

- 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 Owners as on 01.04.2001: **Mr. Madhav Durgaram Dhume, Mr. Sandeep Madhavrao Dhume, Mr. Milind Madhavrao Dhume, Mr. Pankaj Madhavrao Dhume, Mr. Taranath Radhakrishan Kamat, Mrs. Kalapana Taranath Kamat, Ms. Rijuta Taranath Kamat & Ms. Aradhana Taranath Kamat**

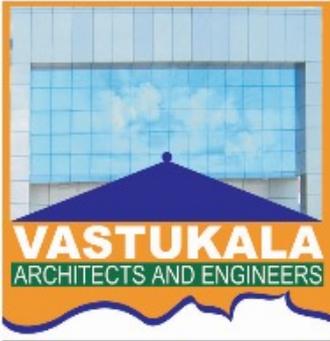
Commercial Cum Residential Land of City Survey No. 9233/2, Sheet Nos. 79 and 50, Sanjay Nagar, Jinsi Maidan, Juna Mondha, Baijipura, Village - Aurangabad, Taluka & District – Aurangabad – 431213, State - Maharashtra, Country – India

Latitude Longitude: 19°53'00.6"N 75°20'29.5"E

Table of Contents

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





- 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 Prepared For: Capital Gain / Mr. Sandeep Madhavrao Dhume (7578/2305440)

Page 3 of 17

Vastu/Aurangabad/03/2024/7578/2305440
11/05/0188-VS
Date: 11.03.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Cum Residential Land of City Survey No. 9233/2, Sheet Nos. 79 and 50, Sanjay Nagar, Jinsi Maidan, Juna Mondha, Baijipura, Village - Aurangabad, Taluka & District - Aurangabad - 431213, State - Maharashtra, Country - India was belonged a share of 9,293.70 Sq. M. to Mr. Madhav Durgaram Dhume, Mr. Sandeep Madhavrao Dhume, Mr. Milind Madhavrao Dhume, Mr. Pankaj Madhavrao Dhume, Mr. Taranath Radhakrishan Kamat, Mrs. Kalapana Taranath Kamat, Ms. Rijuta Taranath Kamat & Ms. Aradhana Taranath Kamat as per Sale dated 22.08.1990. On 13.05.2012 Mr. Madhav Durgaram Dhume died and on 24.12.1994 Mr. Taranath Radhakrishan Kamat died. After their death property transferred in the name of Mr. Sandeep Madhavrao Dhume, Mr. Milind Madhavrao Dhume, Mr. Pankaj Madhavrao Dhume, Ms. Rijuta Taranath Kamat & Ms. Aradhana Taranath Kamat.

Boundaries of the property.

North : Remaining part of City Survey No. 9233/2
South : City Survey No. 9233(part)
East : Old Fortification Wall
West : Road Part of City Survey No. 9233/4

- 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 1st April 2001 at ₹ 3,27,13,824.00 (Rupees Three Crore Twenty Seven Lakh Thirteen Thousand Eight Hundred Twenty Four Only).



3. The following documents were perused :

A. Copy of Sale dated 22.08.1990 between Mr. S. B. alias Gulabrao Balbhimrao Deshmukh, Mr. Rajeshwar Satishrao Deshmukh, Mr. Madhav Durgaram Dhume, Mr. Sandeep Madhavrao Dhume, Mr. Milind Madhavrao Dhume, Mr. Pankaj Madhavrao Dhume, Mr. Taranath Radhakrishan Kamat, Mrs. Kalapana Taranath Kamat, Ms. Rijuta Taranath Kamat & Ms. Aradhana Taranath Kamat (Purchasers) and Krishi Utapanna Bazar Samiti (Seller).

B. Copy of Property Card for City S. No. 9233/2

This assignment is undertaken based on the request from our client **Mr. Sandeep Madhavrao Dhume**.

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

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report in Form – 01

VASTUKALA
ARCHITECTS AND ENGINEERS



Valuation Report of Commercial Cum Residential Land of City Survey No. 9233/2, Sheet Nos. 79 and 50, Sanjay Nagar, Jinsi Maidan, Juna Mondha, Baijipura, Village - Aurangabad, Taluka & District – Aurangabad – 431213, 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	11.03.2024									
3	Name of the Owner	Commercial Cum Residential Land of City Survey No. 9233/2, Sheet Nos. 79 and 50, Sanjay Nagar, Jinsi Maidan, Juna Mondha, Baijipura, Village - Aurangabad, Taluka & District – Aurangabad – 431213, State - Maharashtra, Country – India was belonged a share of 9,293.70 Sq. M. to Mr. Madhav Durgaram Dhume, Mr. Sandeep Madhavrao Dhume, Mr. Milind Madhavrao Dhume, Mr. Pankaj Madhavrao Dhume, Mr. Taranath Radhakrishan Kamat, Mrs. Kalapana Taranath Kamat, Ms. Rijuta Taranath Kamat & Ms. Aradhana Taranath Kamat as per Sale dated 22.08.1990. On 13.05.2012 Mr. Madhav Durgaram Dhume died and on 24.12.1994 Mr. Taranath Radhakrishan Kamat died. After their death property transferred in the name of Mr. Sandeep Madhavrao Dhume, Mr. Milind Madhavrao Dhume, Mr. Pankaj Madhavrao Dhume, Ms. Rijuta Taranath Kamat & Ms. Aradhana Taranath Kamat									
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	<p>Joint ownership as on 01.04.2001</p> <table border="1"> <thead> <tr> <th>Name of owner</th> </tr> </thead> <tbody> <tr> <td>Mr. Madhav Durgaram Dhume</td> </tr> <tr> <td>Mr. Sandeep Madhavrao Dhume,</td> </tr> <tr> <td>Mr. Milind Madhavrao Dhume</td> </tr> <tr> <td>Mr. Pankaj Madhavrao Dhume,</td> </tr> <tr> <td>Mr. Taranath Radhakrishan Kamat,</td> </tr> <tr> <td>Mrs. Kalapana Taranath Kamat</td> </tr> <tr> <td>Ms. Rijuta Taranath Kamat</td> </tr> <tr> <td>Ms. Aradhana Taranath Kamat</td> </tr> </tbody> </table>	Name of owner	Mr. Madhav Durgaram Dhume	Mr. Sandeep Madhavrao Dhume,	Mr. Milind Madhavrao Dhume	Mr. Pankaj Madhavrao Dhume,	Mr. Taranath Radhakrishan Kamat,	Mrs. Kalapana Taranath Kamat	Ms. Rijuta Taranath Kamat	Ms. Aradhana Taranath Kamat
Name of owner											
Mr. Madhav Durgaram Dhume											
Mr. Sandeep Madhavrao Dhume,											
Mr. Milind Madhavrao Dhume											
Mr. Pankaj Madhavrao Dhume,											
Mr. Taranath Radhakrishan Kamat,											
Mrs. Kalapana Taranath Kamat											
Ms. Rijuta Taranath Kamat											
Ms. Aradhana Taranath Kamat											
5	Brief description of the property	Commercial Cum Residential Land of City Survey No. 9233/2, Sheet Nos. 79 and 50, Sanjay Nagar, Jinsi Maidan, Juna Mondha, Baijipura, Village - Aurangabad, Taluka & District – Aurangabad – 431213, State - Maharashtra, Country – India									



6	Location, street, ward no	Jinsi Maidan
7	Survey/ Land no. of land	Commercial Cum Residential Land of City Survey No. 9233/2, Sheet Nos. 79 and 50
8	Is the property situated in Residential / commercial/ mixed area/ industrial area?	Commercial Cum Residential Area
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 Auto and Private Vehicles

2.2. LAND

13	Roads, Streets or lanes on which the land is abutting	Opposite Jinsi Police Station
12	Area of land supported by documentary proof. Shape, dimension and physical features	Land Area = 9,293.70 Sq.M (As per Sale Deed)
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 transfers	N.A.
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.	Aurangabad Municipal Corporation
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
----	--	----------------



23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Not applicable
24	Is the building owner occupied/ tenanted/ both?	Not applicable
	If the property owner occupied, specify portion and extent of area under owner-occupation	Not applicable
25	What is the Floor Space Index permissible and Percentage actually utilized?	Not applicable

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		Not applicable
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?		Not applicable
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
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		Not applicable
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 of assurance records.
39	Land rate adopted in this valuation	Land Rate - ₹ 3,520.00 (As per Ready Reckoner 2001)
40	If sale instances are not available or not relied up on, 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	Not applicable
42	What was the method of construction, by contract/By employing Labour directly/ both?	Not applicable
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. Sandeep Madhavrao Dhume**, we have valued the Commercial Cum Residential Land of City Survey No. 9233/2, Sheet Nos. 79 and 50, Sanjay Nagar, Jinsi Maidan, Juna Mondha, Baijipura, Village - Aurangabad, Taluka & District – Aurangabad – 431213, State - Maharashtra, Country – India to ascertain the market value of said property, as on 1st April 2001 for computation of Capital Gains Tax.

We are in receipt of the following documents:

- Copy of Sale Deed dated 22.08.1990 between Mr. S. B. alias Gulabrao Balbhimrao Deshmukh, Mr. Rajeshwar Satishrao Deshmukh, Mr. Madhav Durgaram Dhume, Mr. Sandeep Madhavrao Dhume, Mr. Milind Madhavrao Dhume, Mr. Pankaj Madhavrao Dhume, Mr. Taranath Radhakrishan Kamat, Mrs. Kalapana Taranath Kamat, Ms. Rijuta Taranath Kamat & Ms. Aradhana Taranath Kamat (Purchasers) and Krishi Utapanna Bazar Samiti (Seller).
- Copy of Property Card for City S. No. 9233/2



3.2. Location:

The immovable property comprises of freehold Commercial Cum Residential Land. The property is situated at Juna Mondha. It is located at about 5.1 Km. travelling distance from Aurangabad Railway station.

3.3. Land:

The Land under valuation is Freehold Commercial Cum Residential Land demarcated with fencing. **As per Sale Deed Land area as on 2001 is 9,293.70 Sq. M., which is considered for valuation.**

3.4. History:

(1) Shri. S. B. Alias Gulabrao Balbhimrao Deshmukh, (2) Shri. Rajeshwar Satishrao Deshmukh, (3) Shri. Madhav Durgaram Dhume, (4) Shri. Sandeep Madhavrao Dhume, (5) Shri. Milind Madhavrao Dhume (6) Shri. Pankaj Madhavrao Dhume, (7) Shri. Taranath Radhakrishna Kamat, (8) Kalpana Taranath Kamat, (9) Rijuta Taranath Kamat and (10) Aradhana Taranath Kamat purchased land from Krishi Utpanna Bazar Samiti Aurangabad ALL THAT piece and parcel of land situate, lying and being at City Survey No. 9233 (Pt.), Jinsi Maidan, Juna Mondha, Baijipura, Aurangabad City, Maharashtra admeasuring 12,471.185 sq. mtrs. as per Sale Deed dated 22nd August 1990

The said Land bearing City Survey No. 9233 came to be sub-divided into four parts i.e. City Survey No. 9233/1, 9233/2, 9233/3 and 9233/4 by an order dated 4th November 1992 passed by City Survey Office, Aurangabad and accordingly 1) Mr. Madhav Durgaram Dhume, 2) Mr. Sandeep Madhavrao Dhume, 3) Mr. Milind Madhavrao Dhume, 4) Mr. Pankaj Madhavrao Dhume, 5) Mr. Taranath Radhakrishna Kamat, 6) Mrs. Kalpana Taranath Kamat, 7) Ms. Rijuta Taranath Kamat and 8) Ms. Aradhana Taranath Kamat became entitled to the Larger Property as owners thereof. They become owners of all that piece and parcel of land situate, lying and being at City Survey No. 9233/2, Jinsi Maidan, Juna Mondha, Baijipura, Aurangabad City, Maharashtra (bearing Sheet No. 79 & 50) admeasuring 9,293.70 sq. mtrs.

On 24th December 1994 Mr. Taranath Radhakrishna Kamat died, leaving behind him, his wife Mrs. Kalpana Taranath Kamat and two daughters namely Ms. Rijuta Taranath Kamat and Ms. Aradhana Taranath Kamat entitled to his share in the Larger Property.

On 13th May 2012 Mr. Madhav Durgaram Dhume died, leaving behind him, his sons namely 1) Mr. Sandeep Madhavrao Dhume, 2) Mr. Milind Madhavrao Dhume and 3) Mr. Pankaj Madhavrao Dhume, entitled to his share in the Larger Property.



3.5. Value of land as on 1st April 2001:

Land area	9,293.70 Sq.M
Rate as on 2001	₹ 3,520.00 per Sq. M.
Value of Land as on 01.04.2001	₹ 3,27,13,824.00

Taking into consideration above said facts, we can evaluate the value of Commercial Cum Residential Land of City Survey No. 9233/2, Sheet Nos. 79 and 50, Sanjay Nagar, Jinsi Maidan, Juna Mondha, Baijipura, Village - Aurangabad, Taluka & District – Aurangabad – 431213, State - Maharashtra, Country – India for this particular purpose at **₹ 3,27,13,824.00 (Rupees Three Crore Twenty Seven Lakh Thirteen Thousand Eight Hundred Twenty Four Only)** as on 1st April 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 **1st April 2001** is **₹ 3,27,13,824.00 (Rupees Three Crore Twenty Seven Lakh Thirteen Thousand Eight Hundred Twenty Four 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 valuation of Land only								
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.	-				
(i)	Internal wiring – surface or conduit									
(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	Fencing for entire Land								
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	Tar road								
22.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to municipal sewer.								

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 **01st April 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:

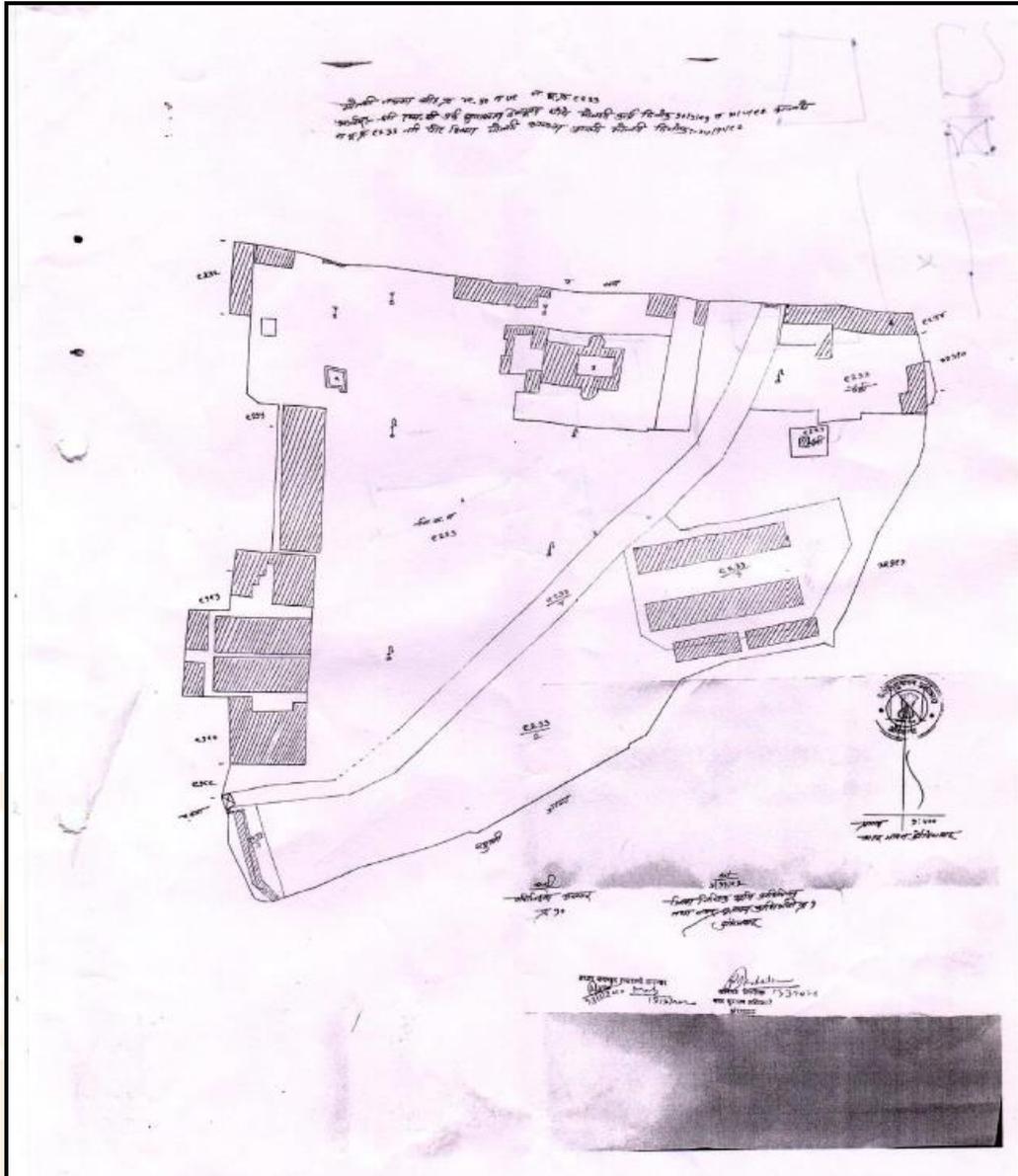
1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

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. Surveyor's Land MAP

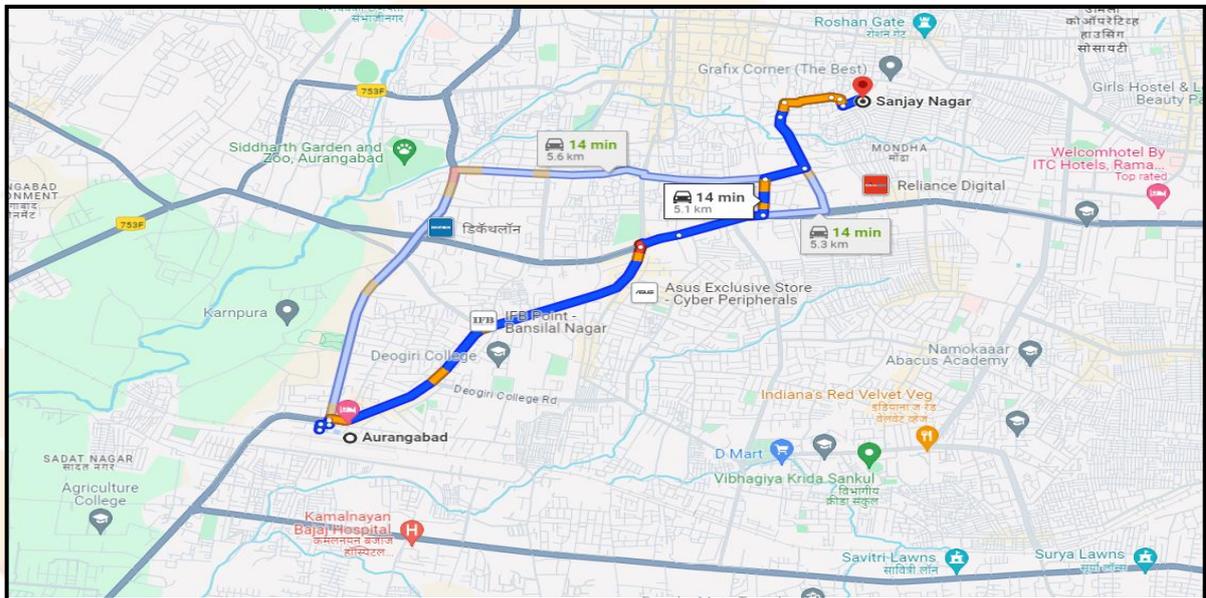


7. Actual site photographs



8. Route Map of the property

Site U/R



Latitude Longitude: 19°53'00.6"N 75°20'29.5"E

Note: The Blue line shows the route to site from nearest Railway station (Aurangabad – 5.1 KM.)



9. Ready Reckoner Rate for Year 2001

9.1. Rate for Property

क्र.सं.	वर्णन	औरंगाबाद महानगरपालिका मुद्राविभागाचा तालिका	दि. 1.1.2001 ते 31.12.2001	36		
क्र.सं.	वर्णन	मुद्राविभागाचा तालिका	सुवोनी पायीत रुपये	निवासी सुमारत वार्यांलये वावसाय	सरच्या मजल्यावरील दुकाने व्यवसाय	सहमजल्यावरील दुकाने व्यवसाय
1.00.1	शे.क 528533 रंग सामाजिक हॉटेलास रस्ता		4070	7650	13650	20200
	सि.नं. 12001/7, 12150, 12159, 12160, 12163, 12208, 12139, 12140, 12148, 12149, 12150, 12151, 12158, 12134,					
	सि.नं. 12133, 12132, 12139, 12130, 12129, 12120, 12125, 12127, 12128, 12122, 12120, 12117, 12119, 12103, 1216,					
	सि.नं. 12104, 12105, 12106, 12107, 12100, 12109, 12110, 12111, 12112, 12113, 12114, 12115, 12136, 12117, 12091/7					
	सि.नं. 12958, 12959, 12960, 12153, 12138, 12139, 12140, 12148, 12149, 12150, 12153,					
1.00.2	श्या मस्जिद ते सोयन गेट रस्ता 329.		4920	7650	13650	20200
	सि.नं. 1973/अ, 12089/19, 11044, 11033, 11034, 11035, 11036, 11037, 11038, 11039, 11042, 5674, 9672/23, 9672/24,					
	सि.नं. 9675, 9626, 9627, 9628, 9629, 9630, 9631, 9632, 9633, 9634, 9635, 9636, 9637, 9638, 9639, 9640, 9641,					
	सि.नं. 9642, 9643, 9644, 9645, 9646, 9647, 9648, 9649, 9650, 9651, 9652, 9653, 9654, 9655, 9656, 9657, 9658,					
	सि.नं. 9659, 9660, 9661, 9662, 9663, 9664, 9665, 9666, 9667, 9668, 9669, 9670, 9671, 9672, 9673, 9674, 9675,					
	सि.नं. 9676, 9677, 9678, 9679, 9680, 9681, 9682, 9683, 9684, 9685, 9686, 9687, 9688, 9689, 9690, 9691, 9692,					
	सि.नं. 9693, 9694, 9695, 9696, 9697, 9698, 9700, 9702, 9703, 9704, 9705, 9673/अ, 9714, 9711, 9720, 9724, 9726, 9731,					
1.00.3	श्या मस्जिद ते बायली घुस रस्त्यास जोडणारा रस्ता		4320	7650	13650	20200
	सि.नं. 9714, 9711, 1720, 9724, 9726, 9731, 9732, 9726, 9327, 9330, 9332, 9370, 9281, 9282, 9283, 9285/2, 9286/3,					
	सि.नं. 9305, 9306, 9209, 9243, 9241, 9240, 9203, 9206, 9204, 9020, 9021, 9022, 9503, 9504, 9505, 9506, 9507,					
	सि.नं. 9568, 9569, 9568, 9573, 9574, 9575, 9576, 9577, 9578, 9579, 9620, 9621, 9622, 9732,					
1.00.4	उर्वरित मिळकती .		3520	7150	11300	15500
	सि.नं. 12130, 12140, 12141, 12142, 12154, 12155, 12156, 12158, 12091, 12091/5, 12091/5, 12091/4, 12091/3,					
	सि.नं. 12161, 12089, 12089/1, 12089/3, 12089/13, 12089/18, 12089/5, 12089/8, 12089/11, 12090, 12091, 9271,					
	सि.नं. 9272, 9273, 9274, 9275, 9276, 9277, 9278, 9279, 9280, 9204, 9205, 9206, 9207, 9208, 9209, 9210, 9211,					
	सि.नं. 9212, 9213, 9214, 9215, 9216, 9217, 9218, 9219, 9220, 9221, 9222, 9223, 9224, 9225, 9226, 9227, 9228,					
	सि.नं. 9229, 9230, 9231, 9232, 9233, 9234, 9235, 9236, 9237, 9238, 9239, 9240, 9241, 9242, 9243, 9244, 9245,					
	सि.नं. 9246, 9247, 9248, 9249, 9250, 9251, 9252, 9253, 9254, 9255, 9256, 9257, 9258, 9259, 9260, 9261, 9262,					
	सि.नं. 9263, 9264, 9265, 9266, 9267, 9268, 9269, 9270, 9271, 9272, 9273, 9274, 9275, 9276, 9277, 9278, 9279,					
	सि.नं. 9280, 9281, 9282, 9283, 9284, 9285, 9286, 9287, 9288, 9289, 9290, 9291, 9292, 9293, 9294, 9295, 9296,					
	सि.नं. 9297, 9298, 9299, 9300, 9309, 9310, 9311, 9312, 9313, 9314, 9315, 9396, 9325, 9328, 9329, 9331, 12097,					
	सि.नं. 12098, 12099, 12100, 12101, 12093, 9250, 9280, 9258, 9247, 9246, 9245, 9285, 9286, 9287, 9268,					
	सि.नं. 9269, 9367, 9372, 9314/1, 9252, 9253, 9254, 9255, 9256, 9257, 9260, 9261, 9262, 9263, 9264, 9265, 9424,					
	सि.नं. 9425, 9426, 9427, 9428, 9429, 9430, 9431, 9432, 9433, 9434, 9435, 9380, 9381, 9382, 9383, 9384, 9385,					
	सि.नं. 9386, 9387, 9388, 9389, 9390, 9391, 9342, 9343, 9344, 9345, 9346, 9347, 9348, 9349, 9350, 9365, 9368, 9369,					
	सि.नं. 9361, 9362, 9363, 9364, 9365, 9366, 9301, 9302, 9303, 9304, 9305, 9306, 9307, 9308, 9317, 9318, 9319,					
	सि.नं. 9323, 9324, 9321, 1672/15, 9672/22, 9672, 9672/10, 9672/11, 9672/12, 9672/13, 9672/14, 12089/4, 12089/5,					
	सि.नं. 12130, 12140, 12141, 12142, 12154, 12155, 12156, 12158, 12091, 12091/6, 12091/5, 12091/4, 12091/3,					
	सि.नं. 9391, 9392, 9397, 9398, 9399, 9400, 9401, 9402, 9403, 9404, 9405, 9406, 9407, 9364, 9365, 9366, 9367,					
	सि.नं. 9368, 9369, 9370, 9371, 9372, 9373, 9374, 9375, 9376, 9377, 9378, 9379, 9380, 9381, 9382, 9383,					
	सि.नं. 9394, 9395, 9396, 9397, 9398, 9399, 9400, 9401, 9402, 9403, 9404, 9405, 9406, 9407, 9408, 9409, 9410,					
	सि.नं. 9411, 9412, 9413, 9414, 9415, 9416, 9417, 9418, 9419, 9420, 9421, 9422, 9423, 9424, 9425, 9426, 9427, 9428, 9429,					
	सि.नं. 9431, 9432, 9433, 9434, 9435, 9436, 9437, 9438, 9439, 9440, 9441, 9442, 9443, 9444, 9445, 9446, 9447,					



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 **as on 1st April 2001** for **₹ 3,27,13,824.00 (Rupees Three Crore Twenty Seven Lakh Thirteen Thousand Eight Hundred Twenty Four Only).**

For **Vastukala Architects & Engineers**

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

