



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.co.in
cmd@vastukala.co.in

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

Chhatrapati Sambhaji Nagar (Aurangabad) : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, M.S, INDIA
Email: aurangabad@vastukala.co.in | Tel: +91 40 2485151 +91 91672 04062

Valuation Report Prepared For: Capital Gain / Vrushali Rajesh Mahatre (9096/2307033) Page 3 of 16

Vastu/Mumbai/07/2024/9096/2307033
02/18-37-BHVS
Date: 02.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing **Open Land** bearing Plot No. 14, New Survey No. 362/14, Old Survey No. 31/2+33/1 Part, Karjat Murbad Road, Village - Neral, Taluka - Karjat, District - Kolaba, PIN - 410 101, State - Maharashtra, Country - India was belonging to **Mr. Milind Eknath Desai** till he gifted the property to Mrs. Vrushali Rajesh Mahatre as per Gift Deed dated 01.05.2015

Boundaries of the property.

North : Shree Savariya Tiles
South : Yogiraj Residency
East : Open Plot
West : Karjat Murbad Road

1. The purpose of this report is to ascertain the Indexed Cost of Acquisition (F. Y. 2024 - 25) of the property as detailed above.
2. The property premises can be assessed and valued for calculation of Capital Gain Tax purpose as on 1st April 2001 at ₹ 5,33,566.00 (Rupees Five Lakh Thirty Three Thousand Five Hundred Sixty Six Only).
3. The Indexed Cost of Acquisition of Property under consideration as on 2024 - 25 is ₹ 19,36,845.00 (Rupees Nineteen Lakh Thirty Six Thousand Eight Hundred Forty Five Only) without improvement after 2001.
4. The following documents were perused :
 - A. Copy of Deed of Conveyance dated 04.04.1981 between Mohamad Shaikh Ali Teli (Vendor) AND Milind Eknath Desai (Purchaser)
 - B. Copy of Gift Deed dated 01.10.2015 between Milind Eknath Desai (Donor) and Mrs. Vrushali Rajesh Mahatre (Donee)
 - C. Copy of 7/12 extract

Received
[Signature]



Mumbai Office : B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai -400072, (M.S), INDIA
Tel : +91-22-4749 5919, Email : mumbai@vastukala.co.in