

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

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CE : AM054371-6
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 Owner as on 01.05.2002: Mrs. Susmita De (earlier name as per Documents Mrs. Susmita Ghosh)

Residential Flat No. 203, 2nd Floor, Building No. 2, Wing – A, Blue Nile, “Pacific Enclave Co-Op. Hsg. Soc. Ltd.”,
Pacific Enclave, Near Hiranandani Hospital, Opp. IIT Main Gate, Powai, Mumbai, Pin – 400 076, State –
Maharashtra, Country – India

Latitude Longitude: 19°07'17.9"N 72°55'00.9"E

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Vastu/Mumbai/08/2024/9769/2307817
23/05-295-VVS
Date: 23.08.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, Building No. 2, Wing – A, Blue Nile, “Pacific Enclave Co-Op. Hsg. Soc. Ltd.”, Pacific Enclave, Near Hiranandani Hospital, Opp. IIT Main Gate, Powai, Mumbai, Pin – 400 076, State – Maharashtra, Country – India was belonging to **Mrs. Susmita De** as per Share Certificate date 17.11.2018 (earlier name as per documents Mrs. Susmita Ghosh)

Boundaries of the property.

North : Internal Road & Club House
South : C – Wing (Blooming Heights Building)
East : Powai Internal Road
West : E – Wing & Open Plot

- The purpose of this report is to ascertain the Indexed Cost of Acquisition (F. Y. 2024 - 25) of the property as detailed above.
- The property premises can be assessed and valued for calculation of Capital Gain Tax purpose as on 1st May 2002 at ₹ 8,29,112.00 (Rupees Eight Lakh Twenty Nine Thousand One Hundred Twelve Only).
- The Indexed Cost of Acquisition of Property under consideration as on 2024 – 25 is ₹ 28,66,359.00 (Rupees Twenty Eight Lakh Sixty Six Thousand Three Hundred Fifty Nine Only) without any major Renovation & improvement after 2002.
- The following documents were perused :

- Copy of Share Certificate No. 007 dated 17.11.2018 in the name Amendment Mrs. Susmita De
- Copy of Possession Letter date 01.05.2002 in the name of Mrs. Susmita Ghosh issued by G. H. P. Enterprises
- Copy of Agreement for sale dated 01.11.2000 between G. H. P. Enterprises (the Seller) AND Mrs. Susmita Ghosh (the Buyer)
- Copy of Stamp Duty Receipt No. 29 date 01.11.2000 in the name of Mrs. Susmita Ghosh



This assignment is undertaken based on the request from our client **Mrs. Susmita De.**

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**

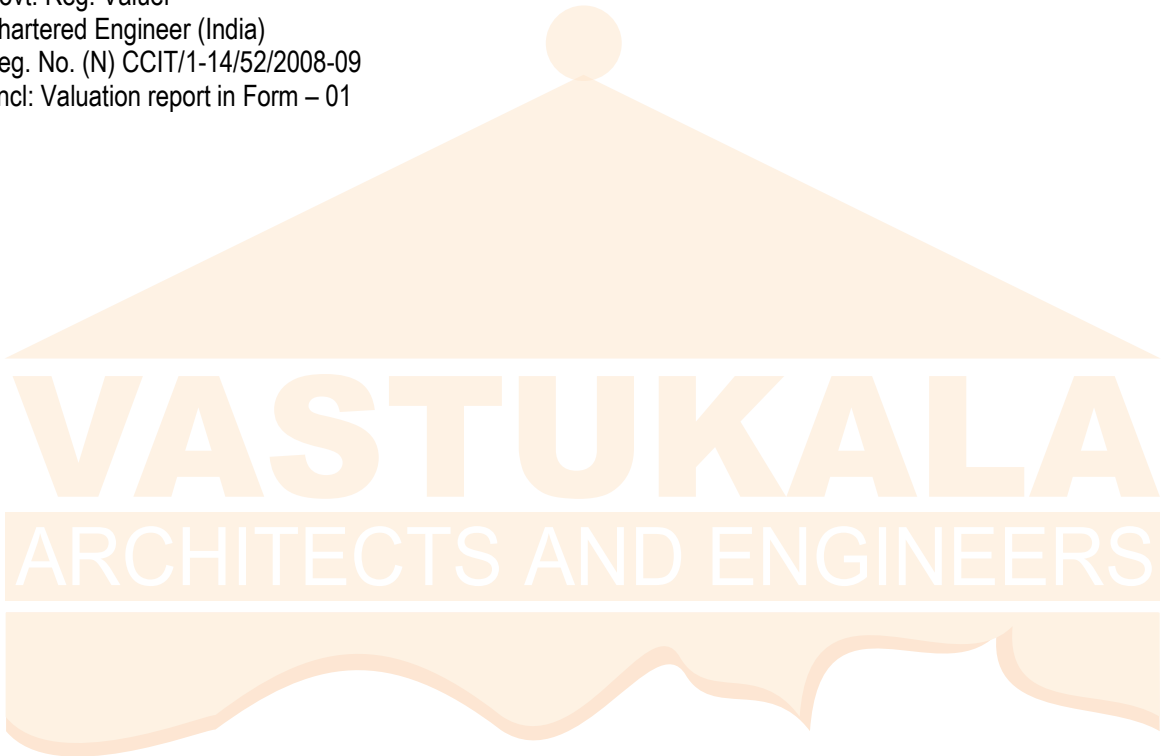
Sharadkumar B. Chalikwar

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. 203, 2nd Floor, Building No. 2, Wing – A, Blue Nile, “Pacific Enclave Co-Op. Hsg. Soc. Ltd.”, Pacific Enclave, Near Hiranandani Hospital, Opp. IIT Main Gate, Powai, Mumbai, Pin – 400 076, 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 01-05-2002 for computation of Capital Gains Tax .
2	Date of Report	23.08.2024
3	Name of the Owner	Mrs. Susmita De as per Share Certificate date 17.11.2018 (earlier name as per documents Mrs. Susmita Ghosh)
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. 203, 2 nd Floor, Building No. 2, Wing – A, Blue Nile, “Pacific Enclave Co-Op. Hsg. Soc. Ltd.”, Pacific Enclave, Near Hiranandani Hospital, Opp. IIT Main Gate, Powai, Mumbai, Pin – 400 076, State – Maharashtra, Country – India
6	Location, street, ward no	Powai Internal Road, Opp. IIT Main Gate, Powai
7	Survey/ Plot no. of land	C.T.S. No. 63-A (1 to 2 & 4 to 24), Village – Tirandaz, Powai
8	Is the property situated in Residential / commercial/ mixed area/ industrial area?	Residential
9	Classification of locality-high class/ middle class/poor class	Higher 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, Autos and Private Vehicles

2.2. LAND

12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 420.00 (Area as per actual site measurement) Built Up Area = 54.81 Sq. M. i.e. 590.00 Sq. Ft. (Area as Agreement for Sale)
13	Roads, Streets or lanes on which the land is	Powai Internal Road, Opp. IIT Main Gate



	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	Freehold
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 – Mr. Ashish
	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.	N.A.
	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	Details not available
	(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	N.A.
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	N.A.
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	N.A.
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	Information not available
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available

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 2002 attached



2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	2002 (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 **Mrs. Susmita De**, we have valued the Residential Flat No. 203, 2nd Floor, Building No. 2, Wing – A, Blue Nile, “**Pacific Enclave Co-Op. Hsg. Soc. Ltd.**”, Pacific Enclave, Near Hiranandani Hospital, Opp. IIT Main Gate, Powai, Mumbai, Pin – 400 076, State – Maharashtra, Country – India to ascertain the market value of said property, as on 1st May 2002 for computation of Capital Gains Tax.

We are in receipt of the following documents:

A.	Copy of Share Certificate No. 007 dated 17.11.2018 in the name Amendment Mrs. Susmita De
B.	Copy of Possession Letter date 01.05.2002 in the name of Mrs. Susmita Ghosh issued by G. H. P. Enterprises
C.	Copy of Agreement for sale dated 01.11.2000 between G. H. P. Enterprises (the Seller) AND Mrs. Susmita Ghosh (the Buyer)
D.	Copy of Stamp Duty Receipt No. 29 date 01.11.2000 in the name of Mrs. Susmita Ghosh

3.2. Location:

The said building is located at C.T.S. No. 63-A (1 to 2 & 4 to 24), Village – Tirandaz, Near Hiranandani Hospital, Opp. IIT Main Gate, Powai in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 5.1 Km. travel distance from Saki Naka Metro station.

3.3. Building / Property:

The Structure is a Ground + 7 upper floors building. The Residential building is known as Blue Nile “**Pacific Enclave Co-Op. Hsg. Soc. Ltd.**” The building is used for Residential purpose. The building is 1 lift.



3.4. Flat:

The Flat under reference is situated on the 2nd Floor. The composition of flat is Living + Kitchen + 1 Bedroom + Bath + W.C. + Passage. It is finished with partly Vitrified tiles / Italian Marble flooring, Teakwood door frames with solid flush doors with Aluminum Sliding windows with M.S. Grills, Concealed plumbing & Concealed electrification is provided.

3.5. Valuation as on 1st May 2002 of the Residential Flat:

The Built-Up area of the Property in Sq. Ft.	:	590.00
The Built-Up area of the Property in Sq. M.	:	54.81
Depreciation Calculation:		
Year of Construction of the building	:	2002 (As per Possession Letter)
Expected total life of building	:	70 years
Age of the building as on 2002	:	New Construction
Cost of Construction	:	54.81 x ₹ 5,500.00 = ₹ 3,01,455.00
Rate as on 01-05-2002 for Residential Property Premises	:	₹ 14,500.00 per Sq. M.
Rate considered for valuation Value of Property as on 2002 (A)	:	54.81 Sq. M. x ₹ 14,500.00 = ₹ 7,94,745.00
Add for Stamp Duty charges (B)	:	₹ 26,420.00
Add for Registration charges (C)	:	₹ 7,947.00
Total Cost of Acquisition (A + B + C)	:	₹ 8,29,112.00

3.6. Indexed Cost of Acquisition

- Cost Inflation Index for 2002 : 105
(Considering the transaction shall be made after 01.04.2017)
- Cost Inflation Index for 2024 - 25 : 363
- Indexed Cost of Acquisition : ₹ 28,66,359.00**
(₹ 8,29,112.00 * 363/ 105)

Taking into consideration above said facts, we can evaluate the value Residential Flat No. 203, 2nd Floor, Building No. 2, Wing – A, Blue Nine, “Pacific Enclave Co-Op. Hsg. Soc. Ltd.”, Pacific Enclave, Near Hiranandani Hospital, Opp. IIT Main Gate, Powai, Mumbai, Pin – 400 076, State – Maharashtra, Country – India at ₹ 8,29,112.00 (Rupees Eight Lakh Twenty Nine Thousand One Hundred Twelve Only) as on 1st May 2002.



3.7. NOTES

- 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 May 2002** is ₹ **8,29,112.00 (Rupees Eight Lakh Twenty Nine Thousand One Hundred Twelve Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- 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.
- 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 + 7 upper floors.
2.	Plinth area floor wise as per IS 3361-1966	Information not available
3	Year of construction	2002 (As per Possession Letter)
4	Estimated future life as on year 2002	-
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 with M.S. Grills
10	Flooring	Partly Vitrified tiles / Italian Marble flooring
11	Finishing	Internal walls are finished with POP + Cement Plaster. External walls are finished with sand faced plaster
12	Roofing and terracing	R. C. C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Ordinary
15	Sanitary installations	
	(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.	Ordinary



16	Compound wall Height and length Type of construction	6'.0" High, R.C.C. columns with B. B. Masonry 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 **01st May 2002** 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.

VASTUKALA
ARCHITECTS AND ENGINEERS

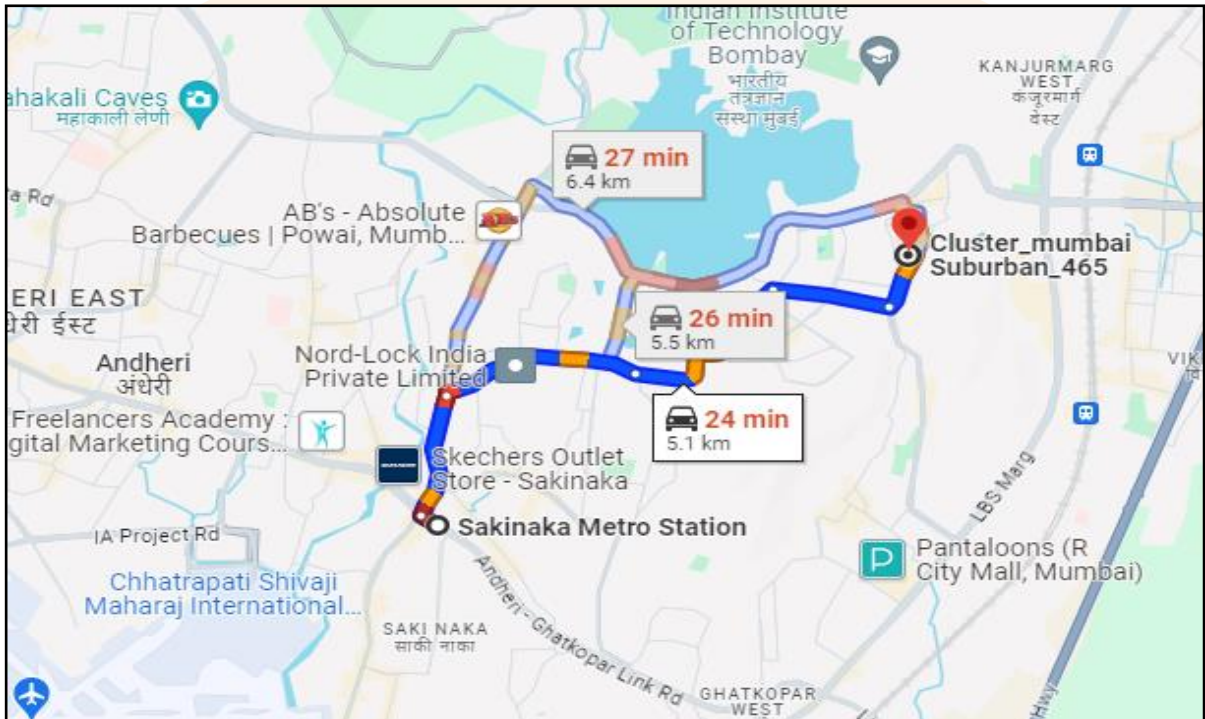
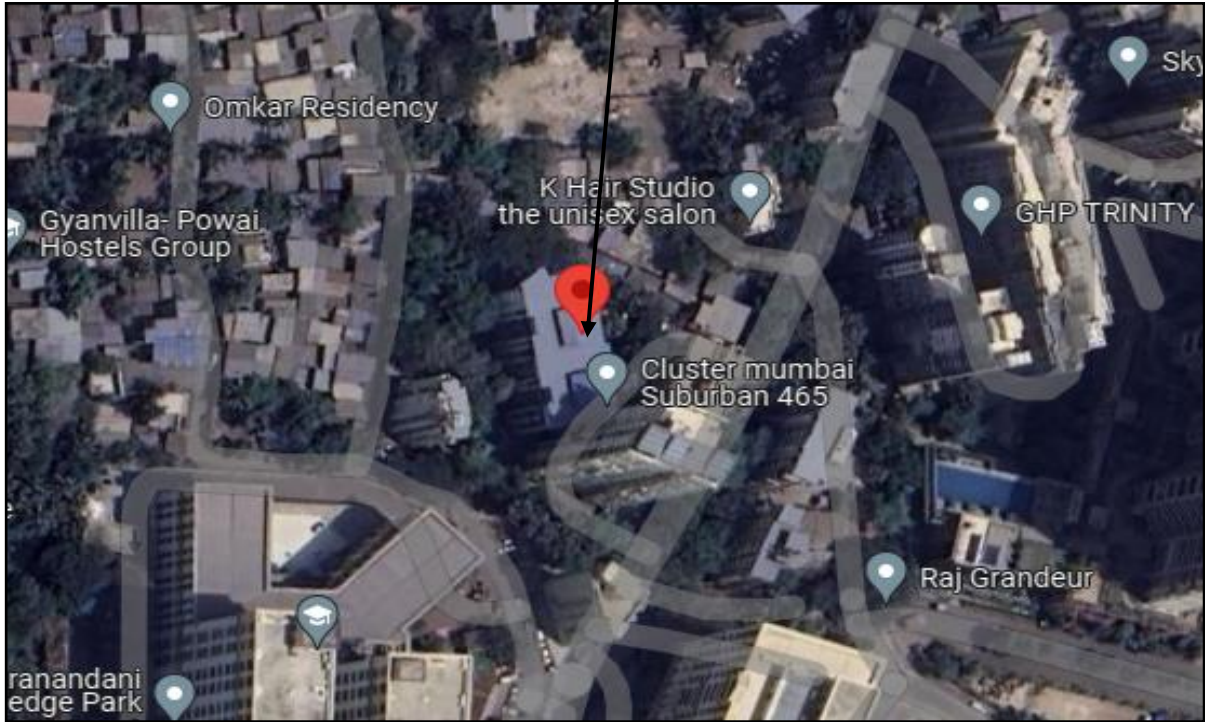


6. Actual site photographs



7. Route Map of the property

Site U/R



Latitude Longitude: 19°07'17.9"N 72°55'00.9"E

Note: The Blue line shows the route to site from nearest Metro station (Saki Naka – 5.1 Km.)



8. Ready Reckoner Rate for Year 2002

8.1. Rate for Property

Zone / Sub-Zone	Description	Rate of Developed Land	Rate of Land + Building in Rs. per Sq.Mt.		
			Residential	Industrial/ Office	Shop
92/443	Road: Lalbadur Shastri Marg. C.T.S.No. 372, 403, 508, 509, 510, 512, 513, 514, 515, 519, 520, 521, 540, 543, 544, 549, 551, 553, 555, 556, 558 to 567, 572, 574 to 581, 586, 588, 589, 593, 595, 601, 605, 607, 608, 612, 613, 614, 617, 618, 622, 637, 638, 642, 643, 644, 646, 647, 648, 650, 651, 652, 697.	7,400	21,200	21,500	33,200
92/444	Road: Station Road between L.B.S.Marg and Bhandup Railway Station. C.T.S.No. 626, 628, 632, 635, 639, 641.	6,650	16,800	23,900	35,800
92/445	Road: Sardar Pratap Singh Road. C.T.S.No. 53, 54, 100, 102, 103, 105, 108, 175, 178 to 183, 185, 186, 226, 230, 232, 233, 234, 237, 250 to 253, 336, 337, 341, 343, 344, 353, 356, 358, 359, 360, 362, 363, 364, 368, 370, 373, 1330.	5,400	16,800	18,300	27,500
Mumbai Suburb, Taluka Kurla, Village Hariyali.					
93/446	Land: On North village boundary, on East L.B.S.Marg, on South Jogeshwari-Vikroli Link Road, on West village boundary. C.T.S.No. 3, 4.	5,400	16,000	18,300	26,800
93/447	Land: On North village boundary, on East Central Railway line, on South Jogeshwari-Vikroli Link Road, on West L.B.S.Marg. C.T.S.No. 114.	5,900	16,800	19,100	26,600
93/448	Land: On North village boundary, on East Express Highway, on South Village boundary, on West L.B.S. Marg. C.T.S.No. 119 to 123, 125 to 132, 134 to 140, 143 to 147, 149 to 187, 197, 199 to 228, 230 to 255, 257 to 330, 333 to 355.	4,400	15,000	17,100	19,700
93/449	Land: On North Jogeshwari-Vikroli Link Road, on East Central Railway line, on West L.B.S. Marg, on South village boundary. C.T.S.No. 49 to 72, 74 to 76, 78 to 80, 82, 84, 88, 90, 91, 96, 100, 106, 107, 148, 188 to 196, 198, 256.	7,400	17,400	19,000	26,600
93/450	Land: On North Jogeshwari-Vikroli Link Road, on East L.B.S.Marg, on South and West village boundary. C.T.S.No. 8, 20, 23.	4,900	13,800	17,600	22,200
93/451	Land: All the properties of East side of Express Highway. C.T.S.No. 356, 365.	5,450	16,600	17,400	24,800
93/452	Road: Lal Bahadur Shastri Marg. C.T.S.No. 1, 2, 5 to 7, 9, 12, 14 to 19, 21, 22, 24 to 28, 30 to 48, 73, 83, 85, 86, 87, 89, 93, 94, 95, 97, 99, 101, 102, 104, 105, 108 to 113, 115 to 118.	7,400	21,200	21,500	33,200
Mumbai Suburb, Taluka Kurla, Village Tirandaz.					
94/453	Land: All the properties of Tirandaz village. C.T.S.No. 1 to 108.	5,850	14,500	16,500	29,500

8.2. Construction Rate

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



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 as on 1st May 2002 for ₹ 8,29,112.00 (Rupees Eight Lakh Twenty Nine Thousand One Hundred Twelve Only).

For Vastukala Architects & Engineers

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

