



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

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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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Valuation Report of the Immovable Property (For Capital Gain Purpose)



VASTUKALA
ARCHITECTS AND ENGINEERS

Details of the property under consideration:

Name of client: Mr. Pramod Balwant Shitut

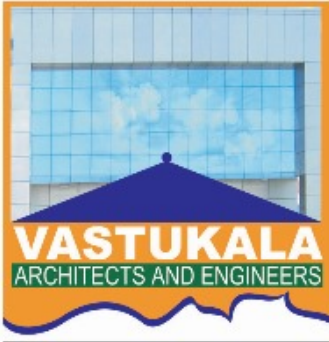
Residential Tenement No. A-14/53, "Rajawadi Co-Op. Hsg. Soc. Ltd.", Welfare Hall, Chitteranjan Nagar,
Rajawadi Colony, Ghatkopar (East), Mumbai, Pin – 400 077,
State – Maharashtra, Country – India

Latitude Longitude: 19°04'48.0"N 72°54'00.6"E

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Valuation Report Prepared For: Capital Gain / Mr. Pramod B. Shitut (10045/2307385)

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Vastu/Mumbai/07/2024/10045/2307385
24/09-389-VU
Date: 24.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Tenement No. A-14/53, "Rajawadi Co-Op. Hsg. Soc. Ltd.", Welfare Hall, Chitteranjan Nagar, Rajawadi, Ghatkopar (East), Mumbai, Pin – 400 077, State – Maharashtra, Country – India was belonging to **Mr. Pramod Balwant Shitut** till sold the property to Mrs. Jyotti Nishit Savla & Mr. Nishit Kantilal Savla as per Index No. II dated 23.04.2024.

Boundaries of the property.

North : Plot No. A-14/54
South : Plot No. A-13/52
East : Road
West : Rajanigandha A-14/55

- 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 April 2001 at ₹ 24,58,909.00 (Rupees Twenty Four Lakh Fifty Eight Thousand Nine Hundred Nine Only).
- The Indexed Cost of Acquisition of Property under consideration as on 2024 – 25 is ₹ 89,25,840.00 (Rupees Eighty Nine Lakh Twenty Five Thousand Eight Hundred Forty Only) without any major Renovation & improvement after 2001.
- The following documents were perused :

- Copy of Index No. II dated 23.04.2024 between Mr. Pramod Balwant Shitut (the Seller) AND Mrs. Jyotti Nishit Savla & Mr. Nishit Kantilal Savla (the Purchasers)
- Copy of Society Letter Ref No. 138 date 29.05.2024



C. Copy of Society Letter Ref No. 01/2017 date 03.01.2017
D. Copy of Electricity Bill No. 100221326278 date 13.04.2024 in the name of Mr. Pramod B. Shitut
E. Copy of Receipt allowed to occupy tenement No. A14/53 date 04.03.1949 in the name of B. K. Shitut
F. Copy of Society Receipt No. 132 date 19.08.1988 in the name of Balwant Krishna Shitut
G. Copy of Bombay Housing Board Receipt No. 22 & 94 for the month of August 1949 & September 1949
H. Copy of Society Share Certificate No. 72 date 09.04.1996 in the name of Mr. Balwant Krishna Shitut
I. Copy of Assessment and Collection Department Receipt No. 2021ACR03280374 date 08.11.2021 in the name of Mr. Pramod B. Shitut issued by MCGM

This assignment is undertaken based on the request from our client **Mr. Nishit Kantilal Savla**.

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

VASTUKALA
ARCHITECTS AND ENGINEERS



Valuation Report of Residential Tenement No. A-14/53, "Rajawadi Co-Op. Hsg. Soc. Ltd.", Welfare Hall, Chitteranjan Nagar, Rajawadi, Ghatkopar (East), Mumbai, Pin – 400 077, 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	24.07.2024
3	Name of the Owner	Mr. Pramod Balwant Shitut till sold the property to Mrs. Jyotti Nishit Savla & Mr. Nishit Kantilal Savla as per Index No. II dated 23.04.2024
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 Tenement No. A-14/53, " Rajawadi Co-Op. Hsg. Soc. Ltd. ", Welfare Hall, Chitteranjan Nagar, Rajawadi, Ghatkopar (East), Mumbai, Pin – 400 077, State – Maharashtra, Country – India
6	Location, street, ward no	Welfare Hall, Chitteranjan Nagar, Rajawadi, Ghatkopar (East)
7	Survey/ Plot no. of land	CTS No. 1134 of Village – Ghatkopar – Kirol, Taluka – Kurla
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	Built Up Area = 66.90.00 Sq. M. (Area as Index No. II)
13	Roads, Streets or lanes on which the land is abutting	Welfare Hall, Chitteranjan Nagar, Rajawadi
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?	As per site inspection date 20.07.2024 property was demolished & Vacant plot
	If the property owner occupied, specify portion and extent of area under owner-occupation	Presently property was demolished & Vacant plot
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	N.A.



	fee, etc. paid by each	
	(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	Electricity charges of Rs. 104.40 as per Copy of Electricity Bill No. 100221326278 date 13.04.2024 in the name of Mr. Pramod B. Shitut
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 2001 attached



2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	1994 (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 **Mr. Pramod Balwant Shitut**, we have valued the Residential Tenement No. A-14/53, "Rajawadi Co-Op. Hsg. Soc. Ltd.", Welfare Hall, Chitterranjan Nagar, Rajawadi, Ghatkopar (East), Mumbai, Pin – 400 077, 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:

A.	Copy of Index No. II dated 23.04.2024 between Mr. Pramod Balwant Shitut (the Seller) AND Mrs. Jyotti Nishit Savla & Mr. Nishit Kantilal Savla (the Purchasers)
B.	Copy of Society Letter Ref No. 138 date 29.05.2024
C.	Copy of Society Letter Ref No. 01/2017 date 03.01.2017
D.	Copy of Electricity Bill No. 100221326278 date 13.04.2024 in the name of Mr. Pramod B. Shitut
E.	Copy of Receipt allowed to occupy tenement No. A14/53 date 04.03.1949 in the name of B. K. Shitut
F.	Copy of Society Receipt No. 132 date 19.08.1988 in the name of Balwant Krishna Shitut
G.	Copy of Bombay Housing Board Receipt No. 22 & 94 for the month of August 1949 & September 1949
H.	Copy of Society Share Certificate No. 72 date 09.04.1996 in the name of Mr. Balwant Krishna Shitut
I.	Copy of Assessment and Collection Department Receipt No. 2021ACR03280374 date 08.11.2021 in the name of Mr. Pramod B. Shitut issued by MCGM

3.2. Location:

The said building is located at CTS No. 1134, Village – Ghatkopar – Kiroli, Welfare Hall, Chitterranjan Nagar, Rajawadi, Ghatkopar (East), Mumbai, Pin – 400 077, State – Maharashtra, Country – India in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 550 Mtr. travel distance from Vidyavihar railway station.

3.3. Tenement / Property:

As per documents the Structure was Ground floor only. The Residential Tenement No. A-14/53. The Tenement is used for Residential purpose. The Tenement was without lift. The property at present demolished & Vacant Plot.



3.4. Tenement:

The Tenement under reference is situated on the Ground Floor. As per the information from client the demolished structure was RCC frame structure.

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

The Built-Up area of the Property in Sq. Ft.	:	720.00
The Built-Up area of the Property in Sq. M.	:	66.90
Depreciation Calculation:		
Year of Construction of the Tenement	:	1994 (As per Site Information)
Expected total life of Tenement	:	63 years
Age of the Tenement as on 2001	:	07 years
Cost of Construction	:	66.90 Sq. M. x ₹ 5,500.00 = ₹ 3,67,950.00
Depreciation	:	9%
Amount of depreciation	:	₹ 33,116.00
Rate as on 01-04-2001 for Residential Property Premises	:	₹ 29,800.00 per Sq. M.
Value of Row House or Bungalow Residential Property Premises should be increased by 25%	:	₹ 37,250.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001.	:	66.90 Sq. M. x ₹ 37,250.00 = ₹ 24,92,025.00
Depreciated Fair Value of the property as on 01-04-2001 (A)	:	₹ 24,92,025.00 (-) ₹ 33,116.00 = ₹ 24,58,909.00

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 2024 - 25 : 363
- Indexed Cost of Acquisition : ₹ 89,25,840.00
(₹ 24,58,909.00 * 363/ 100)

Taking into consideration above said facts, we can evaluate the value Residential Tenement No. A-14/53, "Rajawadi Co-Op. Hsg. Soc. Ltd.", Welfare Hall, Chitteranjan Nagar, Rajawadi, Ghatkopar (East), Mumbai, Pin – 400 077, State – Maharashtra, Country – India at ₹ 24,58,909.00 (Rupees Twenty Four Lakh Fifty Eight Thousand Nine Hundred Nine Only) as on 1st 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 **1st April 2001** is **₹ 24,58,909.00 (Rupees Twenty Four Lakh Fifty Eight Thousand Nine Hundred Nine 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 floor.										
2.	Plinth area floor wise as per IS 3361-1966	Information not available										
3.	Year of construction	1994 (As per Site Information)										
4.	Estimated future life as on year 2001	63 years										
5.	Type of construction- load bearing walls/RCC frame/ steel frame	Presently property was demolished & Vacant Plot										
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.	<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.	-						
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(ii)	Class of fittings: Superior/ Ordinary/ Poor.											
15.	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <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> <p>Class of fittings: Superior colored / superior white/ordinary.</p>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sinks	-
Sanitary installations												
(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	
17	No. of lifts and capacity	-
18	Underground sump – capacity and type of construction	-
19	Over-head tank Location, capacity Type of construction	-
20	Pumps- no. and their horse power	-
21	Roads and paving within the compound 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 **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.

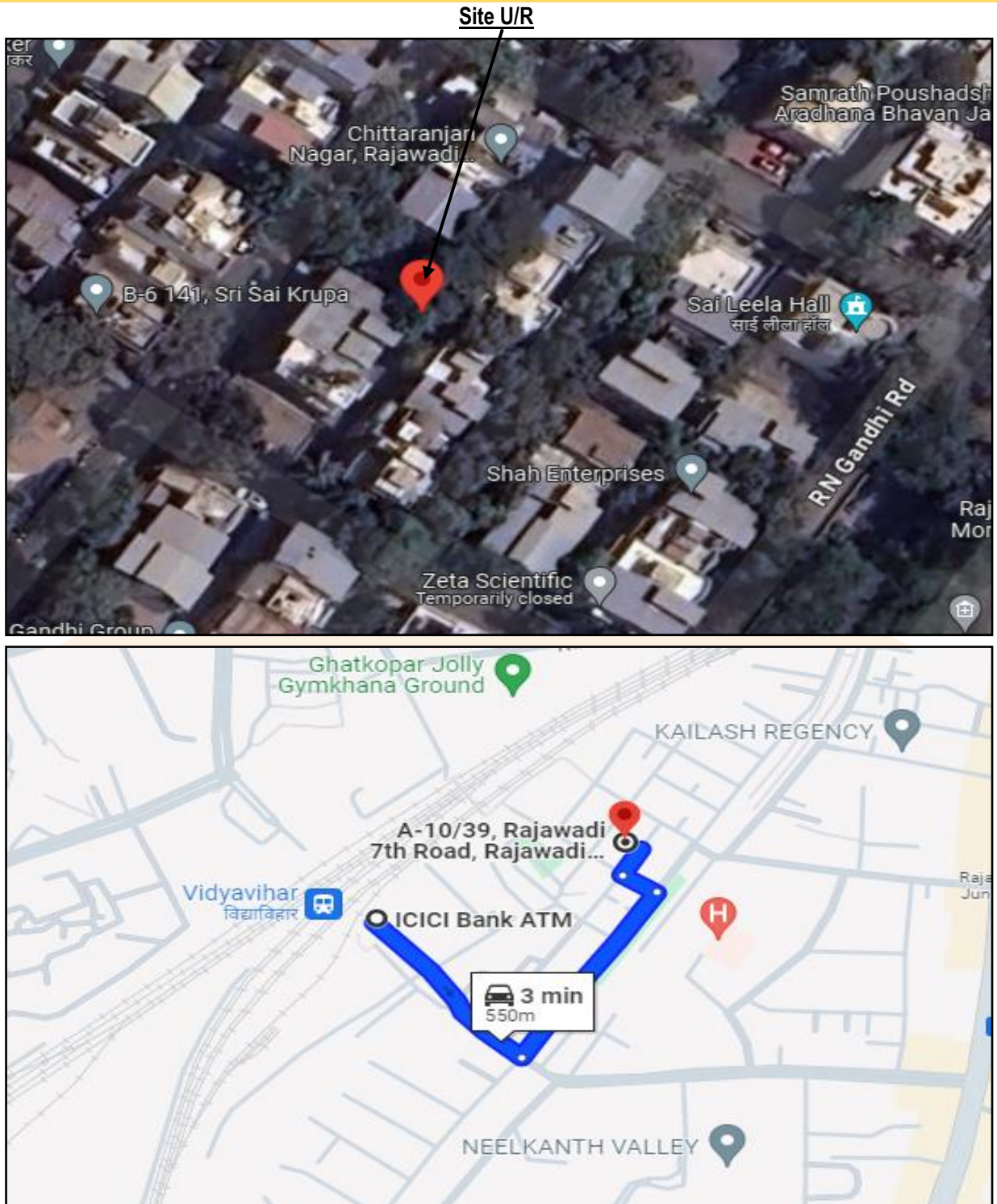
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6. Actual site photographs



7. Route Map of the property



Latitude Longitude: 19°04'48.0"N 72°54'00.6"E

Note: The Blue line shows the route to site from nearest Railway station (Vidyavihar – 550 Mtr.)



8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

Zone No.	Location of Property in N Ward (Vidyavihar, Ghatkopar, Vikhroli)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial /Office	Shop/ Commercial
1-A	Land: On west boundary of ward and upto 36.60 Mtr. D.P. Road & upto 27.45 Mtr. D.P. Road & 27.45 Mtr. D.P. Road Village : <i>Ghatkopar, Vikhroli, Ghatkopar Kirol, Kirol</i>	5,700	14,150	21,150	25,700
1-B	Land: On west 36.60 Mtr. D.P. Road, on North & East Boundary of the ward & on south 27.45 Mtr. D.P. Road. Village : <i>Ghatkopar Kirol, Kirol, Ghatkopar</i>	5,150	11,800	19,050	23,550
2	Land: On West Lal Bahadur Shastri Marg, on East side Eastern Express Highway, on North side North boundry of ward (Godrej Colony and factory portion) and on South Ghatkopar, Andheri Link Road. All the portion surrounded. Village : <i>Ghatkopar, Vikhroli, Ghatkopar Kirol</i>	5,700	14,200	23,500	25,900
3-A	Land: Lal Bahadur Shastri Marg, Ram Chandra Desai Marg, Central Railway Line and on South Pipe Line. All the portion surrounded. Village : <i>Ghatkopar Kirol</i>	7,750	22,100	29,400	53,000
3-B	Land: On West Lal Bahadur Shastri Marg, on East Central Railway Line, on North Andheri Ghatkopar Link Road, on South side boundry of ward. All the portion surrounded except the portion covered in zone 3-A. Village : <i>Kirol, Ghatkopar Kirol</i>	7,100	19,100	25,900	38,100
4-A	Land: On North Railway line on east road joining Lal Bahadur Shastri Marg, & Eastern express highway on (Andheri-Ghatkopar Road) south 27.45 Mtr. D.P. Road upto M.G.Road, and on West road going to Vidyavihar station from side of Samshan all portion surrounded. Village : <i>Ghatkopar, Kirol, Ghatkopar Kirol</i>	11,300	29,800	47,000	52,900
4-B	Land: On North Mahatma Gandhi Marg, and above Samshan and words remaining portion and 27.45 Mtr. D.P. Road, on east road joining Eastern express highway and LBS marg (Andheri, Ghatkopar Road) on south Eastern express highway and on west boundary of ward all portion surrounded Village : <i>Ghatkopar, Kirol, Vikhroli, Ghatkopar Kirol, Chembur</i>	9,300	24,300	35,300	47,350

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 April 2001 for ₹ 24,58,909.00 (Rupees Twenty Four Lakh Fifty Eight Thousand Nine Hundred Nine Only).

For Vastukala Architects & Engineers

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

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