

- 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

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 : **Mrs. Nagaratnam Rambabu Challapalli**

Residential Flat No. F8/0:1, Ground Floor, "Prabhat – Kiran Co-Op. Hsg. Soc. Ltd.", Sector – 14, Airoli,
Navi Mumbai, Taluka & District - Thane State – Maharashtra, Country – India

Latitude Longitude: 19°09'07.5"N 72°59'16.3"E

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Intended User: Capital Gain / Mrs. Nagaratnam Rambabu Challapalli (7823/2305863)

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Vastu/Mumbai/04/2024/7823/2305863
02/01-02-VSM
Date: 02.04.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. F8/0:1, Ground Floor, "Prabhat – Kiran Co-Op. Hsg. Soc. Ltd.", Sector – 14, Airoli, Navi Mumbai, Taluka & District - Thane State – Maharashtra, Country – India was belonged to **Mr. C. Rambabu** as per Possession Letter dated 14.06.1995 issued by CIDCO. He gifted the said flat to Mrs. Nagaratnam Rambabu Challapalli as per Gift Deed dated 03.08.2009.

Boundaries of the property.

North : Open Space
South : Building No. F-9
East : Mangaldeep CHSL
West : Parking area

- 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 at :

Particular	As on 01.04.2001	Improvement Cost	Total value
		As on 08.05.2012	
Depreciated value	₹ 7,03,027.00	₹ 5,90,462.00	
Indexed Cost of Acquisition	₹ 24,46,534.00	₹ 10,27,404.00	₹ 34,73,938.00



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

3. The following documents were perused :

- | |
|---|
| A. Copy of Agreement for Sale dated 05.07.1995 between (CIDCO) and Mr. C. Rambabu (The Purchaser). |
| B. Copy of Possession Letter dated 14.06.1995 in the name of Mr. C Rambabu issued by CIDCO. |
| C. Copy of Gift Deed / Deed of Assignment dated 03.08.2009 Mr. C. Rambabu (Transferor) & Mrs. Nagaratnam Rambabu Challapalli (transferee). |
| D. Copy of Share Certificate vide No. 33 in the name of Mr. C. Rambabu transferred on 08.08.2010 in the name of Mrs. Nagaratnam Rambabu Challapalli. |
| E. Copy of Letter vide No. CIDCO / EMS / AEO (AL) / 2012 / 675 dated 18.05.2012 in the name of Mrs. Nagaratnam Rambabu Challapalli issued by CIDCO for permission to make addition / alteration with admeasuring extra area of 12.96 Sq. M. |
| F. Copy of Approved Plan issued by CIDCO. |
| G. Copy of Electricity Bill dated 17.03.2024 in the name of Mrs. Nagaratnam Rambabu Challapalli. |
| H. Copy of Maintenance Bill vide No. 610 dated 01.01.2024 in the name of Mrs. Nagaratnam Rambabu Challapalli. |

This assignment is undertaken based on the request from our client **Mr. Srinivasrao Rambabu Challapalli**.

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



Valuation Report of Residential Flat No. F8/0:1, Ground Floor, "Prabhat – Kiran Co-Op. Hsg. Soc. Ltd.,"
Sector – 14, Airoli, Navi Mumbai, Taluka & District - Thane 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	02.04.2024
3	Name of the Owner	Mr. C. Rambabu as per Possession Letter dated 14.06.1995 issued by CIDCO. He gifted the said flat to Mrs. Nagaratnam Rambabu Challapalli as per Gift Deed dated 03.08.2009.
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	Residential Flat No. F8/0:1, Ground Floor, " Prabhat – Kiran Co-Op. Hsg. Soc. Ltd. ", Sector – 14, Airoli, Navi Mumbai, Taluka & District - Thane State – Maharashtra, Country – India
6	Location, street, ward no	Radha Krishna Mandir Marg
7	Survey/ Plot no. of land	Sector 14, Airoli
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 = 73.00 Sq. M. (Area as per actual site measurement) Built up area = 70.00 Sq. M. (Area as per Agreement) Extra area allotted = 12.965 Sq. M. (Area as per CIDCO's Letter dt. 18.05.2012)
----	---	--



13	Roads, Streets or lanes on which the land is abutting	Radha Krishna Mandir Marg
14	If freehold or leasehold land	Leasehold
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	Lessor- CIDCO
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.	CIDCO
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 Available
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	Vacant
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	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	Electricity charges of ₹ 980.00 as per Copy of Electricity Bill dated 16.03.2024 in the name of Mrs. Nagaratnam Rambabu Challapalli.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Information not available
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	No lift installed
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?	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.	N.A.
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 up on, the basis of arriving at the land rate	Copy of Stamp Duty Ready Reckoner for the year 2001 and 2012 attached



2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	Year of Completion – 1995
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. Srinivasrao Rambabu Challapalli**, we have valued the Residential Flat No. F8/0:1, Ground Floor, “**Prabhat – Kiran Co-Op. Hsg. Soc. Ltd.**”, Sector – 14, Airoli, Navi Mumbai, Taluka & District - Thane 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:

A.	Copy of Agreement for Sale dated 05.07.1995 between (CIDCO) and Mr. C. Rambabu (The Purchaser).
B.	Copy of Possession Letter dated 14.06.1995 in the name of Mr. C Rambabu issued by CIDCO.
C.	Copy of Gift Deed / Deed of Assignment dated 03.08.2009 Mr. C. Rambabu (Transferor) & Mrs. Nagaratnam Rambabu Challapalli (transferee).
D.	Copy of Share Certificate vide No. 33 in the name of Mr. C. Rambabu transferred on 08.08.2010 in the name of Mrs. Nagaratnam Rambabu Challapalli.
E.	Copy of Letter vide No. CIDCO / EMS / AEO (AL) / 2012 / 675 dated 18.05.2012 in the name of Mrs. Nagaratnam Rambabu Challapalli issued by CIDCO for permission to make addition / alteration with admeasuring extra area of 12.96 Sq. M.
F.	Copy of Approved Plan issued by CIDCO.
G.	Copy of Electricity Bill dated 17.03.2024 in the name of Mrs. Nagaratnam Rambabu Challapalli.
H.	Copy of Maintenance Bill vide No. 610 dated 01.01.2024 in the name of Mrs. Nagaratnam Rambabu Challapalli.

3.2. Location:

The said building is located at Sector - 14, Village Airoli of CIDCO. The property falls in Residential Zone. It is at 2.1 Km travel distance from Airoli railway station.



3.3. Building / Property:

The structure is a Ground + 3 upper floors building. The Residential building is known as “Prabhat – Kiran Co-Op. Hsg. Soc. Ltd.” The building is used for Residential purpose. The building is without lift.

3.4. Flat:

The Flat under valuation is situated on the Ground Floor. The composition of property is Living Room + 2 Bedrooms + Passage + Kitchen + WC + Bath +. It is finished with Vitrified flooring, Teak wood door frames with solid flush doors with Aluminum Sliding windows, Concealed plumbing & Concealed electrification is provided.

Initially the flat area was 70.0 Sq.M. and in year 2012 CIDCO, on payment of premium, allotted additional FSI area of 12.97 Sq.M. This additional area is consumed by owner by way of construction extension to existing building structure. Same has been taken into account as improvement cost in respective year.

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

The Built up area of the Property in Sq. Ft.	:	754.00
The Built up area of the Property in Sq. M.	:	70.00
Depreciation Calculation:		
Year of Construction of the building	:	Year of Completion – 1995 (As per Possession Letter)
Expected total life of building	:	70 years
Age of the building as on 01.04.2001	:	6 years
Cost of Construction	:	70.00 Sq. M x ₹ 4,800.00 = ₹ 3,36,000.00
Depreciation	:	7.71%
Amount of depreciation	:	₹ 25,906.00
Rate as on 01.04.2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 10,040.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001 (A)	:	70.00 Sq. M. x ₹ 10,040.00 = ₹ 7,02,800.00
Depreciated Value of the property as on 01.04.2001	:	₹ 7,02,800.00 (-) ₹ 25,906.00 = ₹ 6,76,894.00
Add for Stamp Duty charges (B)	:	₹ 19,364.00
Add for Registration charges (C)	:	₹ 6,769.00
Total Cost of Acquisition (A + B + C)	:	₹ 7,03,027.00

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 | : | ₹ 24,46,534.00 |
| (₹ 7,03,027.00 * 348/100) | | |



3.6. Improvement Cost as on 18.05.2012

The Built up area of the Property in Sq. Ft.	:	140.00
The Built up area of the Property in Sq. M.	:	12.965 say 12.97 Sq. M.
Depreciation Calculation:		
Year of Construction of the building	:	Year of Completion – 1995 (As per Possession Letter)
Expected total life of building	:	70 years
Current age of the building	:	29 years
Cost of Construction	:	12.97 Sq. M x ₹ 12,000.00 = ₹ 1,55,640.00
Depreciation	:	37.29%
Amount of depreciation	:	₹ 58,038.00
Rate as on 18.05.2012 for Residential Property Premises (As per Ready Reckoner 2012-13)	:	₹ 50,000.00 per Sq. M.
Rate considered for valuation Value of Property as on 2021 – 13 (A)	:	12.97 Sq. M. x ₹ 50,000.00 = ₹ 6,48,500.00
Depreciated Value of the property as on 18.05.2012	:	₹ 6,48,500.00 (-) ₹ 58,038.00 = ₹ 5,90,462.00

3.6.1. Indexed Cost of Acquisition

1. Cost Inflation Index for 18.05.2012 (Considering the transaction shall be made after 01.04.2017)	:	200
2. Cost Inflation Index for 2023 - 24	:	348
3. Indexed Cost of Acquisition (₹ 5,90,462.00 * 348/200)	:	₹ 10,27,404.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. F8/0:1, Ground Floor, "Prabhat – Kiran Co-Op. Hsg. Soc. Ltd.", Sector – 14, Airoli, Navi Mumbai, Taluka & District - Thane State – Maharashtra, Country – India for this particular purpose at :

Particular	As on 01.04.2001	Improvement Cost As on 08.05.2012	Total value
Depreciated value	₹ 7,03,027.00	₹ 5,90,462.00	
Indexed Cost of Acquisition	₹ 24,46,534.00	₹ 10,27,404.00	₹ 34,73,938.00



3.7. 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 :

Particular	As on 01.04.2001	As on 08.05.2012	Total value
Depreciated value	₹ 7,03,027.00	₹ 5,90,462.00	
Indexed Cost of Acquisition	₹ 24,46,534.00	₹ 10,27,404.00	₹ 34,73,938.00

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 + 3 upper floors
2.	Plinth area floor wise as per IS 3361-1966	Information not available
3.	Year of construction	Year of Completion – 1995
4.	Estimated future life as on year 2001	64 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 Aluminium Sliding windows
10.	Flooring	Vitrified flooring
11.	Finishing	Internal walls are finished Cement Plaster. External walls are finished with sand faced plaster
12.	Roofing and terracing	RCC slab
13.	Special architectural or decorative features, if any	POP false ceiling
14.	(i) Internal wiring – surface or conduit	Concealed



	(ii)	Class of fittings: Superior / Ordinary / Poor.	Ordinary
15	Sanitary installations		As per requirement Ordinary
	(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		4' to 5' brick masonry compound wall
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

- The information furnished in part I is true and correct to the best of my knowledge and belief;
- 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. CIDCO's Letter for extra allotted area

**CIDCO**
WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 6650 0900
FAX : 2202 2509

OFFICE :
Office of the Asstt. Estate Officer
CIDCO Site Office, Sector-5,
Airoli, Navi Mumbai - 400 708.

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 6791 8100
FAX : 6791 8166

No. CIDCO / EMS / AEO (AL) / 2012 / 675
Date : 18/5/2012

To,
Shri / Smt. Nagaratnam Rambabu
Challapalli
F-8/01, Sector-14
Airoli, Navi Mumbai

Subject : Grant of permission to make additions / alteration for
building / apartment No. F-8/01
Sector 14 at Airoli, Navi Mumbai
Permission granted for apartment


Sir,

This is to continuation to our letter No. CIDCO / EMS / AEO (AL) / 2012
dated 11/5/2012

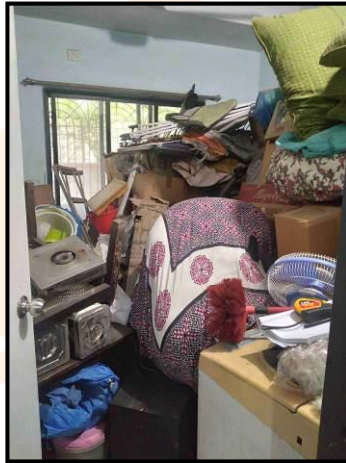
In pursuance of our aforesaid letter, you have already paid to our Corporation
a sum of Rs. 64,825/- (Rs. Sixty four Thousand Eight Hundred and Twenty five only)
for admeasuring 12.965 area. Our Corporation is pleased to permit to you
to undertake the additional construction to your apartment No. F-8/01
subject to the following conditions :-

1. You shall submit the plan of the proposed construction to the appropriate authority and obtain the development permission undertake section 45 of the MRTP Act 1966.
2. You shall undertake the additional construction in accordance with the plans duly approved by the appropriate authority under section 45 of the MRTP Act 1966 and complete erection of the intended building / apartment within a period of one year from the date hereof. Thereafter you shall obtain the Occupancy Certificate from the appropriate authority, certifying that the such additional construction is fit for occupation.

Thanking you,

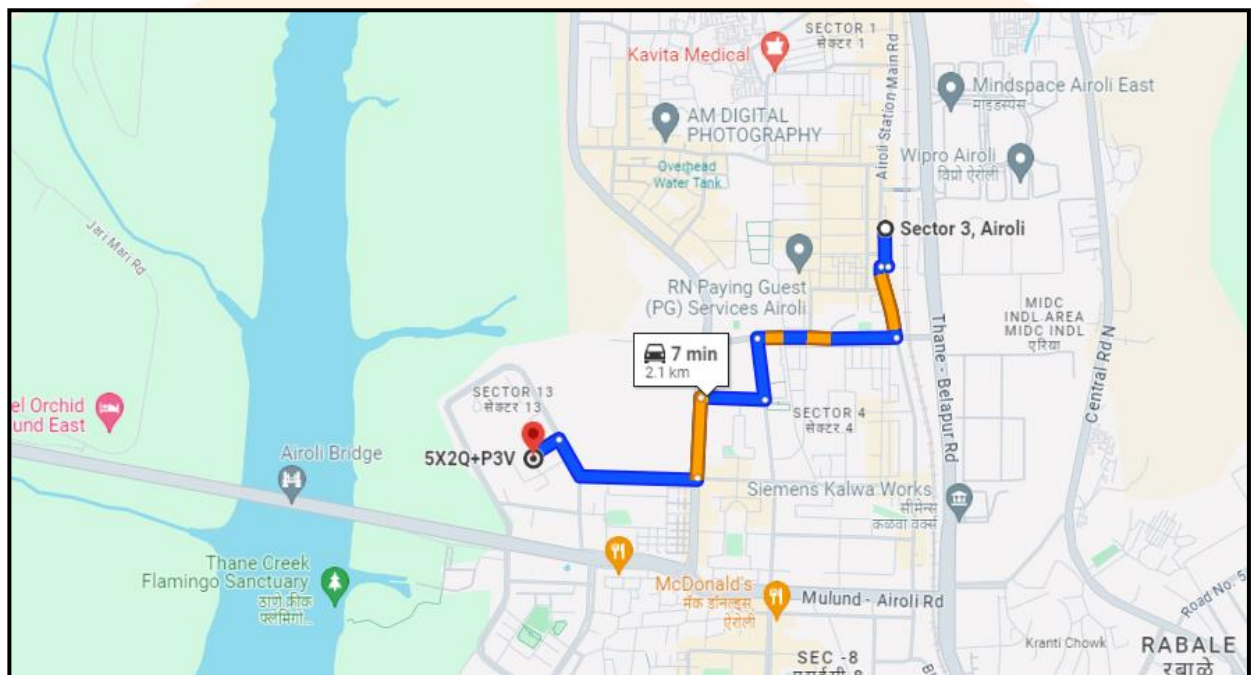
Yours faithfully,

Asst. Estate Officer (Airoli)
CIDCO LTD.
New Bombay

7. Actual site photographs



8. Route Map of the property

Site U/R



Latitude Longitude: 19°09'07.5"N 72°59'16.3"E

Note: The Blue line shows the route to site from nearest Railway station (Airoli – 2.1 Km.)



9. Ready Reckoner Rate for Year 2001

9.1. Rate for Property

982

दि. 1.1.2001 ते 31.12.2001

मुख्य नियंत्रक महसूल प्रधिकारी तथा बोदणी महानिरीक्षक, म.रा., पुणे

एरोली नोड सेक्टर नंबर अं.नु.क्रं. 1,1अ,2,3,4,17,18,19,20,5,10,11,12,13,14,15,16,	एरोली नोड अं.नु.क्रं.6,7,8अ,9,10अ.	एरोली नोड विचंपली (पश्चिम भाग)	एरोली नोड दिवे (उच्चर. भाग)	एरोली नोड रवाळे (पश्चिम भाग)	एरोली नोड मोठवली (उच्चर भाग)	एरोली नोड दिवे (भाग)
5875	5710	5395	3230	10040	16425	18810
				9755	15960	18270
				9565	15650	17925
				7675	10465	13080

Inspector General of Registration & Control of Stamp Maharashtra State, Pune

(डॉ. नितीश कश्यप)
मुख्य नियंत्रक महसूल प्रधिकारी
तथा बोदणी महानिरीक्षक, म.रा., पुणे

9.1. Construction Rate

3- नुसित बांधकामाचे दर

बांधकाम वर्गीकरणानुसार नवीन बांधकामाचे प्रती चौ. मी. दर परिशिष्ट-क प्रमाणे करावयाचे

परिशिष्ट -क

सन 2001 सालाकरिता बाजार मूल्यदर तत्समप्रमाणे बांधकाम वर्गीकरणानुसार नवीन बांधकामाचे प्रती चौ. मी. दर

आलेखप्रमाणे :

बांधकाम वर्गीकरण	बांधकाम वर्गीकरण नव्हे	बांधकाम वर्गीकरण नव्हे	बांधकाम वर्गीकरण नव्हे	बांधकाम वर्गीकरण नव्हे	बांधकाम वर्गीकरण नव्हे	बांधकाम वर्गीकरण नव्हे	
1	2	3	4	5	6	7	
अ) आर.सी.सी. भेन, रुद्रधर बांधकामाच्या स्वरूपात इमारत आर.सी.सी. पिल्लर सिमेंट किंवा टाईल्समध्ये प्लॅरिंग किंवा टी, सिमेंट मॉल्टरमधील, भितीची चुंबाई, मॉल्टरमधील स्लॅब अडालेला आणून बांधकाम प्लॅटर अडालेला तसेच रीफिनिश इमारत	5600	4800	4500	4000	3800	3300	2800



10. Ready Reckoner Rate for Year 2012

10.1. Rate for Property

Village No. / Zone No.	Thane Taluka	Rate of Vacant LAND per Sq. Mtr.	Rate of Land + Building In Rs. per Sq.Mtr. Built-up			
			Residential	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial
1/40	Aroli Node Sector No. 6 Plot No. 6/8/1 to 6/8/8, 6/9, 6/10, 6/11, 6/13 to 6/28, 6/29A, 6/29B, 6/29 to 6/36	30100	59500	74500	89500	74500
1/41	Aroli Node Sector No. 7 Plot No. 7/5 to 7/16, 7/18 to 7/27, 7/29, 7/30	25900	54000	67500	81500	67500
1/42	Aroli Node Sector No. 8 Plot No. 8/2 to 8/29	27700	56500	71000	85000	71000
1/43	Aroli Node Sector No. 9 G.E.S	18000	42000	52500	63000	52500
1/44	Aroli Node Sector No. 10 Plot No. 10/1 to 10/27 (Sch)	26500	54500	68500	82000	68500
1/45	Aroli Node Sector No. 13 Plot No. 13/1 to 13/11 (Sch)	22800	49500	62000	74000	62000
1/46	Aroli Node Sector No. 14 Plot No. 14/1/I, 14/2/II, 14/3, 14/4/III, 14/5/I, 14/5, 14/6/IV, 14/6/II, 14/7, 14/8, 14/9, 14/10/V, 14/11, 14/12	23400	50000	63000	75500	63000
1/47	Aroli Node Sector No. 15 Plot No. 15/1 to 15/24	30800	61000	76500	91500	76500
1/48	Aroli Node Sector No. 16 Plot No. 16/1, 16/1/A, 16/1/B, 16/2, 16/2/A, 16/3, 16/4/A, 16/4, 16/5, 16/6, 16/7/A, 16/7/B, 16/8 to 16/26, 16/26/A, 16/27 to 16/31	28400	56500	70500	84500	70500

10.1. Construction Rate

Table - "B"

1. Rates of New Construction.
Rates per Square Meter for new construction depending upon the types of constructions, for the year 2012, are as under.

Sr. No.	Mun. Corp / Mun. Council / Influence / Rural area details	Different types of constructions			
		R.C.C.	Other Pukka	Semi / Half Pukka	Kaccha
(1)	(2)	(3)	(4)	(5)	(6)
1)	Navi Mumbai, Thane, Kalyan - Dombivli, Ullhasnagar, Mira Bhayander	12000	10000	7000	4000
2)	Pune, Pimpri-Chinchwad, Bhivandi - Nizampur, Nashik	11000	9500	6500	3500
3)	Solapur, Aurangabad, Kolhapur Nagpur	10000	9000	6000	3000
4)	Nanded, Amravati, Akola, Sangli-Miraj-Kupwad, Maalegaon, Dhule, Jalgaon, Ahmednagar and other Municipal Corporations.	9500	7500	5000	2800
5)	All 'A' - Class Municipal Council	9000	7000	4000	2500
6)	All 'B' & 'C' - Class Municipal Council and influence area	8500	6500	3500	2200
7)	All Rural area	8000	6000	3000	2000

S/d
(S. Chockalingam)
Chief Controlling Revenue Authority
& Inspector General of Registration
Maharashtra State, Pune



11. 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 :

Particular	As on 01.04.2001	Improvement Cost As on 08.05.2012	Total value
Depreciated value	₹ 7,03,027.00	₹ 5,90,462.00	
Indexed Cost of Acquisition	₹ 24,46,534.00	₹ 10,27,404.00	₹ 34,73,938.00

For Vastukala Architects & Engineers

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

