



- 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

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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 Owner as on 01.04.2001: Ms. Stuti Mukherjee & Mr. Subhankar Banerjee

Residential Flat No. NL - 5/26/1, Ground Floor, NL – 5 Type, Building No. 26, “**NL - 5 Apartment Owners Association**”, Sector – 03, Nerul, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin – 400 706,
State – Maharashtra, Country – India

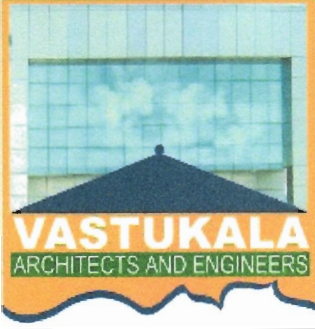
Latitude Longitude: 19°02'25.7"N 73°01'12.6"E

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

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Valuation Report Prepared For: Capital Gain / Ms. Stuti Mukherjee (9821/2307243)

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Vastu/Mumbai/07/2024/9821/2307243

16/01-247-VVS

Date: 16.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. NL - 5/26/1, Ground Floor, NL – 5 Type, Building No. 26, “**NL - 5 Apartment Owners Association**”, Sector – 03, Nerul, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin – 400 706, State – Maharashtra, Country – India was belonging to **Ms. Stuti Mukherjee & Mr. Subhankar Banerjee** till sold the property to Mr. Praveen Vitthal Shetty & Ms. Pavithra Vittal Shetty as per Conveyance Deed dated 25.01.2024.

Boundaries of the property.

North : Road & Other Residential Building
South : Best Bus Depot Road
East : Road
West : Other Residential Building & Road

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 1st April 2001 at ₹ **4,78,880.00 (Rupees Four Lakh Seventy Eight Thousand Eight Hundred Eighty Only)**.
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ **16,66,502.00 (Rupees Sixteen Lakh Sixty Six Thousand Five Hundred Two Only)** without any major Renovation & improvement after 2001.
4. The following documents were perused :

- A. Copy of Conveyance Deed dated 25.01.2024 between Ms. Stuti Mukherjee & Mr. Subhankar Banerjee (the Vendors) AND Mr. Praveen Vitthal Shetty & Ms. Pavithra Vittal Shetty (the Vendees)
- B. Copy of Society NOC date 14.01.2024



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

- | |
|---|
| C. Copy of CIDCO Transfer Letter No. CIDCO / EMS / EO / 92 / 854 date 15.10.1992 |
| D. Copy of Deed of Apartment date 01.09.1992 b/w. CIDCO (the Corporation) AND Ms. Stuti Mukherjee & Mr. Subhankar Banerjee (the Apartment Owner) |
| E. Copy of Permission for sale of Apartment CIDCO Letter date 06.08.1992 |
| F. Copy of Tripartite Agreement date 01.09.1992 b/w. CIDCO (the Corporation) AND Mr. Pednekar Krishna J (the Original Apartment Owner) AND Stuti Mukherjee & Mr. Subhankar Banerjee (the Apartment Owner) |
| G. Copy of CIDCO Possession Receipt date 22.10.1984 |

This assignment is undertaken based on the request from our client **Mr. Gautam Banerjee**.

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**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Architects and Engineers,
ou=Mumbai, email=sbchalikwar@gmail.com,
c=IN
Date: 2024.07.17 10:14:59 +05'30'

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. NL - 5/26/1, Ground Floor, NL – 5 Type, Building No. 26, “**NL -5 Apartment Owners Association**”, Sector – 03, Nerul, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin – 400 706,
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	16.07.2024
3	Name of the Owner	Ms. Stuti Mukherjee & Mr. Subhankar Banerjee till sold the property to Mr. Praveen Vitthal Shetty & Ms. Pavithra Vittal Shetty as per Conveyance Deed dated 25.01.2024
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership
5	Brief description of the property	Residential Flat No. NL - 5/26/1, Ground Floor, NL – 5 Type, Building No. 26, “ NL -5 Apartment Owners Association ”, Sector – 03, Nerul, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin – 400 706, State – Maharashtra, Country – India
6	Location, street, ward no	Best Bus Depot Road, Sector – 03, Nerul, Taluka – Panvel, Dist. – Raigad, Navi Mumbai
7	Survey/ Plot no. of land	Sector – 03, Nerul, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin – 400 706
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, 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. = 357.00 (Area as per actual site measurement) Built Up Area = 31.40 Sq. M. i.e. 338.00 Sq. Ft. (Area as Conveyance Deed)
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13	Roads, Streets or lanes on which the land is abutting	Sector – 03, Nerul, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin – 400 706
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	Leasehold
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.	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. Atul Narange
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied by Tenant - Mr. Atul Narange
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 CIDCO FSI percentage actually utilized - Information not available



2.4. RENTS

26	(i)	Names of tenants/ lessees/ licensees, etc.	Mr. Atul Narange
	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 23,000.00 Presented rental income per month
	(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	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?	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 2001 attached



2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	1984 (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 **Ms. Stuti Mukherjee & Mr. Subhankar Banerjee**, we have valued the Residential Flat No. NL - 5/26/1, Ground Floor, NL – 5 Type, Building No. 26, “**NL -5 Apartment Owners Association**”, Sector – 03, Nerul, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin – 400 706, State – Maharashtra, Country – India to ascertain the market value of said property, as on 1st April 2001 for computation of Capital Gains Tax.

We are in receipt of the following documents:

- Copy of Conveyance Deed dated 25.01.2024 between Ms. Stuti Mukherjee & Mr. Subhankar Banerjee (the Vendors) AND Mr. Praveen Vitthal Shetty & Ms. Pavithra Vittal Shetty (the Vendees)
- Copy of Society NOC date 14.01.2024
- Copy of CIDCO Transfer Letter No. CIDCO / EMS / EO / 92 / 854 date 15.10.1992
- Copy of Deed of Apartment date: 01.09.1992 b/w. CIDCO (the Corporation) AND Ms. Stuti Mukherjee & Mr. Subhankar Banerjee (the Apartment Owner)
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- Copy of CIDCO Possession Receipt date 22.10.1984

3.2. Location:

The said building is located at Sector – 03, Nerul, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin – 400 706 in City & Industrial Development Corporation of Maharashtra Ltd., The property falls in Residential Zone. It is at 1.2 Km. travel distance from Nerul Railway station.



3.3. Building / Property:

The Structure is a Ground + 2 upper floors building. The Residential building is known as "NL -5 Apartment Owners Association". The building is used for Residential purpose. The building is without lift.

3.4. Flat:

The Flat under reference is situated on the Ground Floor. The composition of flat is Living + Kitchen + 2 Bedrooms + Toilet + Passage. It is finished with Vitrified tiles flooring, Teakwood door frames with solid flush doors with Powder coated Aluminum Sliding windows with M.S. Grills, Concealed plumbing & Concealed electrification is provided.

3.5. Valuation as on 1st April 2001 of the Residential Flat:

The Built-Up area of the Property in Sq. Ft.	:	338.00
The Built-Up area of the Property in Sq. M.	:	31.40
Depreciation Calculation:		
Year of Construction of the building	:	1984 (As per Possession Letter)
Expected total life of building	:	70 years
Age of the building as on 2001	:	17 years
Cost of Construction	:	31.40 x ₹ 4,800.00 = ₹ 1,50,720.00
Depreciation	:	21.86%
Amount of depreciation	:	₹ 32,947.00
Rate as on 01-04-2001 for Residential Property Premises	:	₹ 15,905.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001.	:	31.40 Sq. M. x ₹ 15,905.00 = ₹ 4,99,417.00
Depreciated Fair Value of the property as on 01-04-2001 (A)	:	₹ 4,99,417.00 (-) ₹ 32,947.00 = ₹ 4,66,470.00
Add for Stamp Duty charges (B)	:	₹ 7,745.00
Add for Registration charges (C)	:	₹ 4,665.00
Total Cost of Acquisition (A + B + C)	:	₹ 4,78,880.00

3.6. Indexed Cost of Acquisition

- Cost Inflation Index for 2001 : 100
(Considering the transaction shall be made after 01.04.2017)
- Cost Inflation Index for 2023 - 24 : 348
- Indexed Cost of Acquisition** : **₹ 16,66,502.00**
(₹ 4,78,880.00 * 348/ 100)



Taking into consideration above said facts, we can evaluate the value Residential Flat No. NL - 5/26/1, Ground Floor, NL – 5 Type, Building No. 26, “**NL -5 Apartment Owners Association**”, Sector – 03, Nerul, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin – 400 706, State – Maharashtra, Country – India at **₹ 4,78,880.00 (Rupees Four Lakh Seventy Eight Thousand Eight Hundred Eighty Only)** as on **1st April 2001**.

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 as on **1st April 2001** is **₹ 4,78,880.00 (Rupees Four Lakh Seventy Eight Thousand Eight Hundred Eighty 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 + 2 upper floors.
2.	Plinth area floor wise as per IS 3361-1966	Information not available
3.	Year of construction	1984 (As per Possession Letter)
4.	Estimated future life as on year 2001	53 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 Powder coated aluminium Sliding windows with M.S. Grills
10.	Flooring	Vitrified tiles 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	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

- (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 April 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.

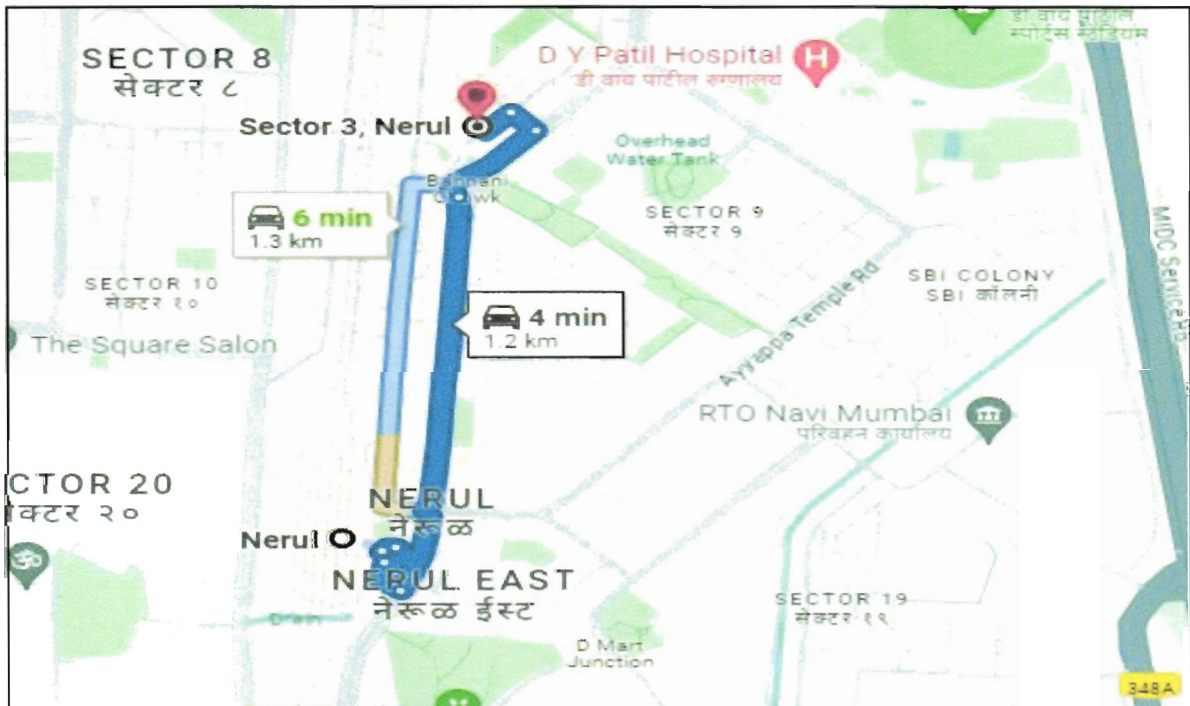
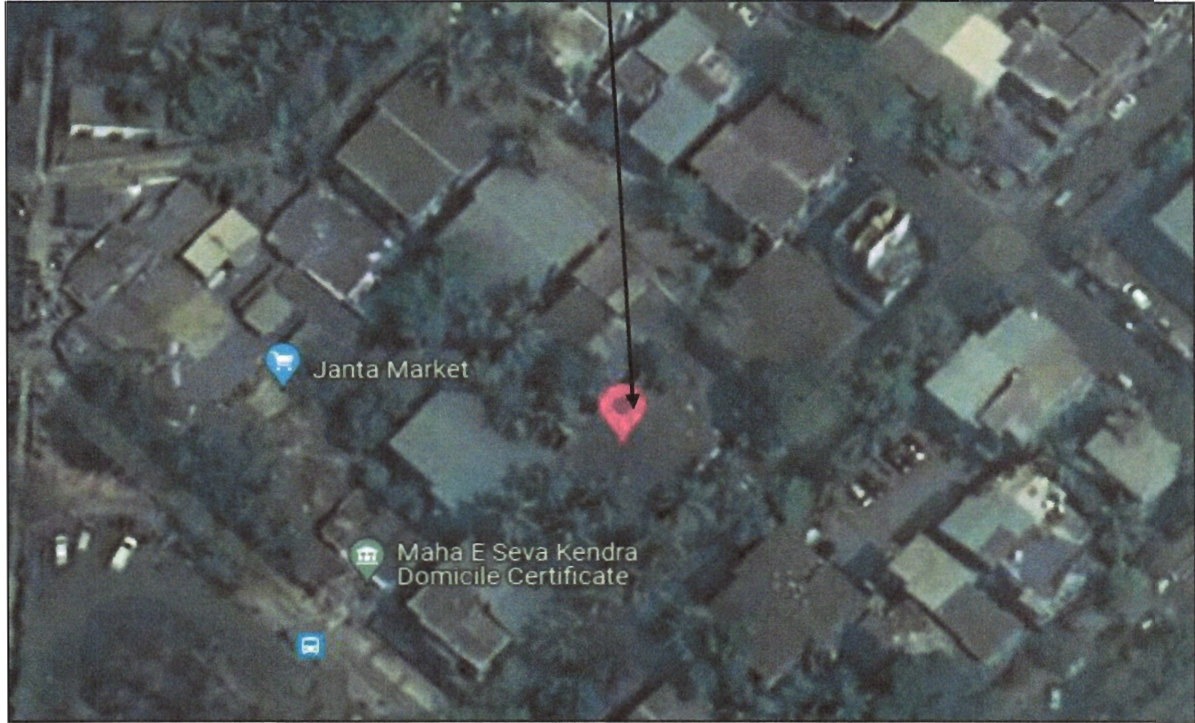


6. Actual site photographs



7. Route Map of the property

Site U/R



Latitude Longitude: 19°02'25.7"N 73°01'12.6"E

Note: The Blue line shows the route to site from nearest Railway station (Nerul – 1.2 Km.)



8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

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दि. 1.1.2001 से 31.12.2001

क्र.सं.	प्लॉट नंबर (प्लॉट) नंबर (पर्वी मुंबई महानगरपालिका) मूल्यविभागांश स्थिति	खुली जमीन रकबा	निवासी इमारत क्षेत्रीय दर	योजना मजल्यावरिष्ठ सुकने व्यवसाय	सकल मजल्यावरिष्ठ सुकने व्यवसाय
5	प्लॉट नंबर 1,1अ,3,6,7,9,11,13.	9470	15905	30325	38995
5	प्लॉट नंबर 15,19,19अ.	9660	16225	30936	39775
5	प्लॉट नंबर 17,21.	9945	16700	31840	40945
5	प्लॉट नंबर 23,25,27.	9470	15905	30055	38995
5	प्लॉट नंबर 2,4,6,8,10,12,14,22,26.	5720	14380	25380	32310
5	प्लॉट नंबर 16,18,24.	2895	15125	25860	32955
5	प्लॉट नंबर सी फेस वरील इमारती 16,18.	9155	15570	26650	33925
5	प्लॉट नंबर 26,28,30,32,34,36,38,40,42,44अ,44.	7965	13555	25430	32745
5	प्लॉट नंबर 46,48,48अ,50.	6245	10885	20010	25725
5	अनिवासी कार्यालय स्थित सुकने व्यवसाय नंबर 52,54,56,58,58अ.	12595	21170	36300	46305
5	प्लॉट नंबर मावलाप	3765	8695	9590	13050



8.2. Construction Rate

3. मूल्य निर्धारण हेतु
 बांधकाम वर्गीकरणानुसार नवीन बांधकामाचे प्रती घी. मी. दर निर्धारित करण्यात येणारे दर

सन 2001 सांख्यिकीत बाजार मूल्यदर ठरवण्यात आले बांधकाम वर्गीकरणानुसार नवीन बांधकामाचे प्रती घी. मी. दर

वर्गीकरण - क

व्याप्तीप्रमाणे :

महानगरपालिका क्षेत्र		कल्याण		नांदेड		महानगरपालिका व इतर	
बांधकाम वर्गीकरण	महामुंबई	दुणे, पिंपरी चिंचवड	दोबिंदली	अमरावती	अ वर्ग	ब व क श्रेणी	
	मधील मुंबई		उल्हासनगर	रांगली	न.पा.	द्वी व प्रमाण	
	ठाणे		श्रीराम	मिर्ज		न. पा. क्षेत्र	
			तोलपूर	कृष्णवड			
			वीरगंगाद	अकोला			
			नारायण	सातनाथ			
			कोल्हापूर				
अ)	2	3	4	5	6	7	8
आर.सी.सी.	5500	4800	4500	4000	3800	3300	2800
ग्रेम, स्ट्रक्चर							
बांधकामाच्या							
स्वरूपात इतर							
आर.सी.सी.							
पित्तल सिमेंट किंवा							
टाईलमध्ये प्लॅस्टर							
सिटापी, सिमेंट							
मॉर्टारमध्ये, भिंतीची							
पुर्बाई, मॉर्टारमध्ये							
स्लॅब असलेला							
आतून बाहेरून							
प्लॅस्टर असलेला							
लकडीचा रंगविलेला							
बिमारत							



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 April 2001 for ₹ 4,78,880.00 (Rupees Four Lakh Seventy Eight Thousand Eight Hundred Eighty Only).

For Vastukala Architects & Engineers

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
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Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

