



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

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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. Shashikant Balam Mhatre**

Residential Flat No. 1101, 11th Floor, Wing - C, "Shivkoliwada Co-Op. Hsg. Soc. Ltd.", Sion Bhandarwada Road
No. 28, Scheme No. 6, Sion (East), Mumbai, Pin – 400 022, State – Maharashtra, Country – India

Latitude Longitude: 19°02'24.2"N 72°51'53.2"E

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Vastu/Mumbai/04/2024/8177/ 2305945
12/03-84-VVS
Date: 12.04.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1101, 11th Floor, Wing - C, "Shivkoliwada Co-Op. Hsg. Soc. Ltd.", Sion Bhandarwada Road No. 28, Scheme No. 6, Sion (East), Mumbai, Pin – 400 022, State – Maharashtra, Country – India was belonged to **Mr. Shashikant Balaram Mhatre** till he sold the property to Vaishali Abhijit Nikam as per Index No. II dated 02.04.2024.

Boundaries of the property.

North : Under Construction Building
South : Road No. 29
East : Wing – D
West : Wing - A & B, Sai Prasad Building

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 26.06.2011 at ₹ 88,66,969.00 (Rupees Eighty Eight Lakh Sixty Six Thousand Nine Hundred Sixty Nine Only)
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ 1,67,70,137.00 (Rupees One Crore Sixty Seven Lakh Seventy Thousand One Hundred Thirty Seven Only) without any major Renovation & improvement after 2011.



4. The following documents were perused :

- | |
|--|
| A. Copy of Index No. II dated 02.04.2024 between Mr. Shashikant Balaram Mhatre (Seller) & Vaishali Abhijit Nikam (Purchaser) |
| B. Copy of Possession Letter dated 26.06.2011 in the name of Mr. Shashikant Balaram Mhatre issued by Shivkoliwada Co. Op. Hsg. Soc. Ltd. |
| C. Copy of Allotment Letter dated 05.02.2012 in the name of Mr. Shashikant Balaram Mhatre issued by Brihanmumbai Mahanagarpalika |
| D. Copy of Maintenance Receipt No. 100 date 25.09.2023 in the name of Mr. Shashikant B. Mhatre |
| E. Copy of Electricity Bill Consumer No. 659-085-011*3 date 21.02.2024 in the name of Mr. Shashikant B. Mhatre |
| F. Copy of Mahanagar Gas Bill No. 2100 0090 6777 date 08.02.2024 in the name of Mr. Shashikant B. Mhatre |

This assignment is undertaken based on the request from our client **Mr. Shashikant Balaram Mhatre**.

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. 1101, 11th Floor, Wing - C, "Shivkoliwada Co-Op. Hsg. Soc. Ltd.",
Sion Bhandarwada Road No. 28, Scheme No. 6, Sion (East), Mumbai, Pin – 400 022,
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 26.06.2011 for computation of Capital Gains Tax .
2	Date of Report	
3	Name of the Owner	Mr. Shashikant Balam Mhatre till he sold the property to Vaishali Abhijit Nikam as per Index No. II dated 02.04.2024.
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. 1101, 11th Floor, Wing - C, "Shivkoliwada Co-Op. Hsg. Soc. Ltd.", Sion Bhandarwada Road No. 28, Scheme No. 6, Sion (East), Mumbai, Pin – 400 022, State – Maharashtra, Country – India
6	Location, street, ward no	Sion Bhandarwada Road No. 28, CTS No. 6 (pt)
7	Survey/ Plot no. of land	Scheme No. 6, Division – Sion
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, Taxies, Private Vehicles

2.2. LAND

12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area = 470 Sq. Ft. (Area as per Index No. II) Built up area = 564.00 Sq. Ft. (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is	Sion Bhandarwada Road No. 28



	abutting	
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?	Tenant occupied
	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"> 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	Information not available
	(ii)	Portions in their occupation	Information not available



	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	Information not available
	(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	Electricity charges of Rs. 530.00 as per Copy of Electricity Bill Consumer No. 659-085-011*3 date 21.02.2024 in the name of Mr. Shashikant B. Mhatre
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?	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?	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 2011 attached



2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	Year of Completion – 2011 (As per Possession 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. Shashikant Balaram Mhatre**, we have valued the Residential Flat No. 1101, 11th Floor, Wing - C, "**Shivkoliwada Co-Op. Hsg. Soc. Ltd.**", Sion Bhandarwada Road No. 28, Scheme No. 6, Sion (East), Mumbai, Pin – 400 022, State – Maharashtra, Country – India to ascertain the market value of said property, as on 26.06.2011 for computation of Capital Gains Tax.

We are in receipt of the following documents:

A.	Copy of Index No. II dated 02.04.2024 between Mr. Shashikant Balaram Mhatre (Sellers) & Vaishali Abhijit Nikam (the Purchaser)
B.	Copy of Possession Letter date 26.06.2011 in the name of Mr. Shashikant Balaram Mhatre issued by Shivkoliwada Co. Op. Hsg. Soc. Ltd.
C.	Copy of Allotment Letter date 05.02.2012 in the name of Mr. Shashikant Balaram Mhatre issued by Brihanmumbai Mahanagarpalika
D.	Copy of Maintenance Receipt No. 100 date 25.09.2023 in the name of Mr. Shashikant B. Mhatre
E.	Copy of Electricity Bill Consumer No. 659-085-011*3 date 21.02.2024 in the name of Mr. Shashikant B. Mhatre
F.	Copy of Mahanagar Gas Bill No. 2100 0090 6777 date 08.02.2024 in the name of Mr. Shashikant B. Mhatre

3.2. Location:

The said building is located at C. S No. 6 (pt), Scheme 6, Division – Sion in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 450 Mtr. walking distance from GTB Nagar railway station.



3.3. Building / Property:

The structure is a Ground + 13 upper floors building. The Residential building is known as “Shivkoliwada Co-Op. Hsg. Soc. Ltd.”. The building is used for Residential purpose. The building is having 2 lifts.

3.4. Flat:

The Flat under valuation is situated on the 11th Floor. The composition of property is Living Room + 1 Bedroom + Passage + Kitchen + Toilet + Bathroom. It is finished with Vitrified flooring, Teak wood door frames with solid flush doors with Powder coated Aluminum Sliding windows with safety door, Concealed plumbing & Concealed electrification is provided.

3.5. Valuation as on 26th June 2011 of the Residential Flat:

The Built up area of the Property in Sq. Ft.	:	564.00
The Built up area of the Property in Sq. M.	:	52.40
Depreciation Calculation:		
Year of Construction of the building	:	Year of Completion – 2011 (As per Possession Letter)
Expected total life of building	:	70 years
Age of the building as on 26.06.2011	:	New construction 70
Cost of Construction	:	52.40 Sq. M x ₹ 16,000.00 = ₹ 8,38,400.00
Rate as on 26.06.2011 for Residential Property Premises (As per Ready Reckoner 2011)	:	₹ 1,46,300.00 per Sq. M.
Rate Increased by 10% as flat located on 11th Floor	:	₹ 1,60,930.00
Rate considered for valuation Value of Property as on 2011 (A)	:	52.40 Sq. M. x ₹ 1,60,930.00 = ₹ 84,32,732.00
Add for Stamp Duty charges (B)	:	₹ 4,04,237.00
Add for Registration charges (C)	:	₹ 30,000.00
Total Cost of Acquisition (A + B + C)	:	₹ 88,66,969.00

3.5.1. Indexed Cost of Acquisition

1. Cost Inflation Index for 2011 -2012	:	184
(Considering the transaction shall be made after 01.04.2017)		
2. Cost Inflation Index for 2023 - 24	:	348
3. Indexed Cost of Acquisition	:	₹ 1,67,70,137.00
(₹ 88,66,969.00 * 348/184)		

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 1101, 11th Floor, Wing - C, “Shivkoliwada Co-Op. Hsg. Soc. Ltd.”, Sion Bhandarwada Road No. 28, Scheme No. 6, Sion (East), Mumbai, Pin – 400 022, State – Maharashtra, Country – India for this particular purpose at **₹ 88,66,969.00 (Rupees Eighty Eight Lakh Sixty Six Thousand Nine Hundred Sixty Nine Only)** as on **26.06.2011**.



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 **26.06.2011** is **₹ 88,66,969.00 (Rupees Eighty Eight Lakh Sixty Six Thousand Nine Hundred Sixty Nine 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 + 13 upper floors				
2.	Plinth area floor wise as per IS 3361-1966	Information not available				
3.	Year of construction	Year of Completion – 2011 (As per Possession Letter)				
4.	Estimated future life as on year 2011	70 years (Subject to proper and regular maintenance of the building).				
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.	<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.	Concealed Ordinary
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior / Ordinary / Poor.					
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	4' to 5' brick masonry compound wall
17	No. of lifts and capacity	2 lifts
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 **26.06.2011** 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:

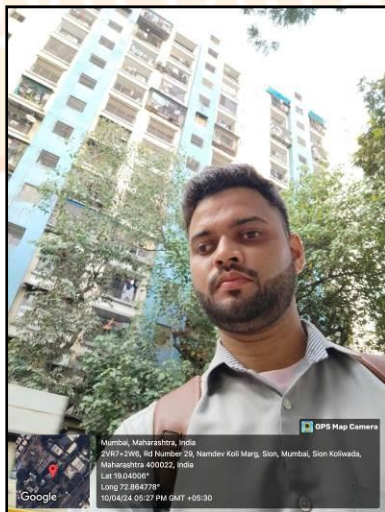
1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

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



8. Ready Reckoner Rate for Year 2011

8.1. Rate for Property

Village No. / Zone No.	Description	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Land + Building in Rs. per Sq.Mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
19	DIST. MUMBAI CITY, DIVISION SION	Map on page 100				
19/123	Road: From King Circle bridge to Sion Station.	50800	105700	143900	179400	105700
19/128	C.T.S. No. 1/6, 6/6, 7, 8, 9/6, 13/6, 14/6, 17, 18, 29/6, 35/6, 41, 42, 43, 43/6, 47/6 to 56/6, 176/6 to 185/6, 254/6 to 263/6, 308/6, 310/6, 311/6, 316/6, 338/6, 389/6, 390/6, 393/6 to 398/6, 400/6, 452/6 to 465/6, 501/6, 502/6, 502A/6, 503/6, 505/6, 506/6, 509/6, 510/6, 511/6, 512/6, 514/6, 575/6, 586/6, 587/6					
19/124	Land: All portion of Sion Division towards East of Harbour Railway line.	24200	64600	80800	96800	64600
	C.T.S. No. 1/11, 1/12, 1/36, 1/89, 1A/89, 2/12, 2/89, 5, 11, 12, 36, 88, 89, 180, 415/6					
19/125	Land: On West Central Railway, on North connecting Road from Sion Station to Dr. Babasaheb Ambedkar Rd., (including the property on the side of road), on South Harbour Line and on East Dr.Babasaheb Ambedkar Road.	45100	100100	125300	167000	100100
	C.T.S. No. 1A/6, 3, 9, 11/6, 15/6, 16/6, 16A/6, 17/6, 18/6, 21/6, 22/6 to 25/6, 28/6, 31/6 to 34/6, 37/6 to 42/6, 44/6, 45/6, 46/6, 57/6 to 88/6, 93/6 to 112/6, 118/6, 120/6, 121A/6, 122/6, 123/6, 123A/6, 124/6, 127/6, 128A/6, 129/6, 133/6, 135A/6, 137A/6, 138A/6, 139/6, 139A/6, 140/6 to 143/6, 143A/6, 144/6, 145/6, 148/6, 148A/6, 149/6, 150/6, 151/6, 151A/6, 152/6, 152A/6, 153/6 to 160/6, 163/6, 163A/6, 164/6 to 175/6, 184/6, 186/6 to 203/6, 269/6, 275/6 to 278/6, 282/6 to 295/6, 312/6, 533, 591/6					
19/126	Land: On East Harbour Railway Line, on West Laxmibai Kelkar, Express Highway, on South Harbour Railway line toward King's Circle and Division boundary.	65900	146300	176300	201600	146300
	C.T.S. No. 1, 1/3, 1A/3, 1/31, 1/31, 2, 2A/3, 2/24, 2/31, 2B/91, 3/23, 6, 11, 13, 16, 18, 20, 20/6, 21, 22D/23, 25, 37, 38, 39, 40, 90, 91, 215, 216, 217, 303/6, 315/6, 316/6, 317/6, 318/6, 319/6, 320/6, 321/6, 324, 325, 325/6, 333/6, 334/6, 335/6, 336/6, 337/6, 340/6, 368/6, 384/6, 401/6, 402/6, 403/6, 404/6 to 416/6, 423/6, 466/6, 469, 477/6, 478/6, 479/6, 482/6 to 488/6, 492/6 to 500/6, 507/6, 508/6, 513/6, 516/6, 518/6 to 555/6, 557/6, 558/6, 560/6, 561/6, 562/6, 565/6, 570/6, 572/6 to 590/6, 591/6, 592/6, 610					
19/126A	Land: On East harbour railway line and Eastern Express Highway, on West central railway line, on North division boundary and Mumbai city boundary, on South Sion Station Road.	35900	88400	103600	129500	88400
	C.T.S. No. 1/23, 1/24, 1/26, 1/28, 1/32, 1/34, 2/23, 2A/23, 2B/23, 2C/23, 2/31, 2/32, 3, 3/32, 4/32, 8, 8/6, 10, 19, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35					

8.1. Construction Rate

4. Rates of New Construction. Rate per Square Meter for the year 2011 for new construction as per types of construction is as below written in the

TABLE - "A"

Sr. No.	Type of Construction	Cost per Sq.Mtr. (Built-up) Rs.	
		Mumbai City	Mumbai Sub
1			
A)	R.C.C. Construction R.C.C. slab, Brick wall made and plastered with cement mortar in side the wall, tiles flooring.	16000	15000
B)	Other Pukka Construction Load bearing structure, R.C.C. slab, Brick wall plastered with cement, kaccha or cement flooring.	12000	11000

42 Stamp Duty Ready Reckoner Mumbai 2011



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 ₹ 88,66,969.00 (Rupees Eighty Eight Lakh Sixty Six Thousand Nine Hundred Sixty Nine Only) as on 26.06.2011

For Vastukala Architects & Engineers

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

