



- 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)



Jul 3, 2024 12:54:38 PM
19.12712862N 72.81872899E
Andheri West
Mumbai
Konkan Division
Maharashtra

Details of the property under consideration:

Name of Client: **Mr. Bharat Shantilal Shah**

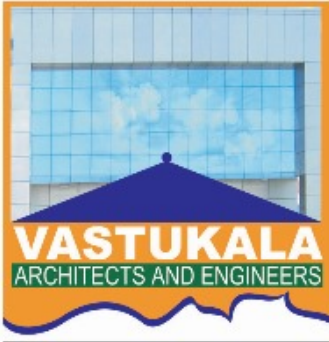
Residential Flat No. G-3, Ground Floor, Wing – B, “Magnum Opus Co-Op. Hsg. Soc. Ltd.”, Juhu Versova Link Road, 7 Bungalows, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India.

Latitude Longitude: 19°07'35.9"N 72°49'07.3"E

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Valuation Report Prepared For: Capital Gain / Mr. Bharat Shantilal Shah (9678/2307138)

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Vastu/Mumbai/07/2024/9678/2307138
09/06-142-PRVS
Date: 09.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. G-3, Ground Floor, Wing – B, “**Magnum Opus Co-Op. Hsg. Soc. Ltd.**”, Juhu Versova Link Road, 7 Bungalows, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India belongs to **Mr. Bharat Shantilal Shah** as per Agreement for Sale dated 31.03.2021.

Boundaries of the property.

North : Sea Castle Apartments
South : Mangalore Trees
East : Rayalsavid Link Road
West : Mangalore Trees

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 01.04.2001 at ₹ **1,19,67,703.00 (Rupees One Crore Nineteen Lakh Sixty Seven Thousand Seven Hundred Three Only)**.
3. The Indexed Cost of Acquisition of Property under consideration as on 2024 – 25 is ₹ **4,34,42,762.00 (Rupees Four Crore Thirty Four Lakh Forty Two Thousand Seven Hundred Sixty Two Only)** without any major Renovation & improvement after 2001.



4. The following documents were perused :

- A. Copy of Agreement (Notary) dated 17.03.2001 between M/s. Pach Constructions (Promoter) & Mr. Bharat Shantilal Shah (Purchaser)
- B. Copy of Articles of Agreement dated 31.03.2021 between M/s. Pach Constructions (Promoter) & Mr. Bharat Shantilal Shah (Purchaser)
- C. Copy of Society Maintenance Bill No. 4943 dated 01.06.2024 in the name of M/s. Pach Construction issued by Magnum Opus Co-Op. Hsg. Soc. Ltd.
- D. Copy of Society Share Certificate No. 020 dated 31.07.2001 in the name of M/s. Pach Construction issued by Magnum Opus Co-Op. Hsg. Soc. Ltd.
- E. Copy of Commencement Certificate No. CE / 5618 / WS / AK dated 28.07.1997 issued by Municipal Corporation of Greater Mumbai.
- F. Copy of Occupancy Certificate No. CE / 5618 / WS / AK dated 08.12.2000 issued by Municipal Corporation of Greater Mumbai.

This assignment is undertaken based on the request from our client **Mr. Tarun Shah**.

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. G-3, Ground Floor, Wing – B, “Magnum Opus Co-Op. Hsg. Soc. Ltd.”, Juhu Versova Link Road, 7 Bungalows, Andheri (West), Mumbai – 400 061, 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	09.07.2024
3	Name of the Owner	Mr. Bharat Shantilal Shah as per Agreement for Sale dated 31.03.2021
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. G-3, Ground Floor, Wing – B, “ Magnum Opus Co-Op. Hsg. Soc. Ltd. ”, Juhu Versova Link Road, 7 Bungalows, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India.
6	Location, street, ward no	Juhu Versova Link Road, 7 Bungalows
7	Survey/ Plot no. of land	CTS No. 1294, Village Versova
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 = 2186 Sq. Ft. i.e., 203.00 Sq. M. (Area as per Actual site measurement) Built up area = 2,806.00 Sq. Ft. i.e., 260.78 Sq. M. Garden area=1,000.00 Sq. Ft. i.e., 92.92 Sq. M. (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is	Sodawala Lane



	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?	Owner occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully occupied by owner
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	Water chares of ₹ 500.00 as per Copy of Society Maintenance Bill No. 4943 dated 01.06.2024
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N.A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
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?	N.A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Municipal Taxes of ₹ 4,118.00 as per Copy of Society Maintenance Bill No. 4943 dated 01.06.2024
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Insurance Charges of ₹ 511.00 as per Copy of Society Maintenance Bill No. 4943 dated 01.06.2024
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 2001 attached
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2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	Year of Completion – 2000 (As per Occupancy 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	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. Tarun Shah**, we have valued the Residential Flat No. G-3, Ground Floor, Wing – B, “**Magnum Opus Co-Op. Hsg. Soc. Ltd.**”, Juhu Versova Link Road, 7 Bungalows, Andheri (West), Mumbai – 400061, 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 (Notary) dated 17.03.2001 between M/s. Pach Constructions (Promoter) & Mr. Bharat Shantilal Shah (Purchaser)
B.	Copy of Articles of Agreement dated 31.03.2021 between M/s. Pach Constructions (Promoter) & Mr. Bharat Shantilal Shah (Purchaser)
C.	Copy of Society Maintenance Bill No. 4943 dated 01.06.2024 in the name of M/s. Pach Construction issued by Magnum Opus Co-Op. Hsg. Soc. Ltd.
D.	Copy of Society Share Certificate No. 020 dated 31.07.2001 in the name of M/s. Pach Construction issued by Magnum Opus Co-Op. Hsg. Soc. Ltd.
E.	Copy of Commencement Certificate No. CE / 5618 / WS / AK dated 28.07.1997 issued by Municipal Corporation of Greater Mumbai.
F.	Copy of Occupancy Certificate No. CE / 5618 / WS / AK dated 08.12.2000 issued by Municipal Corporation of Greater Mumbai.

3.2. Location:

The said building is located at CTS No. 1294, Village Versova in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 800 Mtrs. walking distance from Versova metro station.



3.3. Building / Property:

The structure is a Ground + 4th upper floors building. The Residential building is known as “Magnum Opus Co-Op. Hsg. Soc. Ltd”. The building is used for Residential purpose. The building is having 1 lift.

3.4. Flat:

The Flat under valuation is situated on the Ground Floor. The composition of property is Living Room + 3 Bedrooms Dining Area + Passage + Kitchen + 3 Toilets + 3 W.C. It is finished with Vitrified flooring, Teak wood door frames with solid flush doors with Aluminum Sliding windows, Concealed plumbing & Concealed electrification is provided.

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

	Flat	Garden
The Built-up area of the Property in Sq. Ft.	: 2,806.00	1,000.00
The Built-up area of the Property in Sq. M.	: 260.78	92.90
Depreciation Calculation:		
Year of Construction of the building	: Year of Completion – 2000 (As per Occupancy Certificate)	
Expected total life of building	: 59 years	
Age of the building as on 01.04.2001	: 01 year	
Cost of Construction	: 260.78 Sq. M x ₹ 5,500.00 = ₹ 14,34,290.00	
Depreciation	: N.A. Building age is below 5 years	
Amount of depreciation	: N.A. Building age is below 5 years	
Rate as on 01.04.2001 for Residential Property Premises (As per Ready Reckoner 2001)	: ₹ 42,350.00 per Sq. M.	₹ 8,260.00 per Sq. M.
Flat – ₹ 42,350.00 per Sq. M.		
Garden – (40% of ₹ 20,650.00 Plot rate)		
Rate considered for valuation Value of Property as on 2001	: 260.78 Sq. M. x ₹ 42,350.00 = ₹ 1,10,44,033.00	92.90 Sq. M. x ₹ 8,260.00 = ₹ 7,67,354.00
Depreciated Value of the property as on 01.04.2001	: = ₹ 1,10,44,033.00	= ₹ 7,67,354.00
Total Depreciated Value of the property as on 01.04.2001 (A)	= ₹ 1,18,11,387.00	
Add for Stamp Duty charges (B)	: ₹ 9,03,670.00	
Add for Registration charges (C)	: ₹ 20,000.00	
Total Cost of Acquisition (A + B + C)	: ₹ 1,19,67,703.00	

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 2024 – 25 : 363
3. **Indexed Cost of Acquisition** : **₹ 4,34,42,762.00**
4. **(₹ 1,19,67,703.00 * 363/100)**



Taking into consideration above said facts, we can evaluate the value of Residential Flat No. G-3, Ground Floor, Wing – B, “**Magnum Opus Co-Op. Hsg. Soc. Ltd.**”, Juhu Versova Link Road, 7 Bungalows, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India for this particular purpose at **₹ 1,19,67,703.00 (Rupees One Crore Nineteen Lakh Sixty-Seven Thousand Seven Hundred Three Only)** as on **01.04.2001**.

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 **01.04.2001** is **₹ 1,19,67,703.00 (Rupees One Crore Nineteen Lakh Sixty-Seven Thousand Seven Hundred Three 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.

VASTUKALA
ARCHITECTS AND ENGINEERS



4. ANNEXURE TO FORM 0-1

1.	No. of floors and height of each floor	Ground + 4 upper floors								
2.	Plinth area floor wise as per IS 3361-1966	Information not available								
3.	Year of construction	Year of Completion – 2000 (As per Occupancy Certificate)								
4.	Estimated future life as on year 2001	59 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.	<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 <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	As per requirement Ordinary
(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	4' to 5' brick masonry compound wall								
17.	No. of lifts and capacity	1 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

- (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”.

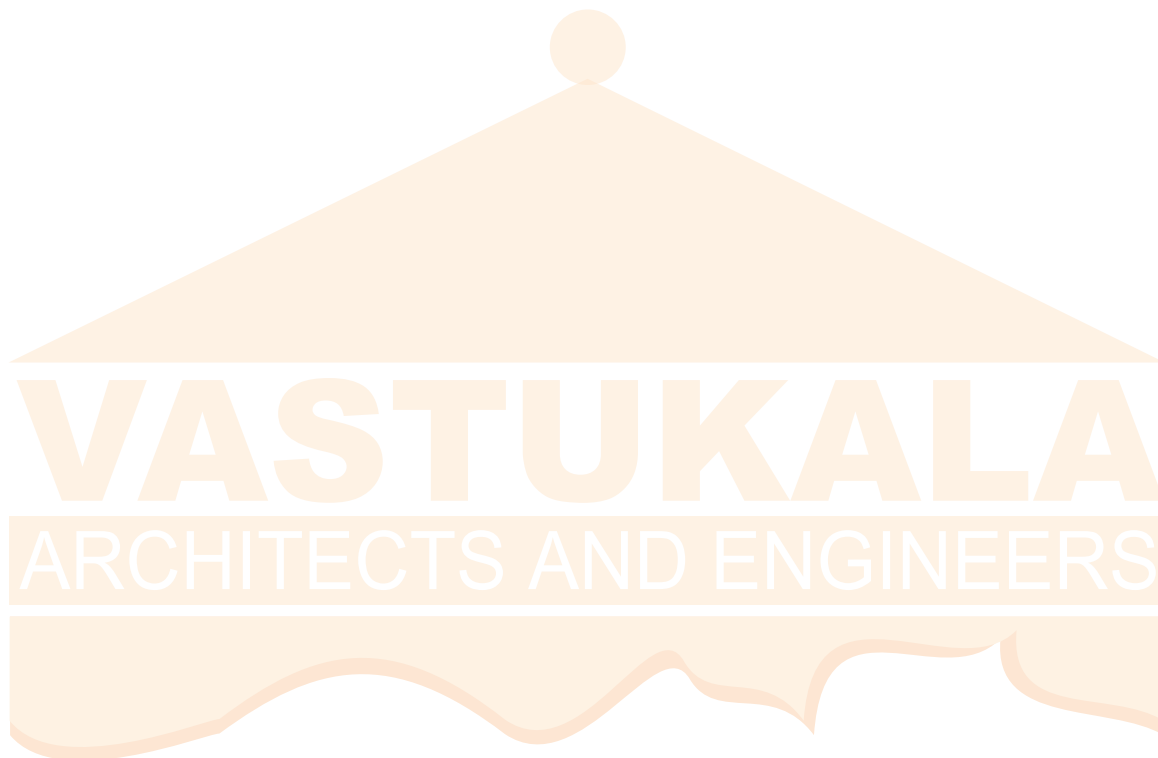
Fundamental assumptions and conditions presumed in this definition are:

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.

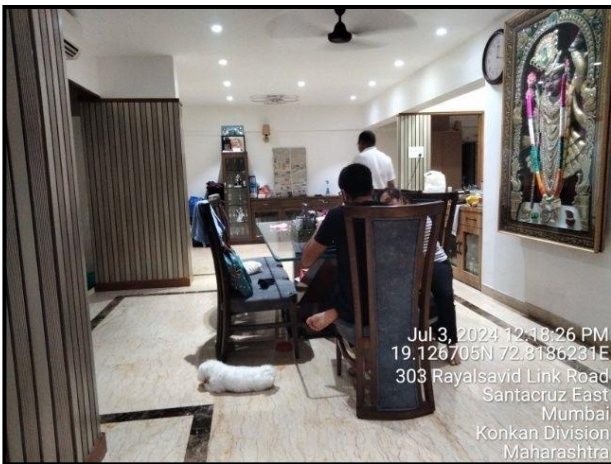


5.3. UNDER LYING ASSUMPTIONS

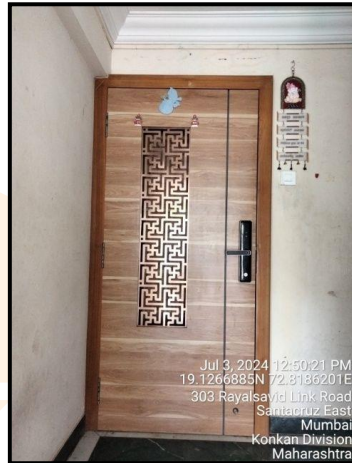
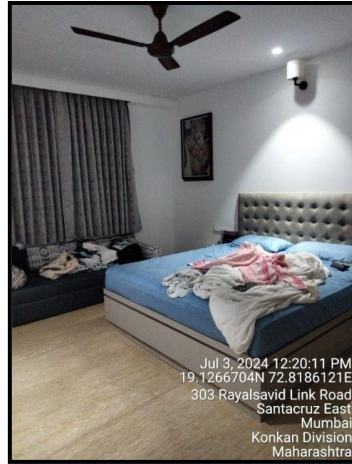
1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property 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.



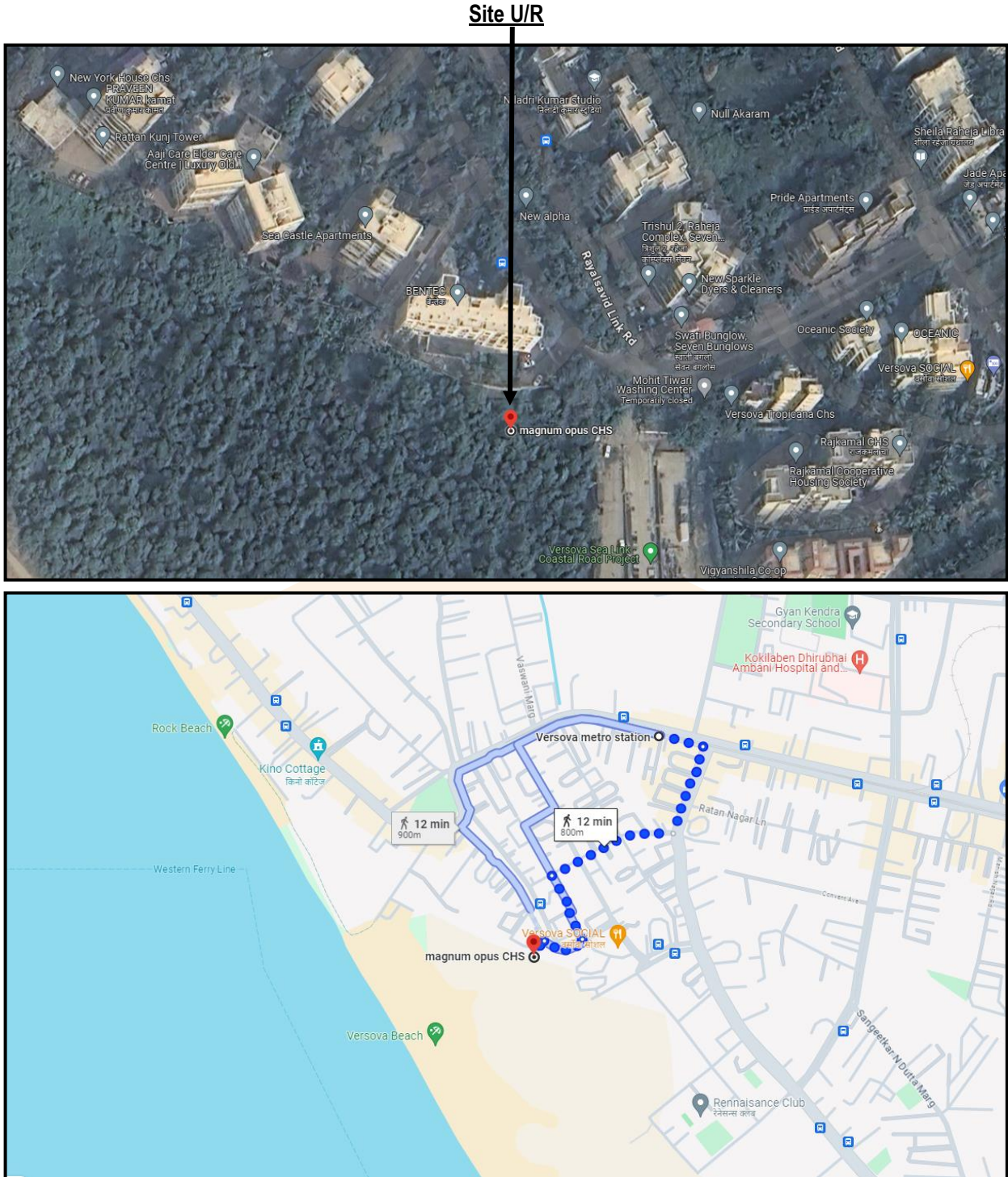
6. Actual site photographs



7. Actual site photographs



8. Route Map of the property



Latitude Longitude: 19°07'35.9"N 72°49'07.3"E

Note: The Blue line shows the route to site from nearest metro station (Versova – 800 Mtrs.)



9. Ready Reckoner Rate for Year 2001

9.1. Rate for Property

Zone No.	Location of Property in K Ward (West) (Vile Parle, Andheri, Jogeshwari West)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial/ Office	Shop/ Commercial
1	Land: South side boundry of ward on South side, on East Swami Vivekanand Road, on North Vaikunthlal Mehta Marg and on West Sea beach (Juhu Beach). Village : <i>Juhu, Vile Parle West</i>	21,900	42,350	49,350	83,800
2-R	Road: Swami Vivekanand Road from South boundry of ward to Junction of Jayprakash Road. Village : <i>Vile Parle West</i> Village : <i>Andheri (W), Bandivli</i>	30,900	58,500	68,800	89,400
		30,900	58,200	68,800	98,300
3	Land: On East Railway Line, on West Swami Vivekanand Road, on North Jayprakash Road upto Andheri Station and on South boundry of South side of ward. All the portion surrounded. Village : <i>Vile Parle West,</i> Village : <i>Andheri (W)</i>	23,200	44,500	60,350	89,400
		23,200	44,500	63,500	98,350
4	Land: On East Swami Vivekanand Road on North Juhu Lane and South portion of P and T upto Link Road, on South Vaikunthlal Mehta Marg, on West 100' Link Road. All the portion surrounded. Village : <i>Juhu, Vile Parle West</i> Village : <i>Andheri (W)</i>	29,000	46,750	58,200	92,150
		29,000	47,600	58,200	92,150
5	Land: On East 100' Link Road, on West sea of Juhu beach, on North Juhu Lane on South Vaikunthlal Mehta Marg upto sea. All the portion surrounded. Village : <i>Juhu,</i> Village : <i>Andheri (W)</i>	21,300	42,350	52,000	88,000
		21,250	42,350	52,950	84,400
6	Land: On West Juhu and Versova beach, on North Jayprakash Road, on East 100' Link Road (Passing through Indian Oil and D.N.Nagar) on South Juhu Lane. All the portion surrounded. Village : <i>Versova</i> Village : <i>Juhu</i> Village : <i>Andheri (W)</i>	20,650	42,350	55,300	82,150
		20,650	42,350	49,400	82,150
		20,650	42,350	55,300	82,150

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 **₹ 1,19,67,703.00 (Rupees One Crore Nineteen Lakh Sixty-Seven Thousand Seven Hundred Three Only).**

For **Vastukala Architects & Engineers**

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

VASTUKALA
ARCHITECTS AND ENGINEERS

