

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

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## Sharadkumar B. Chalikwar

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M.Sc. (Real Estate Valuation)  
M.Sc. (Plant & Machinery Valuation),  
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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 client: Smt. Sushma Girishchandra Verma & Anshu Girishchandra Verma**

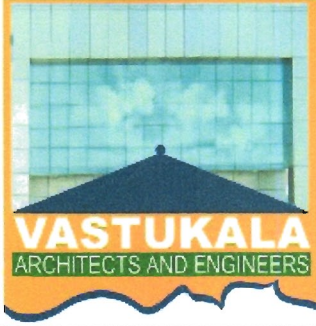
Residential Land & Building on Ward No. 24, Shivaji Chowk, Sanchi Road, Vidisha Nagar Palika,  
Tahasil – Vidisha, Dist. Vidhisa, Pin Code – 464 001, State - Madhya Pradesh, India

**Latitude Longitude: 23°31'20.1"N 77°48'21.0"E**

## Table of Contents

|      |   |    |
|------|---|----|
| 1.   | VALUATION OPINION REPORT.....   | 3  |
| 2.   | Part-1 Form 0-1.....  | 5  |
| 2.1. | GENERAL:.....   | 5  |
| 2.2. | LAND .....  | 5  |
| 2.3. | IMPROVEMENTS.....   | 7  |
| 2.4. | RENTS.....  | 7  |
| 2.5. | SALES .....   | 8  |
| 2.6. | COST OF CONSTRUCTION .....  | 8  |
| 3.   | PART II- VALUATION .....  | 8  |
| 3.1. | General: .....  | 8  |
| 3.2. | Location: .....   | 9  |
| 3.3. | Building / Property:.....   | 9  |
| 3.4. | Residential Land & Building: .....  | 9  |
| 3.5. | Valuation as on 1 <sup>st</sup> April 2001 of the Residential Land & Building:..... | 9  |
| 3.6. | Indexed Cost of Acquisition.....  | 10 |
| 3.7. | NOTES.....  | 11 |
| 4.   | ANNEXURE TO FORM 0-1 .....  | 11 |
| 5.   | PART III- DECLARATION.....  | 12 |
| 5.1. | DECLARATION OF PROFESSIONAL FEES CHARGED .....                                      | 12 |
| 5.2. | DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE .....                                 | 13 |
| 5.3. | UNDER LYING ASSUMPTIONS .....   | 13 |
| 6.   | Actual site photographs .....   | 14 |
| 7.   | Route Map of the property .....   | 16 |
| 8.   | Ready Reckoner Rate for Year 2001 .....   | 17 |
| 8.1. | Rate for Property.....  | 17 |
| 8.2. | Construction Rate .....   | 18 |
| 9.   | VALUATION OF THE PROPERTY PREMISES .....  | 19 |





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Valuation Report Prepared For: Capital Gain / Anshu Verma (9908/2307327)

Page 3 of 19

Vastu/Mumbai/07/2024/9908/2307327  
22/04-331-VVS  
Date: 22.07.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land & Building on Ward No. 24, Shivaji Chowk, Sanchi Road, Vidisha Nagar Palika, Tahasil – Vidisha, Dist. Vidhisa, Pin Code – 464 001, State - Madhya Pradesh, India was belonging to **Smt. Sushma Girishchandra Verma & Anshu Girishchandra Verma** till sold the property to Mr. Eshan Mahesh Chhugani, Smt. Chahat Yash Chhugani & Smt. Sunita Mahesh Chhugani as per Agreement dated 17.08.2003.

Boundaries of the property.

|       | <b>MP452732023A12267493</b>                     | <b>MP452732023A12267562</b>           | <b>MP452732023A12267530</b>          |
|-------|---|---------------------------------------|--------------------------------------|
| North | : Part of property Smt. Chahat Chhugani         | Part of property Smt. Sunita Chhugani | Property of Janki Prasad Shrivastav  |
| South | : Next to 3ft. galli property of Munnalal Yadav | part of property Mr. Eshan Chhugani   | Part of property Mr. Chahat Chhugani |
| East  | : Shivaji Chowk                                 | Shivaji Chowk                         | Shivaji Chowk                        |
| West  | : Property of Munna Lal Yadav                   | Property on Munna Lal Yadav           | Property of Munna Lal Yadav          |

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 1<sup>st</sup> April 2001 as follows: at ₹ **10,42,110.00 (Rupees Ten Lakh Forty Two Thousand One Hundred Ten Only)**.
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ **36,26,543.00 (Rupees Thirty Six Lakh Twenty Six Thousand Five Hundred Forty Three Only)** without any major Renovation & improvement after 2001.



4. The following documents were perused :

- A. Copy of Agreement dated 17.08.2023 between Smt. Sushma Verma & Anshu Verma (the Vendors) AND Mr. Eshan Mahesh Chhugani (the Purchaser) **Registration Number MP452732023A12267493**
- B. Copy of Agreement dated 17.08.2023 between Smt. Sushma Verma & Anshu Verma (the Vendors) AND Smt. Chahat Yash Chhugani (the Purchaser) **Registration Number MP452732023A12267562**
- C. Copy of Agreement dated 17.08.2023 between Smt. Sushma Verma & Anshu Verma (the Vendors) AND Smt. Sunita Mahesh Chhugani (the Purchaser) **Registration Number MP452732023A12267530**
- D. Copy of Property Tax No. 63 date 24.08.2012 in the name of Smt. Sushma Girish Verma
- E. Copy of Praman Patra No. 93 date 09.12.1674 issued by Nagar Palika Vidisha in the name of Smt. Sushma Girish Verma

This assignment is undertaken based on the request from our client **Mr. Anshu Verma**.

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: 2024.07.22 12:54:34 +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 Land & Building on Ward No. 24, Shivaji Chowk, Sanchi Road, Vidisha Nagar Palika, Tahasil – Vidisha, Dist. Vidhisa, Pin Code – 464 001, State - Madhya Pradesh, 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 <b>Capital Gains Tax</b> .  |
| 2  | Date of Report  | 22.07.2024  |
| 3  | Name of the Owner   | <b>Smt. Sushma Girishchandra Verma &amp; Anshu Girishchandra Verma</b> till sold the property to Mr. Eshan Mahesh Chhugani, Smt. Chahat Yash Chhugani & Smt. Sunita Mahesh Chhugani as per Agreement dated 17.08.2003 |
| 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 Land & Building on Ward No. 24, Shivaji Chowk, Sanchi Road, Vidisha Nagar Palika, Tahasil – Vidisha, Dist. Vidhisa, Pin Code – 464 001, State - Madhya Pradesh, India                                     |
| 6  | Location, street, ward no   | Shivaji Chowk, Sanchi Road  |
| 7  | Survey/ Plot no. of land  | Ward No. 24, Vidisha Nagar Palika, Tahasil – Vidisha, Dist. Vidhisa   |
| 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 |                     |
|    | <b>Land Area:</b>   |                     |
|    | <b>As per Agreement</b>   |                     |
|    | <b>Registration Number</b>  | <b>Plot Area in</b> |



|                      | Sq. M        |
|----------------------|--------------|
| MP452732023A12267562 | 27.18        |
| MP452732023A12267530 | 27.74        |
| MP452732023A12267493 | 25.93        |
| <b>Total</b>         | <b>80.85</b> |

**Structure:**

| Area as per Agreement Built up area of the Structure in Sq. M. |              |              |              |
|--|--------------|--------------|--------------|
| Registration Number  | Ground       | First        | Second       |
| MP452732023A12267562   | 27.18        | 27.18        | 27.18        |
| MP452732023A12267530   | 27.74        | 27.74        | 27.74        |
| MP452732023A12267493   | 25.93        | 25.93        | 25.93        |
| <b>Total</b>   | <b>81.54</b> | <b>83.22</b> | <b>77.79</b> |

|    |   |  |
|----|---|--|
| 13 | Roads, Streets or lanes on which the land is abutting   | Shivaji Chowk, Sanchi Road, Vidisha Nagar Palika |
| 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.<br>(i) Initial premium<br>(ii) Ground rent payable per annum<br>(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.   | Vidisha Nagar Palika                             |
| 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?   | Property Redeveloped   |
|    | If the property owner occupied, specify portion and extent of area under owner-occupation             | Property Redeveloped   |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?                           | <ul style="list-style-type: none"> <li>Floor Space Index Permissible – As per Development Control of Regulation of Vidisha Nagar Palika</li> <li>FSI percentage actually utilized - Information not available</li> </ul> |

## 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   | 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  | 1975 (As per Site Information) |
| 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 **Smt. Sushma Girishchandra Verma & Anshu Girishchandra Verma**, we have valued the Residential Land & Building on Old Ward No. 11 & New Ward No. 24, Shivaji Chowk, Sanchi Road, Vidisha Nagar Palika, Tahasil – Vidisha, Dist. Vidhisa, Pin Code – 464 001, State - Madhya Pradesh, 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 Agreement dated 17.08.2023 between Smt. Sushma Verma & Anshu Verma (the Vendors) AND Mr. Eshan Mahesh Chhugani (the Purchaser) **Registration Number MP452732023A12267493**
- Copy of Agreement dated 17.08.2023 between Smt. Sushma Verma & Anshu Verma (the Vendors) AND Smt.





|   |
|---|
| Chahat Yash Chhugani (the Purchaser) <b>Registration Number MP452732023A12267562</b>  |
| C. Copy of Agreement dated 17.08.2023 between Smt. Sushma Verma & Anshu Verma (the Vendors) AND Smt. Sunita Mahesh Chhugani (the Purchaser) <b>Registration Number MP452732023A12267530</b> |
| D. Copy of Property Tax No. 63 date 24.08.2012 in the name of Smt. Sushma Girish Verma  |
| E. Copy of Praman Patra No. 93 date 09.12.1674 issued by Nagar Palika Vidisha in the name of Smt. Sushma Girish Verma   |

### 3.2. Location:

The said building is located at Ward No. 24, Shivaji Chowk, Sanchi Road, Vidisha Nagar Palika, Tahasil – Vidisha, Dist. Vidhisa, Pin Code – 464 001, State - Madhya Pradesh in Vidisha Nagar Palika. The property falls in Residential Zone. It is at 1.3 Km. travel distance from Vidisha Railway station.

### 3.3. Building / Property:

The Structure was a Ground + 2 upper floors building. Ground floor used for commercial purpose and upper floors residential. The building was used for Residential purpose.

### 3.4. Structure:

The Structure under reference is of Ground + 2 upper floors.

### 3.5. Valuation as on 1<sup>st</sup> April 2001 of the Residential Land & Building:

| <b>Value of Land:</b>   | :                  |   |                  |  |                     |                    |                      |       |                      |       |                      |       |              |              |
|---|--------------------|---|------------------|--|---------------------|--------------------|----------------------|-------|----------------------|-------|----------------------|-------|--------------|--------------|
| The Land area in Sq. M.   | :                  | <table border="1"> <thead> <tr> <th colspan="2">As per Agreement</th> </tr> <tr> <th>Registration Number</th> <th>Plot Area in Sq. M</th> </tr> </thead> <tbody> <tr> <td>MP452732023A12267562</td> <td>27.18</td> </tr> <tr> <td>MP452732023A12267530</td> <td>27.74</td> </tr> <tr> <td>MP452732023A12267493</td> <td>25.93</td> </tr> <tr> <td><b>Total</b></td> <td><b>80.85</b></td> </tr> </tbody> </table> | As per Agreement |  | Registration Number | Plot Area in Sq. M | MP452732023A12267562 | 27.18 | MP452732023A12267530 | 27.74 | MP452732023A12267493 | 25.93 | <b>Total</b> | <b>80.85</b> |
| As per Agreement  |                    |   |                  |  |                     |                    |                      |       |                      |       |                      |       |              |              |
| Registration Number   | Plot Area in Sq. M |   |                  |  |                     |                    |                      |       |                      |       |                      |       |              |              |
| MP452732023A12267562  | 27.18              |   |                  |  |                     |                    |                      |       |                      |       |                      |       |              |              |
| MP452732023A12267530  | 27.74              |   |                  |  |                     |                    |                      |       |                      |       |                      |       |              |              |
| MP452732023A12267493  | 25.93              |   |                  |  |                     |                    |                      |       |                      |       |                      |       |              |              |
| <b>Total</b>  | <b>80.85</b>       |   |                  |  |                     |                    |                      |       |                      |       |                      |       |              |              |
| Rate as on 1-4-2001 for Residential Land Premises<br>(As per Ready Reckoner 2001) | :                  | ₹ 2722.00 per Sq. M.  |                  |  |                     |                    |                      |       |                      |       |                      |       |              |              |
| <b>Value of the Land as on 1-4-2001 (A)</b>                                       | :                  | <b>₹ 2,20,074.00</b>  |                  |  |                     |                    |                      |       |                      |       |                      |       |              |              |
| <b>Value Of Structure:</b>  |                    |   |                  |  |                     |                    |                      |       |                      |       |                      |       |              |              |
| <b>The Built-Up area of the Structure in Sq. M.</b>                               | :                  |   |                  |  |                     |                    |                      |       |                      |       |                      |       |              |              |
| <b>Area as per Agreement Built up area of the Structure in Sq. M.</b>             |                    |   |                  |  |                     |                    |                      |       |                      |       |                      |       |              |              |



| Registration Number  | Ground       | First        | Second       |
|----------------------|--------------|--------------|--------------|
| MP452732023A12267562 | 27.18        | 27.18        | 27.18        |
| MP452732023A12267530 | 27.74        | 27.74        | 27.74        |
| MP452732023A12267493 | 25.93        | 25.93        | 25.93        |
| <b>Total</b>         | <b>81.54</b> | <b>83.22</b> | <b>77.79</b> |

| <b>Depreciation Calculation:</b>     |   |                                |  |
|--------------------------------------|---|--------------------------------|--|
| Year of Construction of the building | : | 1975 (As per Site Information) |  |
| Expected total life of building      | : | 70 years                       |  |
| Age of the building as on 2001       | : | 26 years                       |  |

| Ground + 2 upper floors  | 81.54                 | 83.22              | 77.79              |
|--|-----------------------|--------------------|--------------------|
| Cost of Construction   | 3766.00               | 3766.00            | 3766.00            |
| As per RR - 21 to 30 years old building depreciates by 10%           | 10.00%                | 10.00%             | 10.00%             |
| Amount of depreciation   | 377.00                | 377.00             | 377.00             |
| Depreciation Rate  | 3389.00               | 3389.00            | 3389.00            |
| <b>Depreciated Value of the Structure (₹)</b>                        | <b>2,76,373.00</b>    | <b>2,82,033.00</b> | <b>2,63,630.00</b> |
| <b>Total Depreciated Value of the Structure as on 01-04-2001 (B)</b> | <b>₹ 8,22,036.00</b>  |                    |                    |
| <b>Total Value (A + B)</b>   | <b>₹ 10,42,110.00</b> |                    |                    |

### 3.6. Indexed Cost of Acquisition

1. Cost Inflation Index for 2001 : 100  
(Considering the transaction shall be made after 01.04.2017)
2. Cost Inflation Index for 2023 - 24 : 348
3. **Indexed Cost of Acquisition** : **₹ 36,26,543.00**  
(₹ 10,42,110.00 \* 348/ 100)

Taking into consideration above said facts, we can evaluate the value Residential Land & Building on Ward No. 24, Shivaji Chowk, Sanchi Road, Vidisha Nagar Palika, Tahasil – Vidisha, Dist. Vidhisa, Pin Code – 464 001, State - Madhya Pradesh, India at **₹ 10,42,110.00 (Rupees Ten Lakh Forty Two Thousand One Hundred Ten Only)** as on **1<sup>st</sup> April 2001**.



## 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 **1<sup>st</sup> April 2001** is ₹ **10,42,110.00 (Rupees Ten Lakh Forty Two Thousand One Hundred Ten 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       | Property Redeveloped |
|-----|---|--|----------------------|
| 2.  | Plinth area floor wise as per IS 3361-1966                      |  | -                    |
| 3.  | Year of construction  |  | -                    |
| 4.  | Estimated future life as on year 2001                           |  | -                    |
| 5.  | Type of construction- load bearing walls/RCC frame/ steel frame |  | -                    |
| 6.  | Type of foundations   |  | -                    |
| 7.  | Walls   |  | -                    |
| 8.  | Partitions  |  | -                    |
| 9.  | Doors and Windows   |  | -                    |
| 10. | Flooring  |  | -                    |
| 11. | Finishing   |  | -                    |
| 12. | Roofing and terracing   |  | -                    |
| 13. | Special architectural or decorative features, if any            |  | -                    |
| 14. | -   | Internal wiring – surface or conduit         | -                    |
|     | (ii)  | Class of fittings: Superior/ Ordinary/ Poor. | -                    |
| 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.                                   |   |
| 16 | Compound wall<br>Height and length<br>Type of construction                                       | - |
| 17 | No. of lifts and capacity  | - |
| 18 | Underground sump – capacity and type of construction   | - |
| 19 | Over-head tank<br>Location, capacity<br>Type of construction                                     | - |
| 20 | Pumps- no. and their horse power   | - |
| 21 | Roads and paving within the compound<br>approximate area and type of paving                      | - |
| 22 | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity | - |

## 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<sup>st</sup> 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

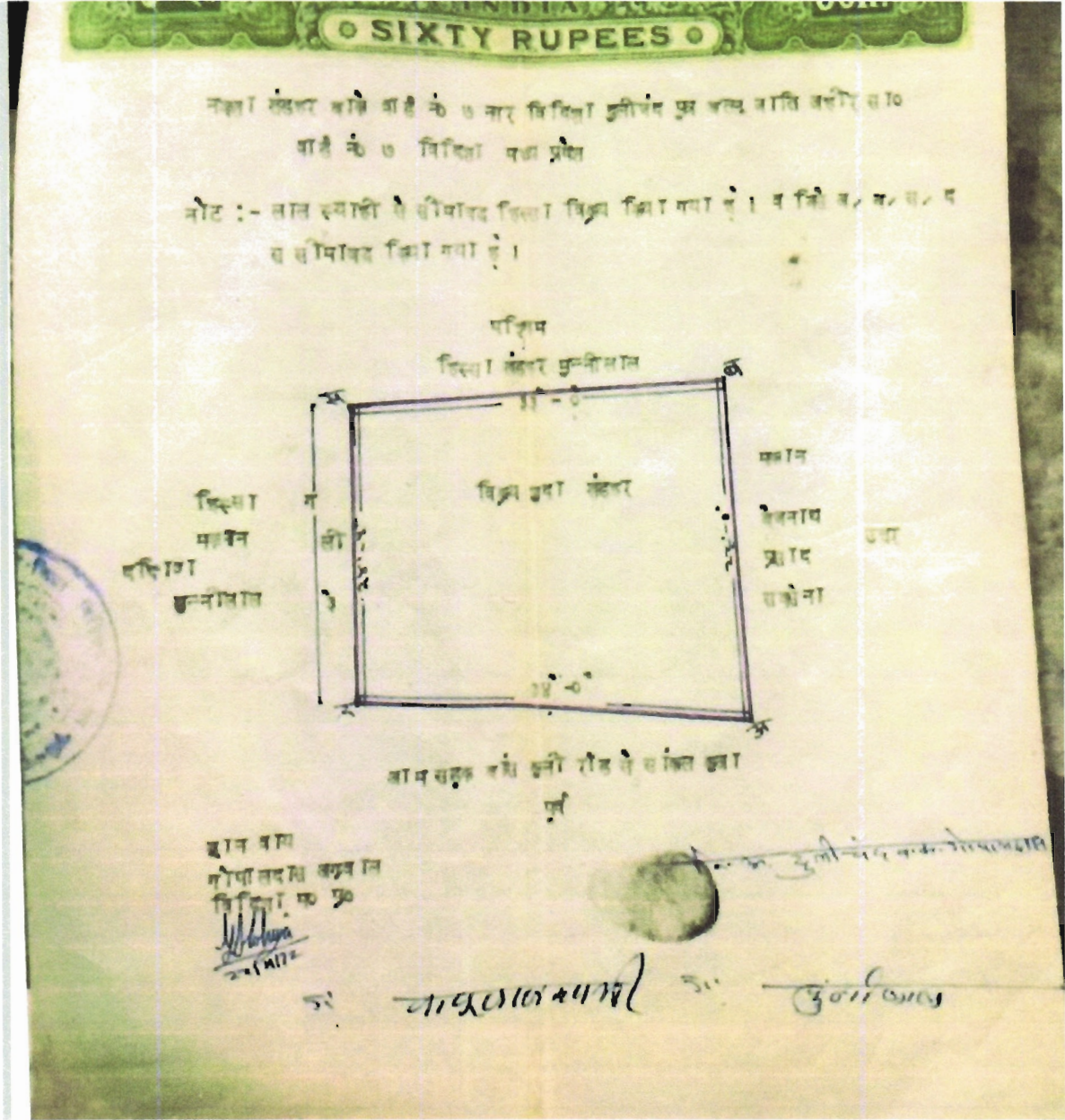
1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property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



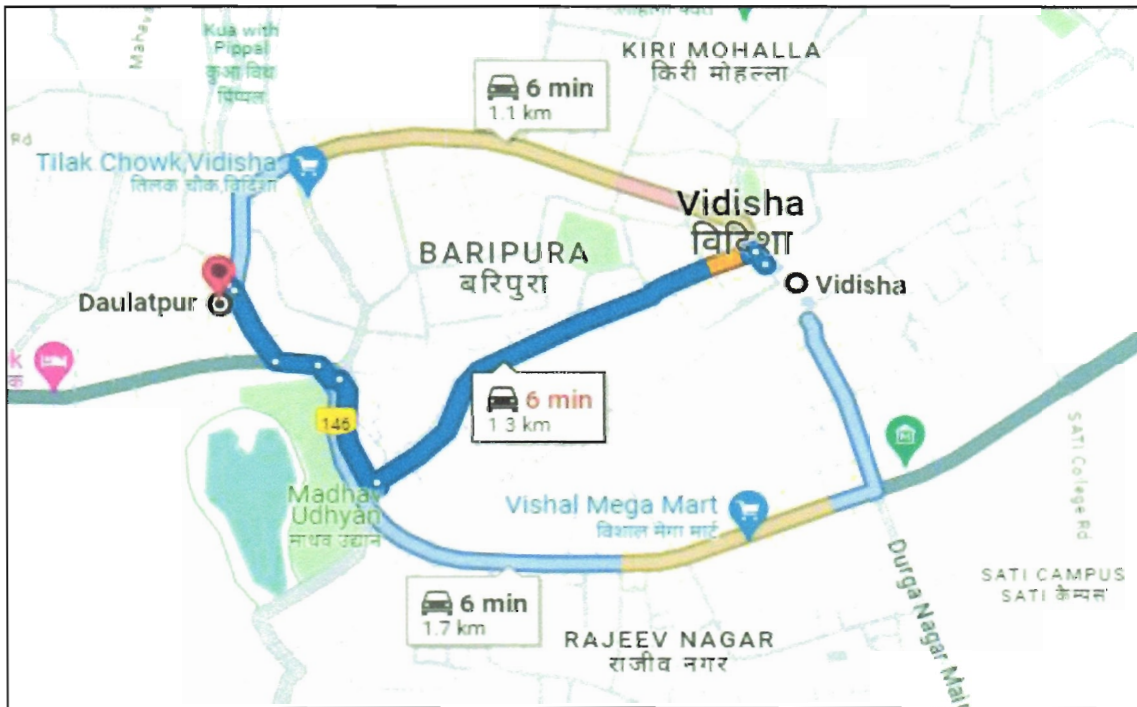
## 6. Actual site photographs



7. Land Map



### 8. Route Map of the property



**Latitude Longitude: 23°31'20.1"N 77°48'21.0"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Vidisha – 1.3 Km.)





## 9. Ready Reckoner Rate for Year 2001

### 9.1. Rate for Property

// 5 //

| 1.                             | 2. | 3.                                | 4.  | 5.   | 6.  | 7.   |
|--------------------------------|----|-----------------------------------|-----|------|-----|------|
| 8.                             | 11 | गाना साहब पेठवा मार्ग             | 275 | 2959 | 385 | 4143 |
| 9.                             | 11 | पेठवा पथ डंडापुठ                  | 205 | 2206 | 385 | --   |
| 10.                            | 11 | जुम्मान बाई नली                   | 275 | 2959 | 412 | 4433 |
| 11.                            | 11 | शदानंद पथ                         | 275 | --   | 440 | 4734 |
| 12.                            | 11 | शदानंद पथ बस स्टेशन               | 319 | 1432 | 450 | 7102 |
| 13.                            | 11 | शिवाजी चौक                        | 253 | 2722 | 357 | 3841 |
| 14.                            | 11 | शदानंद पथ चंदेरीया के सामने       | 250 | 2690 | 357 | --   |
| 15.                            | 11 | बापू स्वामी मंदिर के पीछे         | 250 | --   | 357 | --   |
| 16.                            | 11 | कुम्हार नली नं. 2                 | 250 | --   | 357 | --   |
| वार्ड क्रं. 12 मंत्री प्रेमचंद |    |                                   |     |      |     |      |
| 1.                             | 12 | गाना साहब पेठवा पथ पूर्व नली 2,3  | 255 | 2744 | 440 | 4734 |
| 2.                             | 12 | टेवर पथ नली नं. 1,2,3             | 230 | 2475 | 440 | --   |
| 3.                             | 12 | विदित पथ सिल्लिया फटक             | 230 | --   | 140 | --   |
| 4.                             | 12 | दण्डा सम्पत्तिका                  | 240 | 2582 | 385 | 4143 |
| 5.                             | 12 | शदानंद पथ नली 1,2,3               | 275 | 2959 | 440 | 4734 |
| 6.                             | 12 | पाण्डे कालोनी                     | 275 | --   | 440 | --   |
| 7.                             | 12 | टेवर पथ                           | 230 | 2474 | 440 | --   |
| 8.                             | 12 | भिरवचं नली नं.1                   | 175 | 1883 | 420 | 4519 |
| 9.                             | 12 | शदानंद पथ नली नं.1                | 315 | 3389 | 385 | 4143 |
| 10.                            | 12 | शदानंद पथ बस स्टेशन               | 200 | 2152 | 440 | 4734 |
| 11.                            | 12 | डंडापुठ नली नं. 1                 | 200 | --   | 440 | --   |
| 12.                            | 12 | गाना साहब कुंजा नली नं.1          | 200 | --   | 440 | --   |
| 13.                            | 12 | विदित पथ फटक रोड                  | --  | --   | --  | --   |
| ए.                             |    | डंडापुठ विदित से मनोहर टॉकिंग तक  | 210 | 2260 | 330 | 3551 |
| बी.                            |    | मनोहर टॉकिंग से सम्बर्तन विदित तक | 115 | 1237 | 220 | 2367 |
| सी.                            |    | सम्बर्तन विदित से पीलिया गावे तक  | 80  | 161  | 165 | 1775 |

.....6



## 9.2. Construction Rate

अनुसूची-1  
[विधि 7 अंतर्गत]  
भारत में निर्मित भारतीय संविधान (भाग) के अन्तर्गत के संदर्भ दिनांक 2001-2002

| क्र. सं.         | भौतिक/व्यावहारिक संकेत/सर्वेक्षण | निर्मित संरचना का मूल्य प्रति मीटर वर्ग/घन |                           | दुबला | कारक/व्यय | कुल  |      |      |
|------------------|----------------------------------|--|---------------------------|-------|-----------|------|------|------|
|                  |                                  | यदि छत मर. हो. की नहीं हो                  | यदि छत मर. हो. की नहीं हो |       |           |      |      |      |
| 2.               | 3.                               | 4.   | 5.                        | 6.    | 7.        | 8.   | 9.   | 10.  |
| भारत में निर्मित |                                  | 3766                                       | 2690                      | 1614  | 915       | 3766 | 3766 | 3766 |

नगरों में अवकाश की दर :- खुले नगरों में होने वाले का आधार निम्नलिखित होंगे :-

- (अ) 10 वर्ष की अवधि में बने मकान - कोई छूट नहीं
- (ब) 10 वर्ष से 20 वर्ष तक बनी अवधि में बने मकान - 5 प्रतिशत की छूट
- (स) 21 वर्ष से 30 वर्ष की अवधि में बने मकान - 10 प्रतिशत की छूट
- (द) 31 से अधिक पुराने मकान - 20 प्रतिशत की छूट

बहु कोशे मकान (फ्लैट) - बहुकोशे मकानों में तब अनुसूचित निम्नलिखित सूचकांक मान्य किए जाएंगे :-

- (अ) छ पर एवं प्रथम मंजिल पर फ्लैट - तब मंजिल पर स्थित भवन के मूल्य से 5 प्रतिशत कम ।
- (ब) द्वितीय मंजिल पर स्थित फ्लैट - तब मंजिल पर स्थित भवन का 10 प्रतिशत कम ।
- (स) तृतीय मंजिल पर स्थित फ्लैट - तब मंजिल पर स्थित भवन का 15 प्रतिशत कम ।

नगरों का विवरण :- इस का अंतरण होने पर स्थित में भूखण्ड के मूल्य में 70 प्रतिशत मूल्य आंकशित किया जाये ।

अपूर्व फ्लैट :- अपूर्व फ्लैट का सूचकांक पूर्ण निर्मित फ्लैट का 80 प्रतिशत मान्य किया जाये । अपूर्व फ्लैट संकेत पुराने से पूर्ण फ्लैट का मूल्य निर्धारण करके भी निर्धारण होये ।



## 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 as on 1<sup>st</sup> April 2001 for ₹ 10,42,110.00 (Rupees Ten Lakh Forty Two Thousand One Hundred Ten Only).

For Vastukala Architects & Engineers

**Sharadkumar B.  
Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
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ou=Mumbai, email=sbchalikwar@gmail.com,  
c=IN  
Date: 2024.07.22 12:54:44 +05'30'

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

