

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

Regd. Office :  
28, Stadium Complex, Nanded - 431 602 (MS) India

Tel. : +91-2462-244288  
Fax : +91-2462-239909  
E-mail : nanded@vastukala.org  
cmd@vastukala.org

## 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

**Aurangabad Office** : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA.  
Tel.: +91-0240-2485151, Mobile : +91 9167204062, +91 9860863601, E-mail : aurangabad@vastukala.org

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



### Details of the property under consideration:

Name of Client: **Mr. Jayesh Ramesh Chothani**

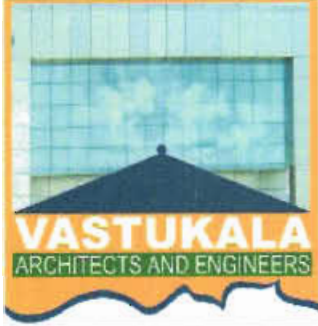
Commercial Shop No. 04, Ground Floor, "**Marathon Zaver Arcade**", Zaver Road, Mulund (West), Mumbai – 400080, State – Maharashtra, Country - India

Latitude Longitude: 19°10'20.0"N 72°57'12.1"E

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Valuation Report Prepared For: Capital Gain / Mr. Jayesh Ramesh Chothani (7221 / 2305226)

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Vastu/Mumbai/02/2024/7221/2305226  
29/05-448-VS  
Date: 29.02.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 04, Ground Floor, "Marathon Zaver Arcade", Zaver Road, Mulund (West), Mumbai – 400080, State – Maharashtra, Country - India belongs to **Mr. Jayesh Ramesh Chothani** as per Agreement For Permanent Alternate Accommodation dated 26.10.2020.

Boundaries of the property.

North : Zaver Road  
South : Laxmi Mahadev Niwas & Sevaram Lalwani Road  
East : Sevaram Lalwani Road  
West : Vasupujya Darshan

- The purpose of this report is to ascertain the Indexed Cost of Acquisition ( F. Y. 2023 - 24) of the property as detailed above.
- The property premises can be assessed and valued for calculation of Capital Gain Tax purpose as on 01.04.2001 at ₹ **15,07,147.00 (Rupees Fifteen Lakh Seven Thousand One Hundred Forty Seven Only)**.
- The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ **52,44,872.00 (Rupees Fifty Two Lakh Forty Four Thousand Eight Hundred Seventy Two Only)** without any major Renovation & improvement after 2001.
- The following documents were perused :

- Copy of Agreement dated 17.05.1997 between M/s. United Builders (Promoters) & Mr. Jayesh Ramesh Chothani (Purchaser).
- Copy of Commencement Certificate vide No. CE / 2558 / BPES / A / 5 dated 23.06.1980. Full Commencement Certificate issued on 17.02.1993 issued by Municipal Corporation Of Greater Mumbai.
- Copy of Agreement for Permanent Alternate Accommodation dated 26.10.2020 between United Builders (Developer) and Mr. Jayesh Ramesh Chothani (Allotee).
- Copy of Electricity bill for the month of February in the name of Mr. Jayesh Ramesh Chothani.



**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

This assignment is undertaken based on the request from our client **Mr. Jayesh Ramesh Chothani**

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: 2024.02.29 11:58:01 +05'30'

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09





Valuation Report of Commercial Shop No. 04, Ground Floor, "**Marathon Zaver Arcade**", Zaver Road, Mulund (West), Mumbai – 400080, 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 <b>Capital Gains Tax</b> .
2	Date of Report	29.02.2024
3	Name of the Owner	<b>Mr. Jayesh Ramesh Chothani</b> as per Agreement For Permanent Alternate Accommodation dated 26.10.2020
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	Commercial Shop No. 04, Ground Floor, " <b>Marathon Zaver Arcade</b> ", Zaver Road, Mulund (West), Mumbai – 400080, State – Maharashtra, Country – India
6	Location, street, ward no	Zaver Road, Mulund (West)
7	Survey/ Plot no. of land	Plot No. 69 (part), S, No. 1000 (Part), C.T.S. Nos. 1224, 1224/1 to 14, Village Mulund (West), Taluka Kurla
8	Is the property situated in Residential / commercial/ mixed area/ industrial area?	Residential cum commercial
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, Taxies, Private Vehicles

### 2.2. LAND

12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area = 287.00 Sq. Ft. (Area as per Agreement)  <b>Built up area = 344.00 Sq. Ft.</b> <b>(Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Zaver 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 separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant occupied – The Beauty Hub
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully occupied by tenant
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	Tenant occupied – The Beauty Hub
	(ii) Portions in their occupation	Full
	(iii) Monthly or annual rent /compensation/license	Information not available



	fee, etc. paid by each	
	(iv) Gross amount received for the whole property	Information not available
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
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	Information not available
29	Give details of the water and electricity charges, if any, to be borne by the owner	Copy of Electricity Bill for the month of February 2024 in the name of Mr. Jayesh Ramesh Chothani
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?	Information not available
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



## 2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	Year of Completion – 1993 (As per Commencement Certificate)
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. Jayesh Ramesh Chothani**, we have valued the Commercial Shop No. 04, Ground Floor, "**Marathon Zaver Arcade**", Zaver Road, Mulund (West), Mumbai – 400080, 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 dated 17.05.1997 between M/s. United Builders (Promoters) & Mr. Jayesh Ramesh Chothani (Purchaser).
- Copy of Commencement Certificate vide No. CE / 2558 / BPES / A / 5 dated 23.06.1980. Full Commencement Certificate issued on 17.02.1993 issued by Municipal Corporation Of Greater Mumbai.
- Copy of Agreement for Permanent Alternate Accommodation dated 26.10.2020 between United Builders (Developer) and Mr. Jayesh Ramesh Chothani (Allotee).
- Copy of Electricity bill for the month of February in the name of Mr. Jayesh Ramesh Chothani.

### 3.2. Location:

The said building is located at Plot No. 69 (part), S, No. 1000 (Part), C.T.S. Nos. 1224, 1224/1 to 14, village Mulund (West), Taluka Kurla in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 600 M. travel distance from Mulund railway station.

### 3.3. History:

The old shop bearing No. 04 on ground floor was located in the building known as "**Zaver Arcade**". The said building gone for redevelopment and possession of new Shop bearing No. 04 on ground floor in building known as "**Marathon Zaver Arcade**" given on 01.11.2022 as per Possession Letter issued by Builder. The new building is consisting of 2 wings and comprising of Basement, Ground Floor, 1<sup>st</sup> Floor, 2<sup>nd</sup> to 4<sup>th</sup> Podium Floor, 5<sup>th</sup> Stilt Floor and upto 8<sup>th</sup> floor (Sanctioned) and proposed upto 19<sup>th</sup> Habitable Floors as per Agreement.





## 3.4. Valuation as on 01.04.2001 of the Commercial Shop:

The Built up area of the Property in Sq. Ft.	:	344.00
<b>The Built up area of the Property in Sq. M.</b>	:	<b>31.96</b>
<b>Depreciation Calculation:</b>		
Year of Construction of the building	:	1993 (As per Commencement Certificate)
Expected total life of building	:	70 years
Age of the building as on 01.04.2001	:	8 years
Cost of Construction	:	31.96 x ₹ 5,500.00 = ₹ 1,75,780.00
Depreciation	:	10.29%
Amount of depreciation	:	₹ 18,088.00
<b>Rate as on 01-04-2001 for Residential Property Premises (As per Ready Reckoner 2001)</b>	:	<b>₹ 43,050.00 per Sq. M.</b>
<b>Rate considered for valuation Value of Property as on 2001.</b>	:	<b>31.96 Sq. M. x ₹ 43,050.00 = ₹ 13,75,878.00</b>
<b>Depreciated Fair Value of the property as on 01-04-2001</b>	:	<b>₹ 13,75,878.00 (-) ₹ 18,088.00 = ₹ 13,57,790.00</b>
Add for Stamp Duty charges ( B )	:	₹ 1,35,779.00
Add for Registration charges ( C )	:	₹ 13,578.00
<b>Total Cost of Acquisition ( A + B + C )</b>	:	<b>₹ 15,07,147.00</b>

### 3.4.1. 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
<b>3. Indexed Cost of Acquisition</b>	:	<b>₹ 52,44,872.00</b>
<b>(₹ 15,07,147.00 x 348 / 100)</b>		

Taking into consideration above said facts, we can evaluate the value of Commercial Shop No. 04, Ground Floor, "Marathon Zaver Arcade", Zaver Road, Mulund (West), Mumbai – 400080, State – Maharashtra, Country - India for this particular purpose at ₹ 15,07,147.00 (Rupees Fifteen Lakh Seven Thousand One Hundred Forty Seven Only) as on 01.04.2001.



## 3.5. 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 **₹ 15,07,147.00 (Rupees Fifteen Lakh Seven Thousand One Hundred Forty Seven 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 as old structure 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" style="width: 100%;"> <tbody> <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> </tbody> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior / Ordinary / Poor.	-
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior / Ordinary / Poor.					
15.	Sanitary installations	-				
	<table border="1" style="width: 100%;"> <tbody> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> </tbody> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	-
(i)	No. of water closets					
(ii)	No. of lavatory basins					



	(iii)	No. of urinals	
	(iv)	No. of sinks	
	Class of fittings: Superior colored / superior white/ordinary.		
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		Not found
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



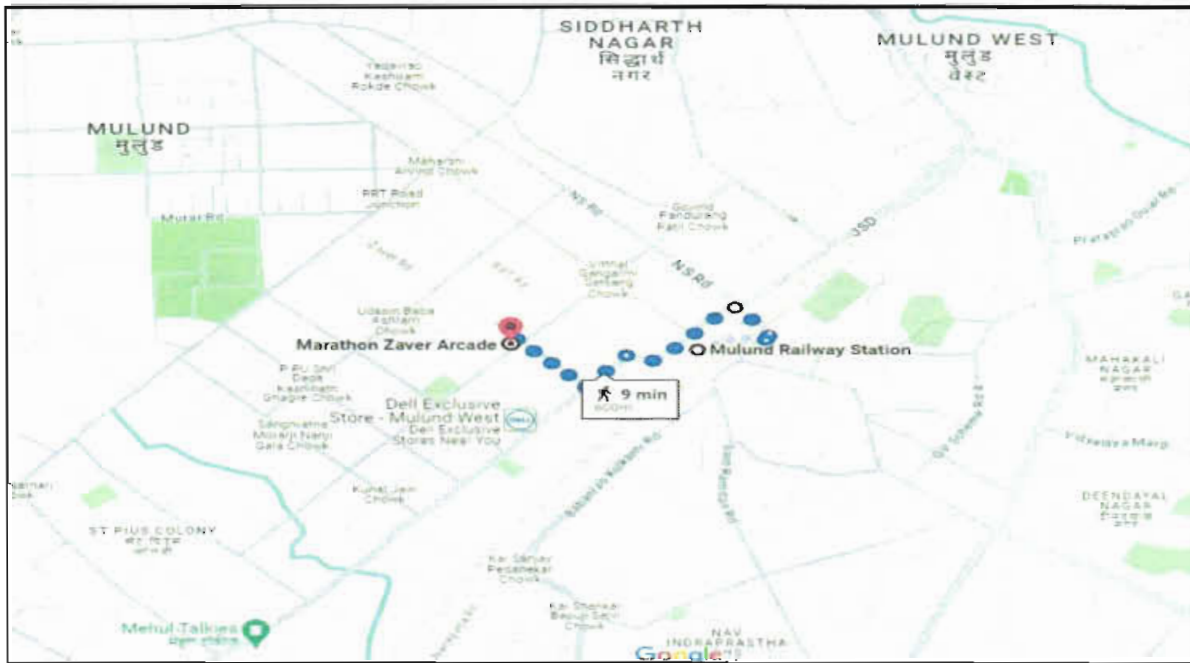
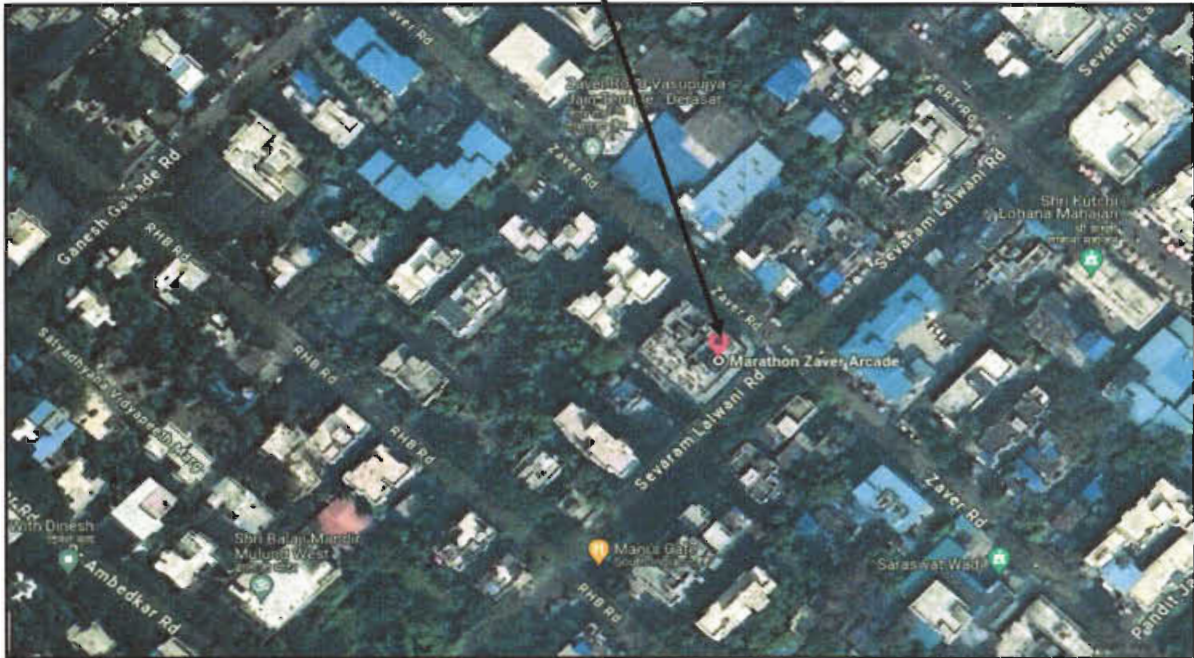
## 7. Actual site photographs





### 8. Route Map of the property

Site U/R



**Latitude Longitude: 19°10'14.8"N 72°57'18.0"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Mulund – 600 M.)



## 9. Ready Reckoner Rate for Year 2001

### 9.1. Rate for Property

Zone No.	Location of Property in T Ward (Mulund)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial/ Office	Shop/ Commercial
1	<i>Land:</i> All the portion of 'T' ward on West side of old Tansa Water Pipe Line <i>Village:</i> Nahur, Bhandup, Mulund, Tulsi, Sai, Gundgaon, Klerabad, Kanjur	4,900	10,600	13,400	20,100
2	<i>Land:</i> Area between old Tansa Water Pipe Line and Lal Bahadur Shastri Marg under the 'T' ward. <i>Village:</i> Nahur, Mulund	5,500	14,000	17,150	24,600
3	<i>Land:</i> On East Central Railway Line, on West Lal Bahadur Shastri Marg, on North boundry line of Nahur Village, on South side boundry of 'T' ward. All the area of ward surrounded. <i>Village:</i> Nahur, Mulund	7,850	17,800	22,050	36,900
4	<i>Land:</i> On East Central Railway, on West Lal Bahadur Shastri Marg, on North side, North boundry of 'T' ward, on South side, North boundry of Nahur Village, all the area of ward surrounded. <i>Village:</i> Nahur, Mulund	9,200	20,150	28,600	43,050
5	<i>Land:</i> On North – North boundry of 'T' ward, on South – South boundry, on East Eastern Express highway and on West Central Railway Line, all the area of ward surrounded. <i>Village:</i> Nahur, Mulund	8,800	20,000	24,000	40,550
6	<i>Land:</i> All the area between Eastern Express Highway and marshy land on Eastern side <i>Village:</i> Nahur, Bhandup, Mulund	4,000	10,650	12,700	18,500
7-R	<i>Road:</i> Lal Bahadur Shastri Marg. <i>Village:</i> Nahur, Mulund	10,400	21,200	25,400	40,550
8-R	<i>Road:</i> Pandit Jawahar Lal Nehru Road. <i>Village:</i> Mulund	11,600	23,300	27,600	44,300
9-R	<i>Road:</i> Netaji Subhashchandra Road. <i>Village:</i> Mulund	10,400	22,200	28,000	44,300
10-R	<i>Road:</i> Mahatma Gandhi Road. <i>Village:</i> Mulund	10,400	22,200	28,000	44,300

### 9.2. 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





## 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 ₹ 15,07,147.00 (Rupees Fifteen Lakh Seven Thousand One Hundred Forty Seven 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,  
c=IN  
Date: 2024.02.29 11:58:13 +05'30'

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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