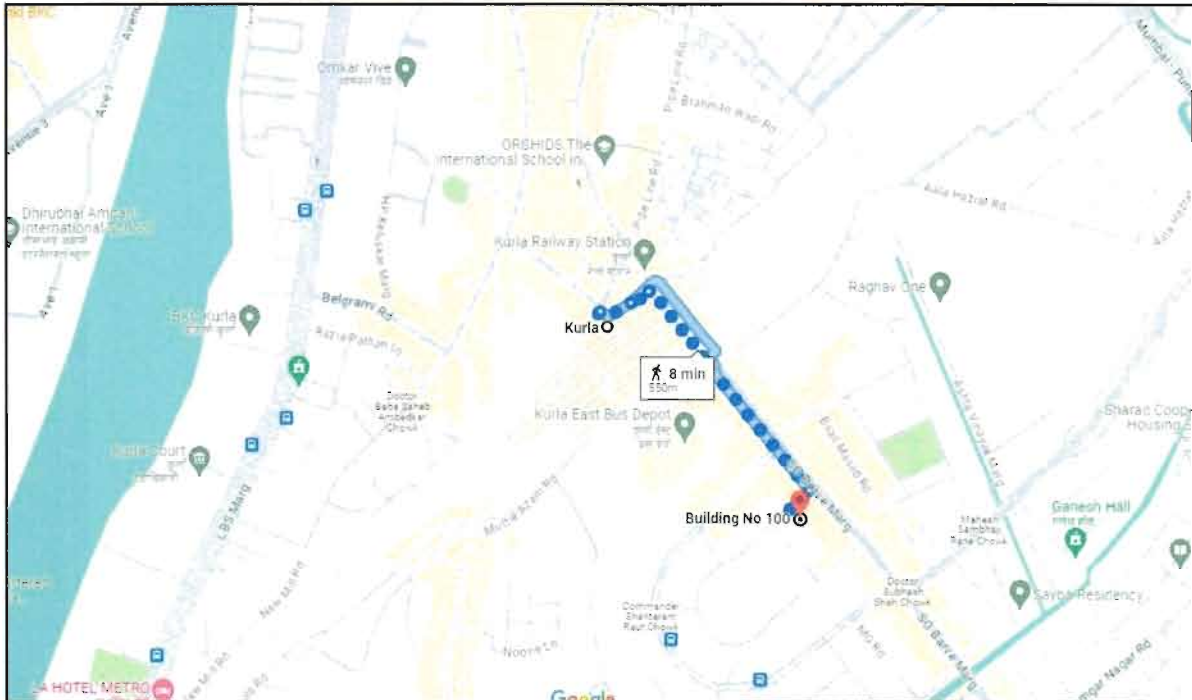


6. Actual site photographs



7. Route Map of the property

Site U/R



Latitude Longitude: 19°03'46.8"N 72°52'55.0"E

Note: The Blue line shows the route to site from nearest Railway station (Kurli – 550 M.)



8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

Zone No.	Location of Property in L Ward (Kurla and L.B.S. Marg)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial/ Office	Shop/ Commercial
1-A	Land: On East, West and North side, boundry of East, West and North of ward. On South 45.0 meters development Road from Sakinaka to Ghatkopar. All the portion surrounded. Village: <i>Tungva, Chandivali, Mohili, Asalpha, Saki</i>	8,800	18,100	23,800	32,200
1-B	Land: On East and West boundry of East and West side of ward, on North 45.0 meters development road from Sakinaka to Ghatkopar and on South Lal Bahadur Shastri Marg and Kale Road (<i>Bali Bazar Marg</i>) from Kurla to Andheri. All the portion surrounded. Village: <i>Mohili, Asalpha, Kirol</i>	4,900	12,200	19,050	24,600
2	Land: On North side, North boundry of ward and portion of Kale Road meeting at Lal Bahadur Shastri Marg, on East Lal Bahadur Shastri Marg, on West and South side, West and South boundry of ward. All the portion surrounded. Village: <i>Kurla</i>	5,900	14,000	21,000	25,850
3	Land: On North and West Lal Bahadur Shastri Marg and on East Central Railway line. All the portion surrounded. Village: <i>Kurla</i>	6,900	14,850	21,000	24,800
4	Land: On West Central Railway Line, on North and East side boundry of North and East of ward, on South S.G.Barve Marg (<i>C.S.T. Road</i>) between Eastern Express Highway and Kurla Station. All the portion surrounded. Village: <i>Kurla, Chembur</i>	5,900	14,000	23,350	30,750
5	Land: On West Central Railway Line, on North S.G.Barve Marg (<i>C.S.T. Road</i>) on East and South side boundry of ward. All the portion surrounded. Village: <i>Kurla, Chembur</i>	7,850	18,650	23,300	35,750
6-R	Road: Andheri Kurla Road between Sakinaka and Lal Bahadur Shastri Marg. Village: <i>Mohili, Kurla</i>	7,650	14,900	23,800	33,500
7-R	Road: Saki Vihar Road between Sakinaka and Pawai Garden. Village: <i>Tungva, Mohili</i>	7,650	14,900	23,800	33,500
8-R	Road: Lal Bahadur Shastri Marg	8,800	15,500	25,100	33,800

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 **₹ 9,39,185.00 (Rupees Nine Lakh Thirty Nine Thousand One Hundred Eighty Five 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.
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Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

