

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

Regd. Office :  
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cmd@vastukala.co.in

## 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

**Chhatrapati Sambhaji Nagar (Aurangabad) : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, M.S, INDIA**  
**Email: aurangabad@vastukala.co.in | Tel: +91 40 2485151 +91 91672 04062**

Valuation Report Prepared For: Capital Gain / Mr. Mr. Ramchandra Govindrao Kulkarni (10527/2308419)

Page 3 of 16

Vastu/Mumbai/09/2024/10527/2308419  
28/08-425-VSM  
Date: 28.09.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing **Land & Farm House at Survey / Gut No. 64/B**, Near Parikrama Farm, Feri Road, Village Talegaon (Trimbak), Taluka & District – Nashik, State - Maharashtra, Country – India was belonging to **Mr. Ramchandra Govindrao Kulkarni** till he sold the property to Mr. Yash Suresh Oza as per Sale Deed dated 01.08.2024.

Boundaries of the property.

North : Parikrama Farm  
South : Road and Farm  
East : Road  
West : Farm

1. The purpose of this report is to ascertain the Indexed Cost of Acquisition ( F. Y. 2016- 17) of the property as detailed above.
2. The Indexed Cost of Acquisition of Property under consideration as on 2024 – 25 is **₹ 21,05,217.00 (Rupees Twenty One Lakh Five Thousand Two Hundred Seventeen Only).**
3. The following documents were perused :
  - A. Copy of Agreement for Sale dated 01.08.2024 between Mr. Ramchandra Govindrao Kulkarni (Seller) AND Mr. Yash Suresh Oza (Purchaser).
  - B. Copy of Agreement for Sale dated 09.12.2016 between Mr. Ramchandra Govindrao Kulkarni (Purchaser) AND Mr. Sandeep Tulsiram Tapkire & Mr. Pawan Nandkishor Bhutada (Sellers).
  - C. Surveyor's Layout Plan

This assignment is undertaken based on the request from our client **Mr. Ramchandra Govindrao Kulkarni.**

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**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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: 2024.09.28 11:05:01 +05'30'

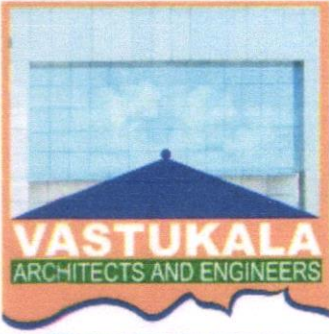




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## Valuation Report of the Immovable Property (For Capital Gain Purpose)



### Details of the property under consideration:

Name of Client: **Mr. Ramchandra Govindrao Kulkarni**

**Land & Farm House at Survey / Gut No. 64/B, Near Parikrama Farm, Feri Road, Village Talegaon (Trimbak),  
Taluka & District - Nashik, State - Maharashtra, Country - India**

**Latitude Longitude: 19°56'35.8"N 73°30'41.0"E**

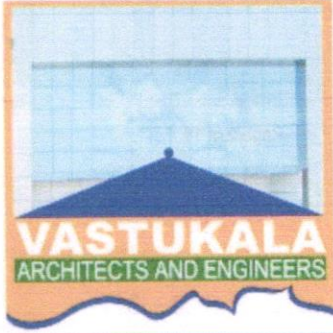


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Vastu/Mumbai/09/2024/10527/2308419  
28/08-425-VSM  
Date: 28.09.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing **Land & Farm House at Survey / Gut No. 64/B**, Near Parikrama Farm, Feri Road, Village Talegaon (Trimbak), Taluka & District – Nashik, State - Maharashtra, Country – India was belonging to **Mr. Ramchandra Govindrao Kulkarni** till he sold the property to Mr. Yash Suresh Oza as per Sale Deed dated 01.08.2024.

Boundaries of the property.

North : Parikrama Farm  
South : Road and Farm  
East : Road  
West : Farm

- The purpose of this report is to ascertain the Indexed Cost of Acquisition ( F. Y. 2016- 17) of the property as detailed above.
- The Indexed Cost of Acquisition of Property under consideration as on 2024 – 25 is **₹ 21,05,217.00 (Rupees Twenty One Lakh Five Thousand Two Hundred Seventeen Only)**.
- The following documents were perused :
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  - Surveyor's Layout Plan

This assignment is undertaken based on the request from our client **Mr. Ramchandra Govindrao Kulkarni**.

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**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Digitally signed by Sharadkumar B. Chalikwar  
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Architects and Engineers, ou=Mumbai,  
email=sbchalikwar@gmail.com, c=IN  
Date: 2024.09.28 11:05:01 +05'30'





Valuation Report of **Land & Farm House at Survey / Gut No. 64/B**, Near Parikrama Farm, Feri Road, Village Talegaon (Trimbak), Taluka & District – Nashik, 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 Indexed Cost of Acquisition of Property under consideration for computation of Capital Gains Tax.
2	Date of Report	28.09.2024
3	Name of the Owner	<b>Mr. Ramchandra Govindrao Kulkarni</b> till they sold the property to Mr. Yash Suresh Oza as per Sale Deed dated 01.08.2024.
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	<b>Land &amp; Farm House at Survey / Gut No. 64/B</b> , Near Parikrama Farm, Feri Road, Village Talegaon (Trimbak), Taluka & District – Nashik, State - Maharashtra, Country – India
6	Location, street, ward no	Near Parikrama Farm, Feri Road
7	Survey/ Land no. of land	Survey / Gut No. 64/B
8	Is the property situated in Residential / commercial/ mixed area/ industrial area?	Agricultural Area
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 at Trimbakeshwar (about 7 KM from site)
11	Means and proximity to surface communication by which the locality is served	Served by Autos, buses and Private Vehicles

### 2.2. LAND

13	Roads, Streets or lanes on which the land is abutting	Near Parikrama Farm, Feri Road
12	Area of land supported by documentary proof. Shape, dimension and physical features	Land Area = 40 R (As per Agreement for Sale)
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.	N.A.





	(i) Initial premium (ii) Ground rent payable per annum (iii) Unearned increase payable to the Lessor in the event of sale or transfers	
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	No
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.	No
19	Has any contribution been made towards development or is any demand for such contribution still outstanding.	No
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.	Not applicable
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	As per Annexure
24	Is the building owner occupied/ tenanted/ both?	Owner occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully owner occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Details not available

## 2.4. RENTS

26	(i) Names of tenants/ lessees/ licensees, etc	Not applicable
	(ii) Portions in their occupation	Not applicable
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	Not applicable
	(iv) Gross amount received for the whole property	Not applicable
27	Are any of the occupants related to, or close to business associates of the owner?	Not applicable





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	Not applicable
29	Give details of the water and electricity charges, If any, to be borne by the owner	Not applicable
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Not applicable
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Not Applicable
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Not Applicable
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?	Not Applicable
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Not Applicable
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Not applicable
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	Not applicable
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	Not applicable

## 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 of assurance records.
39	Land rate adopted in this valuation	As per valuation table
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	As the plot is purchased in year 2016, we have considered the purchase price of the plot as per agreement dated 09.12.2016 and added improvement cost in the respective years on said plot thereafter.

## 2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	2017 (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	Information not available





44	of agreements For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	Information not available
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## 3. PART II- VALUATION

### 3.1. General:

Under the instructions of **Mr. Ramchandra Govindrao Kulkarni**, we have valued the **Land & Farm House at Survey / Gut No. 64/B**, Near Parikrama Farm, Feri Road, Village Talegaon (Trimbak), Taluka & District – Nashik, State - Maharashtra, Country – India, State - Maharashtra, Country – India to assess the Indexed Cost of Acquisition of Property under consideration for computation of Capital Gains Tax.

We are in receipt of the following documents:

- Copy of Agreement for Sale dated 01.08.2024 between Mr. Ramchandra Govindrao Kulkarni (Seller) AND Mr. Yash Suresh Oza (Purchaser).
- Copy of Agreement for Sale dated 09.12.2016 between Mr. Ramchandra Govindrao Kulkarni (Purchaser) AND Mr. Sandeep Tulsiram Tapkire & Mr. Pawan Nandkishor Bhutada (Sellers).
- Surveyor's Layout Plan

### 3.2. Location:

The immovable property comprises of freehold land with farm house. The property is situated Near Parikrama Farm, Feri Road, Village Talegaon (Trimbak), Taluka & District – Nashik. It is located at about 41.8 Km. travelling distance from Nashik Road Railway Station.

### 3.3. Land and Farm House:

As per agreement the plot area is 0.40 Are. The property is in the possession of Mr. Yash Suresh Oza. It is look after by caretaker. It is bounded by compound wall with M.S. gate. At the time of visit we found Farm House, Servant Room, Well, standing on the said plot. As per our physical measurement the area of structures are as under:

Structure	Construction area (Sq. M.)
Farm House	44.96
Varanda	18.95
Servant Room	11.15





## 3.4. Value of Land and Improvement Cost

### A) Value of Land:

Plot area	40 R
<b>Purchase value of land as on 09.12.2016</b>	<b>10,00,000.00</b>

### B) Improvement Cost in year 2017:

Structure	Area (Sq. M.)	Rate / Sq. M. (₹)	Value (₹)
Farm House	44.96	8,500.00	3,82,160.00
Varanda	18.95	4,000.00	75,800.00
Servant Room	11.15	8,000.00	89,200.00
<b>Improvement Cost</b>			<b>5,47,160.00</b>

### TOTAL VALUE OF THE PROPERTY:

Particular	Value
Purchase value of land as on 09.12.2016	₹ 10,00,000.00
Improvement Cost in year 2017	₹ 5,47,160.00

### 3.4.1. Indexed Cost of Acquisition

#### Land

1. Cost Inflation Index for 2016 -17 : 264  
(Considering the transaction shall be made after 01.04.2016)
2. Cost Inflation Index for 2024 - 25 : 363
3. **Indexed Cost of Acquisition** : **₹ 13,75,000.00**  
(₹ 10,00,000.00 \* 363/264)

#### Structures

4. Cost Inflation Index for 2017 -18 : 272  
(Considering the transaction shall be made after 01.04.2017)
5. Cost Inflation Index for 2024 - 25 : 363
6. **Indexed Cost of Acquisition** : **₹ 7,30,217.00**  
(₹ 5,47,160.00 \* 363/272)

### TOTAL INDEXED COST OF ACQUISITION

Particular	Value
Land	₹ 13,75,000.00
Structure	₹ 7,30,217.00
<b>TOTAL</b>	<b>₹ 21,05,217.00</b>





Taking into consideration above said facts, we can evaluate the Indexed Cost of Acquisition of Property under consideration as on 2024 – 25 of **Land & Farm House at Survey / Gut No. 64/B**, Near Parikrama Farm, Feri Road, Village Talegaon (Trimbak), Taluka & District – Nashik, State - Maharashtra, Country – India is **₹ 21,05,217.00 (Rupees Twenty One Lakh Five Thousand Two Hundred Seventeen Only)**.

### 3.5. NOTES

1. I, Sharadkumar B. Chalikwar with my experience and ability to judgment I am of the considered opinion that Indexed Cost of Acquisition of Property under consideration as on 2024 – 25 is **₹ 21,05,217.00 (Rupees Twenty One Lakh Five Thousand Two Hundred Seventeen 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 floor
2.	Plinth area floor wise as per IS 3361-1966	Information not available
3.	Year of construction	Year of Construction – 2017 (As per site information)
4.	Estimated future life as on year 2017	54 years
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed structure and Load bearing
6.	Type of foundations	R.C.C
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frames with solid flush doors with Aluminium Sliding windows with grills
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Internal walls are finished Cement Plaster. External walls are finished with sand faced plaster
12.	Roofing and terracing	AC sheet roof





13	Special architectural or decorative features, if any	Not found
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	Syntex tank on plot
20	Pumps- no. and their horse power	Available as per requirement
21	Roads and paving within the compound approximate area and type of paving	Kachha road
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 Indexed Cost of Acquisition of Property as on 2024 – 25 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.

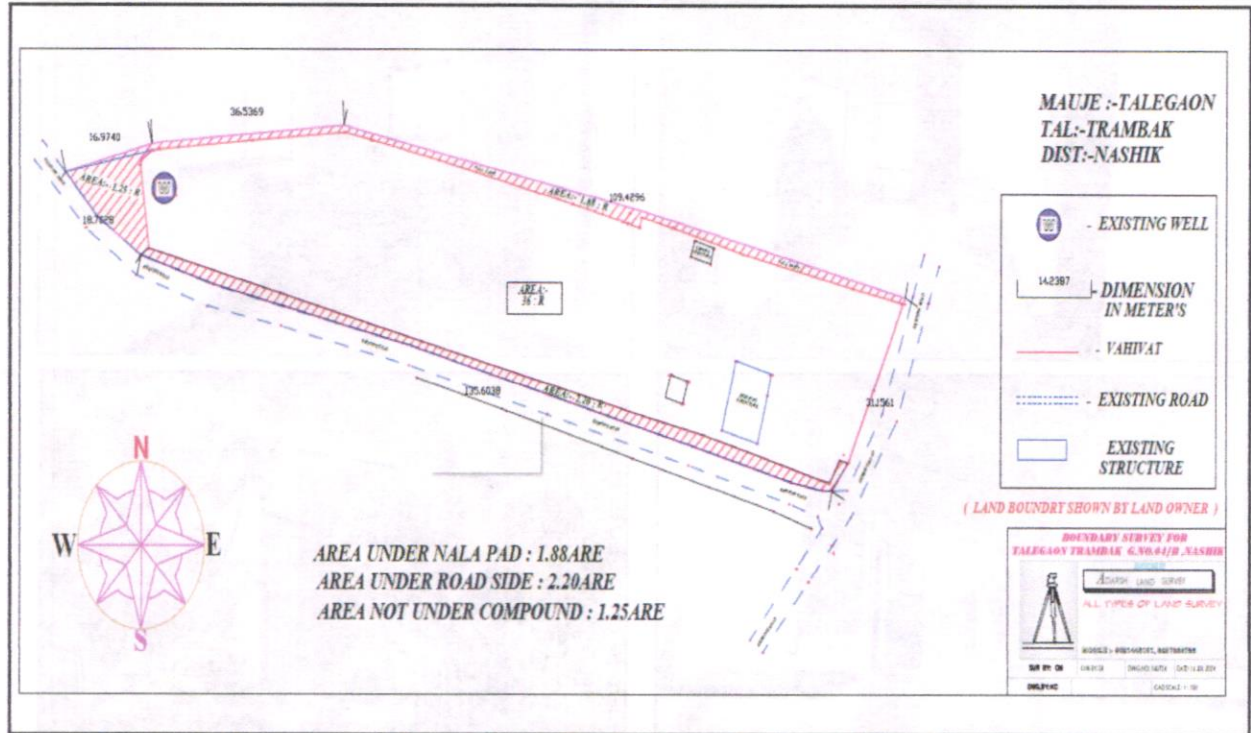
## 5.3. UNDER LYING ASSUMPTIONS

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. Surveyor's Land MAP**

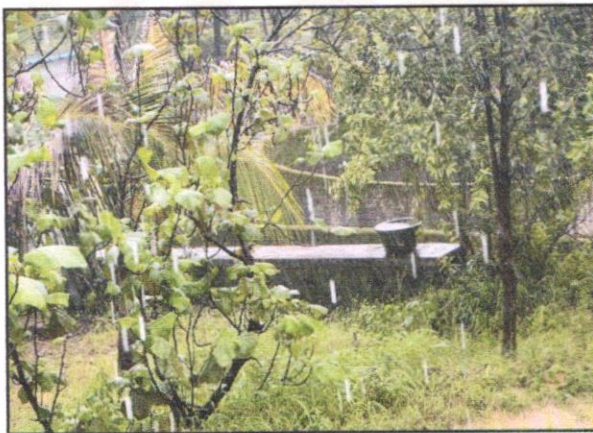
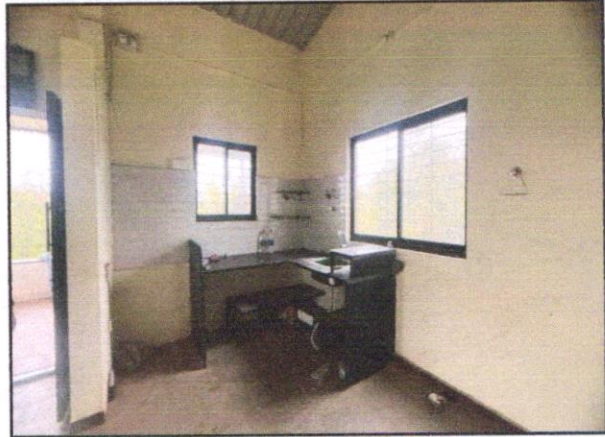
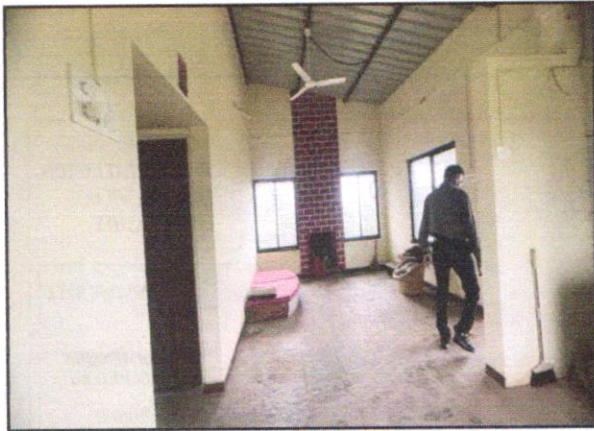


VASTUKALA  
ARCHITECTS AND ENGINEERS





## 7. Actual site photographs





## 8. Actual site photographs





### 9. Route Map of the property

Site U/R



**Latitude Longitude: 19°56'35.8"N 73°30'41.0"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Nashik Road – 41.8 KM.)





## 10. VALUATION OF THE PROPERTY PREMISES

The Indexed Cost of Acquisition of Property under consideration as on 2024 – 25 is ₹ 21,05,217.00 (Rupees Twenty One Lakh Five Thousand Two Hundred Seventeen Only).

For Vastukala Architects & Engineers

**Sharadkumar B.  
Chalikwar**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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