



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

Regd. Office :  
28, Stadium Complex, Nanded - 431 602 (MS) India

Tel. : +91-2462-244288  
Fax : +91-2462-239909  
E-mail : nanded@vastukala.co.in  
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

- 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 :
  - 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

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'



30/09/24



## Table of Contents

1.	VALUATION OPINION REPORT.....	3
2.	Part-1 Form 0-1.....	4
2.1.	GENERAL:.....	4
2.2.	LAND .....	4
2.3.	IMPROVEMENTS.....	5
2.4.	RENTS.....	5
2.5.	SALES .....	6
2.6.	COST OF CONSTRUCTION .....	6
3.	PART II- VALUATION.....	7
3.1.	General: .....	7
3.2.	Location: .....	7
3.3.	Land and Farm House: .....	7
3.4.	Value of Land and Improvement Cost.....	8
3.4.1.	Indexed Cost of Acquisition.....	8
3.5.	NOTES.....	9
4.	ANNEXURE TO FORM 0-1 .....	9
5.	PART III- DECLARATION.....	10
5.1.	DECLARATION OF PROFESSIONAL FEES CHARGED .....	10
5.2.	DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE .....	11
5.3.	UNDER LYING ASSUMPTIONS .....	11
6.	Surveyor's Land MAP .....	12
7.	Actual site photographs .....	13
8.	Actual site photographs .....	14
9.	Route Map of the property .....	15
10.	VALUATION OF THE PROPERTY PREMISES .....	16

