



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

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Sharadkumar B. Chalikwar

B.E. (Civil), M.E.,
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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 Client: **Smt. Leela Suryakant Shete (nee) Mrs. Suchita Suryakant Shete**

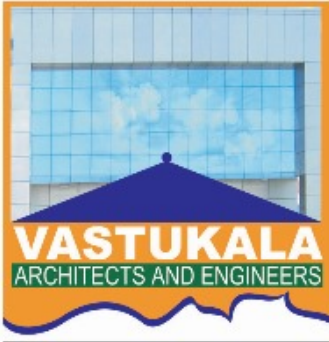
Residential Flat No. 5/9, 5th Floor, "Jaykar Smruti Co. Op. Hsg. Soc. Ltd.", Aarey Road, Goregaon (West),
Mumbai - 400 104, State – Maharashtra, Country - India

Latitude Longitude: 19°10'00.6"N 72°50'52.2"E

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Vastu/Mumbai/08/2024/10318/2307926
29/09-404-VVSU
Date: 29.08.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 5/9, 5th Floor, "Jaykar Smruti Co. Op. Hsg. Soc. Ltd.", Aarey Road, Goregaon (West), Mumbai - 400 104, State – Maharashtra, Country - India belonged to **Smt. Leela Suryakant Shete (nee) Mrs. Suchita Suryakant Shete** till she sold the property to Smt. Sunita Sudhir Jaiswal as per Agreement for sale date 30.05.2023.

Boundaries of the property.

North : Road
South : Aarey Road
East : Tripathi Bhavan Building
West : Dosibai Jeejeebhoy Balvihar School

- The purpose of this report is to ascertain the Indexed Cost of Acquisition (F. Y. 2023 - 24) 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 ₹ **9,32,073.00 (Rupees Nine Lakh Thirty Two Thousand Seventy Three Only)**.
- The Indexed Cost of Acquisition of Property under consideration as on 2023 - 24 is ₹ **43,51,176.00 (Rupees Forty Three Lakh Fifty One Thousand One Hundred Seventy Six Only)** with Renovation & improvement after 2001.
- The following documents were perused :

- | |
|--|
| A. Copy of Agreement for sale date 30.05.2023 b/w. Smt. Leela Suryakant Shete (nee) Mrs. Suchita Suryakant Shete (the Seller) AND Smt. Sunita Sudhir Jaiswal (the Purchaser) |
| B. Copy of Agreement date 27.05.1970 b/w. Smt. Leela Suryakant Shete AND M/s. Shree Gondhlekar Associates |



C. Copy of Society NOC date 21.04.2023
D. Copy of Share Certificate No. 49 transferred on 21.01.2014 in the name of Smt. Leela Shete
E. Copy of Occupancy Certificate No. CE / 127 / BSII / A / P date 16.06.1982 issued by Municipal Corporation of Greater Mumbai
F. Copy of Official Government Gazatte Notice date 26.05.2023 issued by Adv. Tejal Chavan
G. Copy of Gazatte Change in name of Leela Suryakant Shete
H. Copy of Invoice Bill No. 701 dated 20.07.2012 issued by Janet Enterprises (Contractor of Painting, Plumbing & Civil Work).
I. Copy of Invoice Bill No. 510 dated 20.05.2021 issued by Janet Enterprises (Contractor of Painting, Plumbing & Civil Work).

This assignment is undertaken based on the request from our client **Smt. Leela Suryakant Shete**.

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

ARCHITECTS AND ENGINEERS



Valuation Residential Flat No. 5/9, 5th Floor, "Jaykar Smruti Co. Op. Hsg. Soc. Ltd.", Aarey Road, Goregaon (West), Mumbai - 400 104, 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	29.08.2024
3	Name of the Owner	Smt. Leela Suryakant Shete (nee) Mrs. Suchita Suryakant Shete till she sold the property to Smt. Sunita Sudhir Jaiswal as per Agreement for sale date 30.05.2023
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. 5/9, 5 th Floor, " Jaykar Smruti Co. Op. Hsg. Soc. Ltd. ", Aarey Road, Goregaon (West), Mumbai - 400 104, State – Maharashtra, Country - India
6	Location, street, ward no	Aarey Road, P/S – Ward
7	Survey/ Plot no. of land	CTS No. 885, Village Pahadi Goregaon (West)
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, Auto and Private Vehicles

2.2. LAND

12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area = 345.00 Sq. Ft. (Area as per Agreement) Built up Area = 38.47 Sq. M. i.e. 414.00 Sq. Ft. (As per Index No. II)
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13	Roads, Streets or lanes on which the land is abutting	Aarey Road, Goregaon
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial premium (ii) Ground rent payable per annum (iii) Unearned increase payable to the Lessor in the event of sale or transfer	-
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Municipal Corporation of Greater Mumbai
19	Has any contribution been made towards development or is any demand for such contribution still outstanding.	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	Attached

2.3. IMPROVEMENTS

22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Occupied by tenant – Mr. Omkar Singh
	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	Mr. Omkar Singh
	(ii)	Portions in their occupation	Fully occupied by tenant
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 28,000.00 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?	Information not available
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	Information not available
29		Give details of the water and electricity charges, if any, to be borne by the owner	Information not available
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?	Information not available
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
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?	Information not available
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
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2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	Year of Construction – 1970 (As per Agreement)
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. Leela Suryakant Shete**, we have valued the Residential Flat No. 5/9, 5th Floor, "**Jaykar Smruti Co. Op. Hsg. Soc. Ltd.**", Aarey Road, Goregaon (West), Mumbai - 400 104, 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 Agreement for sale date 30.05.2023 b/w. Smt. Leela Suryakant Shete (nee) Mrs. Suchita Suryakant Shete (the Seller) AND Smt. Sunita Sudhir Jaiswal (the Purchaser)
B.	Copy of Agreement date 27.05.1970 b/w. Smt. Leela Suryakant Shete AND M/s. Shree Gondhlekar Associates
C.	Copy of Society NOC date 21.04.2023
D.	Copy of Share Certificate No. 49 transferred on 21.01.2014 in the name of Smt. Leela Shete
E.	Copy of Occupancy Certificate No. CE / 127 / BSII / A / P date 16.06.1982 issued by Municipal Corporation of Greater Mumbai
F.	Copy of Official Government Gazette Notice date 26.05.2023 issued by Adv. Tejal Chavan
G.	Copy of Gazette Change in name of Leela Suryakant Shete
H.	Copy of Invoice Bill No. 701 dated 20.07.2012 issued by Janet Enterprises (Contractor of Painting, Plumbing & Civil Work).
I.	Copy of Invoice Bill No. 510 dated 20.05.2021 issued by Janet Enterprises (Contractor of Painting, Plumbing & Civil Work).

3.2. Location:

The said building is located at CTS No. 885, Village Pahadi Goregaon (West), Mumbai - 400 104, State – Maharashtra, Country - India in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 350 Mtr. walking distance from Goregaon Railway station of Western Railway line.



3.3. Building / Property:

The Structure is a Ground + 7 upper floors building. The Residential building is known as "Jaykar Smruti Co. Op. Hsg. Soc. Ltd." The building is used for Residential purpose. The building is having 2 lifts.

3.4. Flat:

The Flat under reference is situated on the 5th Floor. The composition of property is Living Room + 1 Bedroom + Kitchen + Bath + W.C. + Passage. It is finished with Vitrified tiles flooring, Teak wood door frames with solid flush doors with Aluminum Sliding windows, Concealed plumbing & Concealed electrification is provided.

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

The Built up area of the Flat in Sq. Ft.	:	414.00
The Built up area of the Flat in Sq. M.	:	38.47
<u>Depreciation Calculation:</u>		
Year of Construction of the building	:	Year of Construction – 1970 (As per Agreement)
Expected total life of building	:	70 years
Age of the building as on 2001	:	39 years
Cost of Construction	:	38.47 x ₹ 5,500.00 = ₹ 2,11,530.00
Depreciation	:	39.86%
Amount of depreciation	:	₹ 84,316.00
Rate as on 1-4-2001 for Residential Flat Premises (As per Ready Reckoner 2001)	:	₹ 24,150.00 per Sq. M.
Add: Rate Increased by 5% as flat located on 5th Floor	:	₹ 25,358.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001.	:	38.47 Sq. M. x ₹ 25,358.00 = ₹ 9,75,269.00
Depreciated Fair Value of the property as on 01-04-2001 (A)	:	(₹ 9,75,269.00 - ₹ 84,316.00) = ₹ 8,90,953.00
Add for Stamp Duty charges (B)	:	₹ 32,210.00
Add for Registration charges (C)	:	₹ 8,910.00
Total Cost of Acquisition (D = A + B + C)	:	₹ 9,32,073.00

3.5.1. Indexed Cost of Acquisition

1. Cost Inflation Index for 2001 (Considering the transaction shall be made after 01.04.2017)	:	100
2. Cost Inflation Index for 2023 - 24	:	348



3. Indexed Cost of Acquisition : **₹ 32,43,614.00**
 (₹ 9,32,073.00 * 348/ 100)

Particulars	Year	Amount	Cost Inflation Index Year	Present Cost Inflation Index Year	Indexed Cost of Acquisition
Total Cost of Acquisition	2001	9,32,073.00	100.00	348.00	32,43,614.00
Add Improvement cost					
Bill No. 701 date 20.07.2012	2012-2013	3,40,000.00	200.00	348.00	5,91,600.00
Bill No. 701 date 20.05.2021	2021-2022	4,70,000.00	317.00	348.00	5,15,962.00
					43,51,176.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 5/9, 5th Floor, "Jaykar Smruti Co. Op. Hsg. Soc. Ltd.", Aarey Road, Goregaon (West), Mumbai - 400 104, State – Maharashtra, Country - India for this particular purpose at **₹ 9,32,073.00 (Rupees Nine Lakh Thirty Two Thousand Seventy Three Only)** as on **1st April 2001**.

3.6. 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 ₹ 9,32,073.00 (Rupees Nine Lakh Thirty Two Thousand Seventy Three Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- 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	Year of Construction – 1970 (As per Agreement)
4.	Estimated future life as on year 2001	39 years



5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed structure								
6	Type of foundations	R.C.C								
7	Walls	All external walls are 9" thick and partition walls are 6" thick.								
8	Partitions	6" thick brick wall								
9	Doors and Windows	Teak wood door frames with solid flush doors with Aluminium Sliding windows								
10	Flooring	Vitrified 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	POP false ceiling								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior / Ordinary / Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior / Ordinary / Poor.	<p>Concealed</p> <p>Ordinary</p>				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior / Ordinary / Poor.									
15	<p>Sanitary installations</p> <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sinks</td> </tr> </table> <p>Class of fittings: Superior colored / superior white/ordinary.</p>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sinks	<p>-</p> <p>-</p> <p>Ordinary</p>
(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	6'.0" High, R.C.C. columns with B. B. Masonry wall.								
17	No. of lifts and capacity	2 Lifts								
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

- The information furnished in part I is true and correct to the best of my knowledge and belief;
- 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:

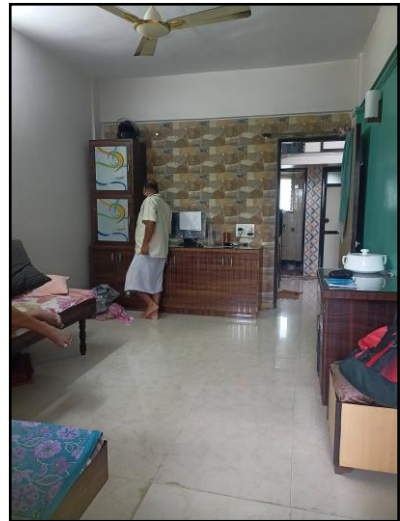
1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

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.

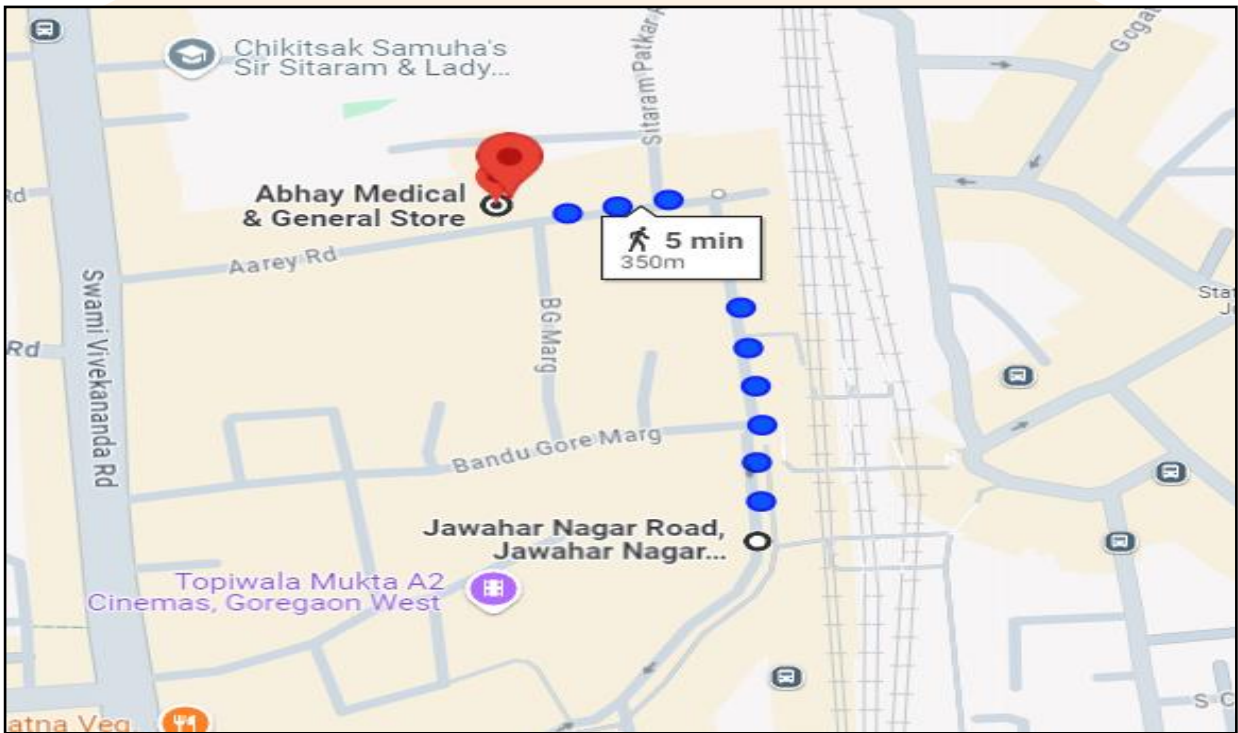


6. Actual site photographs



7. Route Map of the property

Site U/R



Latitude Longitude: 19°10'00.6"N 72°50'52.2"E

Note: The Blue line shows the route to site from nearest Railway station (Goregaon – 350 Mtr.)



8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

Zone No.	Location of Property in P Ward (South) (Goregaon)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial /Office	Shop/ Commercial
1-A	Land: Between Malad Creek, upto Oshiwara Nalla, and West of 100' Link Road. Village : <i>Pahadi Goregaon, Goregaon</i>	4,900	10,150	13,000	17,900
1-B	Land: On north ward boundry, on east link road, on south ward boundry on west creek. Village : <i>Malad South, Goregaon, Pahadi Goregaon</i>	5,450	13,150	15,000	21,450
2	Land: On South and North side boundry (Part) of 'P' South ward and West side 100' Link Road and on East side Swami Vivekanand Road. All the portion surrounded. Village : <i>Pahadi Goregaon, Malad South, Goregaon, Chinchvali</i>	9,800	22,200	25,700	38,000
3-R	Road: Swami Vivekanand Road and Station Road. Village : <i>Pahadi Goregaon, Malad South, Goregaon, Chinchvali</i>	12,250	25,200	35,700	73,750
4	Land: On North and South side boundry (Part) of 'P' South ward. On East side Western Railway Line and on West side Swami Vivekanand Road. All the portion surrounded. Village : <i>Pahadi Goregaon, Pahadi Eksar, Malad South, Goregaon, Chinchvali</i>	11,650	24,150	27,900	49,150
5	Land: On South side boundry of ward, on West side Western Railway on East side Western Express Highway, on North Aarey Road between Goregaon Station and Highway. All the portion surrounded. Village : <i>Pahadi Goregaon, Pahadi Eksar, Goregaon</i>	10,400	22,100	28,000	50,250
6	Land: On South Aarey road between goregaon Station and Western Express Highway, on West Railway Line, on East Western Express High-way and on North boundry of 'P' South ward. All the portion surrounded. Village : <i>Dindoshi, Chinchvali, Pahadi Goregaon</i>	10,400	22,200	32,300	50,100

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. Invoice of civil work in the property

Subject to Mumbai Jurisdiction



Janet Enterprises

PAINTING, PLUMBING & CIVIL
71/556, Motilal Nagar 3, Goregaon (West), Mumbai 400 090 Phone : 874 7471

M/s. <u>Mrs. Shete,</u> <u>519, Taylor Smruti, Arcey Road</u> <u>Goregaon(W)</u>	BILL No. <u>701</u> Date <u>20/7/12</u> Quotation No. <u>209</u> Date <u>21/1/12</u>
--	---

DESCRIPTION	QUANTITY	RATE	PER	AMOUNT
				Rs. P.
1. Re-plastering in the bedroom balcony on all three sides + 10'x4' Aluminium Sliding window 5 Track, 2"x1" Series 4 glass + 1 net, Powder coated 5mm glasses tinted grey.				
2. Collapsible gate in the bedroom balcony 11'x5' with 20x5 mm strips and 3" saps.				
3. Acrylic boyale for the bedroom Kitchen, passage & Hall + 60 sqft boyale Play Texture				
4. 8'x6' wardrobe with 2ft depth both side lamination				3,40,000

RUPEES <u>Three lakh forty thousand only</u>	TOTAL <u>3,40,000</u>
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E & O.E.

Paid
Leela Shete

For JANET ENTERPRISES
 For Jd: J. Shete
 Proprietor



Subject to Mumbai Jurisdiction


Janet Enterprises
 PAINTING, PLUMBING & CIVIL
 71/558, Motilal Nagar 3, Goregaon (West), Mumbai 400 090 Phone : 874 7471


Mrs. Shetye 519, Taylor Smriti, Arrey Road Goregaon (West)	BILL No. 510 Date 20/12/21 Quotation No. 307 Date 21/3/21
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DESCRIPTION	QUANTITY	RATE	PER	AMOUNT Rs. P.
1. Construction of Quartz (Dessert Brown) Kitchen platform Size 3' x 2.25' with 21" x 11" Nivali SS Sink + Hot & Cold Mixer 2. Re-plastering & tiling in the bathroom & toilet upto the height of 7ft with C.P.V.C 3/4" schedule pipes and concealed wiring. 3. Installation of 4.5 KV Read Sayer, Jaguar make Director, concealed Floor Tank, Commodo & other fittings				}

RUPEES _____	TOTAL _____
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Paid Leela Shete. P.T.O. E. & O.E. For JANET ENTERPRISES For Janet Enterprises Proprietor

Subject to Mumbai Jurisdiction


Janet Enterprises
 PAINTING, PLUMBING & CIVIL
 71/558, Motilal Nagar 3, Goregaon (West), Mumbai 400 090 Phone : 874 7471

Mrs. Shetye 519, Taylor Smriti, Arrey Road Goregaon (W)	BILL No. 510 Date 20/12/21 Quotation No. 307 Date 21/3/21
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DESCRIPTION	QUANTITY	RATE	PER	AMOUNT Rs. P.
4. 2 Nos. ACP sheets door in Powder coated aluminium/door section 5. 2 Nos Ventilators with larnes and glasses.				47000 -

RUPEES Four lakhs seventy thousand only -	TOTAL 4,70,000
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Paid Leela Shete. E. & O.E. For JANET ENTERPRISES For Janet Enterprises Proprietor



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 1st April 2001 for ₹ 9,32,073.00 (Rupees Nine Lakh Thirty Two Thousand Seventy Three Only).

For Vastukala Architects & Engineers

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

VASTUKALA
ARCHITECTS AND ENGINEERS

