



- 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.org
cmd@vastukala.org

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

Aurangabad Office : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA.
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. Mona Dharmesh Sheth & Smt. Arti Niren Kagodu**

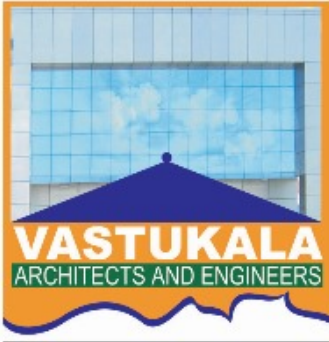
Residential Flat No. G-4, Ground Floor, Wing – B, “Blossom Co-Op. Hsg. Soc. Ltd.”, Sector – D,
New Raviraj Complex, Jesal Park, Village - Khari, Bhayandar (East), Taluka & District - Thane
PIN Code – 401 105, State – Maharashtra, Country – India.

Latitude Longitude: 19°18'54.9"N 72°51'24.0"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	6
2.4.	RENTS.....	7
2.5.	SALES	7
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.	Flat:.....	9
3.5.	History:.....	9
3.6.	Valuation as on 01 st April 2001 of the Residential Flat:.....	10
3.6.1.	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	15
8.	Ready Reckoner Rate for Year 2001	16
8.1.	Rate for Property.....	16
8.1.	Construction Rate	16
9.	VALUATION OF THE PROPERTY PREMISES	17





- 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.org
cmd@vastukala.org

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

Aurangabad Office : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA.
Tel.: +91-0240-2485151, Mobile : +91 9167204062, +91 9860863601, E-mail : aurangabad@vastukala.org

Page 3 of 17

Vastu/Mumbai/08/2024/10571/ 2307711
18/09-328-VS
Date: 14.08.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. G-4, Ground Floor, Wing – B, “Blossom Co-Op. Hsg. Soc. Ltd.”, Sector – D, New Raviraj Complex, Jesal Park, Village - Khari, Bhayandar (East), Taluka & District - Thane PIN Code – 401 105, State – Maharashtra, Country – India was belonging to **Smt. Mona Dharmesh Sheth & Smt. Arti Niren Kagodu** till they sold the property to Shri. Abhay Kumar Jha & Smt. Sami Abhay Jha as per Agreement for Sale dated 10.11.2023.

Boundaries of the property.

North : Internal Road
South : Regency Building
East : Samarpan Complex
West : Internal Road

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 01.04.2001 at ₹ **4,05,869.00 (Rupees Four Lakh Five Thousand Eight Hundred Sixty Nine Only)**.
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ **14,12,424.00 (Rupees Fourteen Lakh Twelve Thousand Four Hundred Twenty Four Only)** without any major Renovation & improvement after 2001.



4. The following documents were perused :

- | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Copy of Agreement for Sale dated 10.11.2023 between Smt. Mona Dharmesh Sheth & Smt. Arti Niren Kagodu (Vendors / Transferors) & Shri. Abhay Kumar Jha & Smt. Sami Abhay Jha (The Purchasers / Transferees) |
| B. Copy of Society Share Certificate No. 4 transferred March - 1997 in the name of Smt. Santosh S. Sharma issued by Blossom Co-Op. Hsg. Soc. Ltd. |
| C. Copy of Power of Attorney dated 13.07.2023. |
| D. Copy of Commencement Certificate No. MP / NR / 1863 / 4082 / 1997-1998 issued by Mira – Bhayandar Municipal Council |
| E. Copy of Occupancy Certificate dated 12.10.1992 issued by Mira – Bhayandar Municipal Council |

This assignment is undertaken based on the request from our client **Smt. Mona Dharmesh Sheth**

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



Valuation Report of Flat No. G-4, Ground Floor, Wing – B, “Blossom Co-Op. Hsg. Soc. Ltd.”, Sector – D, New Raviraj Complex, Jesal Park, Village - Khari, Bhayandar (East), Taluka & District - Thane PIN Code – 401 105, 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	14.08.2024
3	Name of the Owner	Smt. Mona Dharmesh Sheth & Smt. Arti Niren Kagodu till they sold the property to Shri. Abhay Kumar Jha & Smt. Sami Abhay Jha as per Agreement for Sale dated 10.11.2023
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Smt. Mona Dharmesh Sheth – 66.66% Smt. Arti Niren Kagodu – 33.34% (As per Agreement)
5	Brief description of the property	Flat No. G-4, Ground Floor, Wing – B, “ Blossom Co-Op. Hsg. Soc. Ltd. ”, Sector – D, New Raviraj Complex, Jesal Park, Village - Khari, Bhayandar (East), Taluka & District - Thane PIN Code – 401105, State – Maharashtra, Country – India.
6	Location, street, ward no	Sector – D, New Raviraj Complex, Jesal Park, Village – Khari
7	Survey/ Plot no. of land	Old Survey No. 159 to 164 & New Survey No. 20 to 25 of Village - Khari
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, Auto, Taxies, Private Vehicles

2.2. LAND

12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area = 550 Sq. Ft. (Area as per measurement) Built up area = 685.00 Sq. Ft.
----	-------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------



		(Area as per Agreement)
13	Roads, Streets or lanes on which the land is abutting	Sector – D, New Raviraj Complex, Jesal Park, Village – Khari
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.	Mira-Bhayandar Municipal Corporation.
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 Shri. Abhay Kumar Jha & Smt. Sami Abhay Jha
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully occupied by Shri. Abhay Kumar Jha & Smt. Sami Abhay Jha
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 Mira-Bhayandar Municipal Corporation. 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 fee, etc. paid by each	N.A.
	(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?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.

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 up on, 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	Year of Completion – 1992 (As per Occupancy Certificate)
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. Mona Dharmesh Sheth & Smt. Arti Niren Kagodu**, we have valued the Flat No. G-4, Ground Floor, Wing – B, “**Blossom Co-Op. Hsg. Soc. Ltd.**”, Sector – D, New Raviraj Complex, Jesal Park, Village - Khari, Bhayandar (East), Taluka & District - Thane PIN Code – 401 105, State – Maharashtra, Country – India to ascertain the market value of said property, as on 01.04.2001 for computation of Capital Gains Tax.

We are in receipt of the following documents:

A. Copy of Agreement for Sale dated 10.11.2023 between Smt. Mona Dharmesh Sheth & Smt. Arti Niren Kagodu (Vendors / Transferors) & Shri. Abhay Kumar Jha & Smt. Sami Abhay Jha (The Purchasers / Transferees)
B. Copy of Society Share Certificate No. 4 transferred on March - 1997 in the name of Smt. Santosh S. Sharma issued by Blossom Co-Op. Hsg. Soc. Ltd.
C. Copy of Power of Attorney dated 13.07.2023.
D. Copy of Commencement Certificate No. MP / NR / 1863 / 4082 / 1997-1998 issued by Mira – Bhayandar Municipal Council
E. Copy of Occupancy Certificate dated 12.10.1992 issued by Mira – Bhayandar Municipal Council



3.2. Location:

The said building is located at S Old Survey No. 159 to 164 & New Survey No. 20 to 25 of Village - Khari in Mira-Bhayandar Municipal Corporation. The property falls in Residential Zone. It is at 700 M travel distance from Bhayandar railway station.

3.3. Building / Property:

The structure is a Ground + 3 upper floors building. The Residential building is known as "Blossom Co-Op. Hsg. Soc. Ltd.". The building is used for Residential purpose. The building is not having lift.

3.4. Flat:

The Flat under valuation is situated on the Ground Floor. The composition of property is Living Room + 2 Bedrooms + Passage + Kitchen + WC + Bath +. It is finished with Vitrified flooring, Teak wood door frames with solid flush doors with safety door, Aluminum Sliding windows, Concealed plumbing & Concealed electrification is provided.

3.5. History:

Smt. Santosh Surendra Sharma purchased the said flat from Shri. Kantilal R. Dave & Smt. Kirtida K. Dave as per Agreement for Sale dated 23.08.1994. Smt. Santosh Surendra Sharma died intestate on 18.07.2022 leaving behind her 3 legal heirs and representatives (1) Smt. Jyoti Kamal Dasani, (2) Smt. Mona Dharmesh Sheth & (3) Smt. Arti Niren Kagodu, entitle to succeed or inherit her estates, including her all rights and share in the said flat and the said shares as per the personal law by which, she was governed at the time of her death. The husband of late Smt. Santosh Surendra Sharma viz: Shri. Surendra Kumar Sharma already had passed away on 19.04.1994.

Smt. Jyoti Kamal Dasani released her 33.33% share and rights in the said flat and the said shares in favour of her sister viz: Smt. Mona Dharmesh Sheth by Release Deed dated 18.09.2023. Smt. Mona Dharmesh Sheth and Smt. Arti Niren Kagodu become joint owners of the said flat and the said shares, (i.e. 66.66% by Smt. Mona Dharmesh Sheth and 33.34% by Smt. Arti Niren Kagodu.)

Smt. Mona Dharmesh Sheth & Smt. Arti Niren Kagodu sold the property to Shri. Abhay Kumar Jha & Smt. Sami Abhay Jha as per Agreement for Sale dated 10.11.2023.



3.6. Valuation as on 01st April 2001 of the Residential Flat:

The Built up area of the Property in Sq. Ft.	:	685.00
The Built up area of the Property in Sq. M.	:	63.66
Depreciation Calculation:		
Year of Construction of the building	:	Year of Completion – 1992 (As per Occupancy Certificate)
Expected total life of building	:	70 years
Age of the building as on 01.04.2001	:	9 years
Cost of Construction	:	63.66 Sq. M x ₹ 4,800.00 = ₹ 3,05,568.00
Depreciation	:	11.57%
Amount of depreciation	:	₹ 35,354.00
Rate as on 01.04.2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 6,780.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001 (A)	:	63.66 Sq. M. x ₹ 6,780.00 = ₹ 4,31,615.00
Depreciated Value of the property as on 01.04.2001	:	₹ 4,31,615.00 (-) ₹ 35,354.00 = ₹ 3,96,261.00
Add for Stamp Duty charges (B)	:	₹ 5,645.00
Add for Registration charges (C)	:	₹ 3,963.00
Total Cost of Acquisition (A + B + C)	:	₹ 4,05,869.00

3.6.1. Indexed Cost of Acquisition

1. Cost Inflation Index for 01.04.2001 : 100
(Considering the transaction shall be made after 01.04.2017)
2. Cost Inflation Index for 2023 - 24 : 348
3. **Indexed Cost of Acquisition** : **₹ 14,12,424.00**
(₹ 4,05,869.00 * 348/100)

Taking into consideration above said facts, we can evaluate the value of Flat No. G-4, Ground Floor, Wing – B, “Blossom Co-Op. Hsg. Soc. Ltd.”, Sector – D, New Raviraj Complex, Jesal Park, Village - Khari, Bhayandar (East), Taluka & District - Thane PIN Code – 401 105, State – Maharashtra, Country – India for this particular purpose at ₹ 4,05,869.00 (Rupees Four Lakh Five Thousand Eight Hundred Sixty Nine Only) as on 01.04.2001.



3.7. NOTES

1. 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 **01.04.2001** is ₹ **4,05,869.00 (Rupees Four Lakh Five Thousand Eight Hundred Sixty 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.
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 + 3 upper floors				
2.	Plinth area floor wise as per IS 3361-1966	Information not available				
3.	Year of construction	Year of Completion – 1992 (As per Occupancy Certificate)				
4.	Estimated future life as on year 2001	61 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 safety door, Aluminium Sliding windows				
10.	Flooring	Vitrified flooring				
11.	Finishing	Internal walls are finished Cement Plaster. External walls are finished with sand faced plaster				
12.	Roofing and terracing	RCC 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.	Concealed Ordinary
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior / Ordinary / Poor.					



15	Sanitary installations	As per requirement Ordinary
	(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 Height and length Type of construction	4' to 5' brick masonry compound 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	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 **01.04.2001** 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:

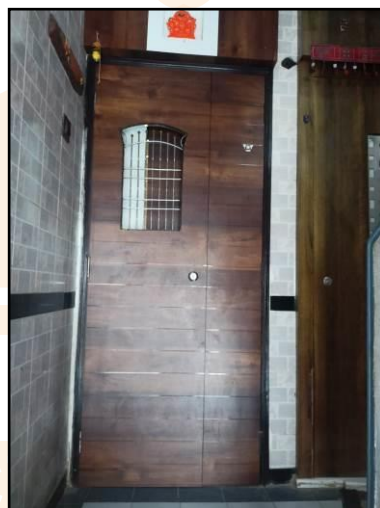
1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

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.

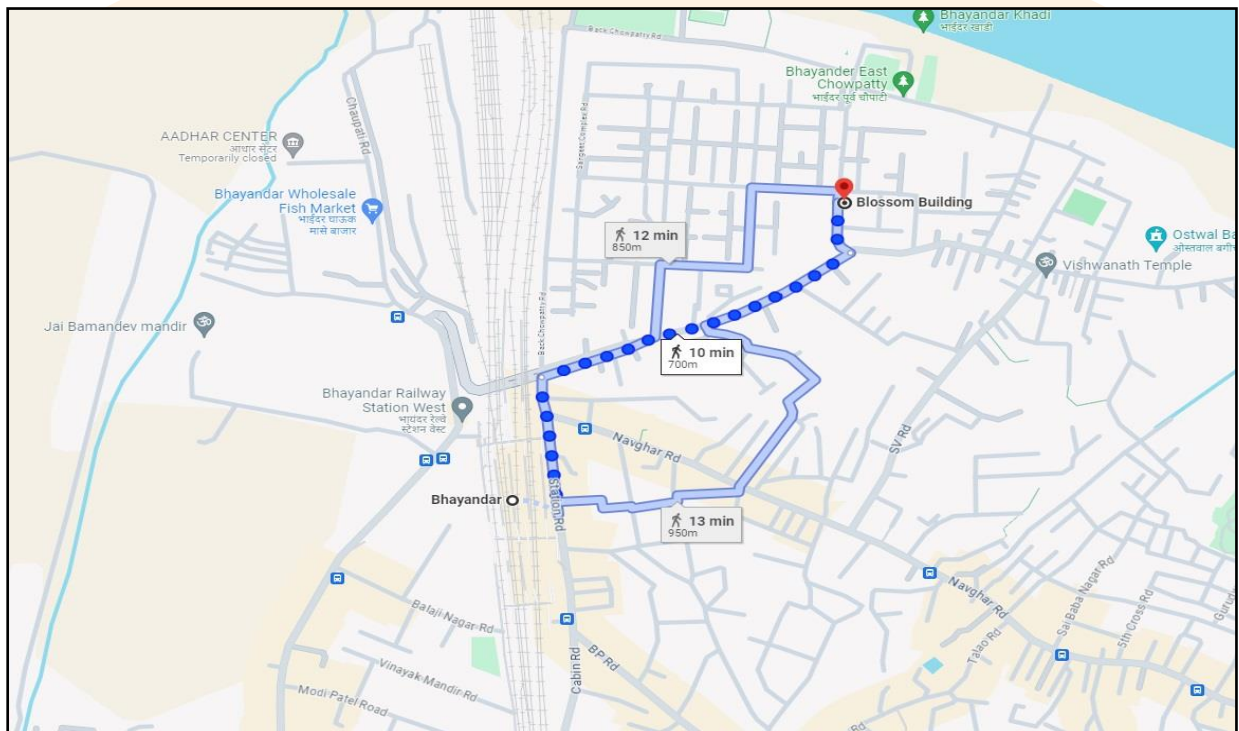


6. Actual site photographs



7. Route Map of the property

Site U/R



Latitude Longitude: 19°18'54.9"N 72°51'24.0"E

Note: The Blue line shows the route to site from nearest Railway station (Bhayander – 700M.)



8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

सुली जमीन रूपये	वि. 1.1.2001 से 31.12.2001 नियासी इमारत कार्यालयी व्यवसाय	वरच्या मजल्यावरील दुकने व्यवसाय	तळमजल्याव दुकने व्यवसा
2315	7265	9690	13080
1990	6780	9205	12540
390			
215			

मुंबई पुणे खुऱ्या महामार्गावरील दोन्ही बाजूच्या गिळकती गावठाण
 व.कं. 2 ख. 136 ख. 178 व. 170 ख.

मुंबई पुणे खुऱ्या महामार्गावरील दोन्ही बाजूच्या गिळकती गावठाण - संभाव्य बनशेती

मुंबई पुणे खुऱ्या महामार्गावरील दोन्ही बाजूच्या गिळकती गावठाण - अतिकसीत

उर्वरीत गिळकती गावठाण
 कु.कं. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,
 कु.कं. 62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,
 कु.कं. 91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,
 कु.कं. 139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,
 कु.कं. 161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,
 कु.कं. 183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,
 कु.कं. 205.

उर्वरीत गिळकती गावठाण - संभाव्य विनशेती

उर्वरीत गिळकती गावठाण - अतिकसीत
 70, 98 CH(1), 99 CH(1), 99 CH(1),
 99 CH(1), 99 CH(1)

8.1. Construction Rate

1	2	3	4	5	6	7	8
5500	4800	4500	4000	3600	3300	2800	

सन 2001 सालाकरिता बाजार मूल्यदर तत्क्याप्रमाणे बांधकाम दर्जाकरणानुसार नवीन बांधकामाचे प्रती चौ. मी. दर

महानगरपालिका क्षेत्र
 बांधकाम दर्जाकरण मंडळ मुंबई

पुणे, पिंपरी
 विजयवड
 नवी मुंबई
 ठाणे

कल्याण
 कोकिली
 उल्हासनगर
 नाशिक
 सोलापूर
 औरंगाबाद
 नागपूर
 कोल्हापूर

नांदेड
 अमरावती
 सांगली
 गिरण
 कृपयाळ
 अकोला
 मालेगाव

महानगरपालिका व इतर
 अ. वर्ग ब. व क. श्रेणी
 न. पा. वर्ग व प्रमाण
 न. पा. क्षेत्र

अ) आर. सी. सी.
 ड्रेम, स्ट्रक्चर
 बांधकामाच्या
 स्वरूपात इमारत
 आर. सी. सी.
 पिल्लर्स सिमेंट किंवा
 टाईल्समध्ये प्लॉरिंग
 पिटांची, सिमेंट
 मॉल्टरमधील, पितीची
 जुबाई, मॉल्टरमधील
 स्लॅब असलेला
 आवतून बाईरन
 प्लॅन्टर असलेला
 तसेच रंगविलेली
 इमारत



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 for **₹ 4,05,869.00 (Rupees Four Lakh Five Thousand Eight Hundred Sixty Nine Only)**.

For **Vastukala Architects & Engineers**

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

