

- 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

**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 of the Immovable Property (For Capital Gain Purpose)



### Details of the property under consideration:

Name of Client : **Mr. Karnad Ramdas Rao**

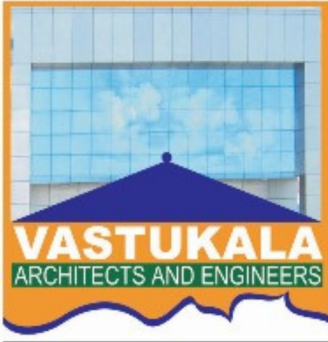
Residential Flat No. 8, Ground Floor, Building No.1, Wing – B, “Om – Easwari Co-Op. Hsg. Soc. Ltd.”, Plot No. 128, Mahant Road Extension, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India

Latitude Longitude: 19°06'04.3"N 72°51'08.9"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:.....	8
3.3.	Building / Property:.....	9
3.4.	Flat:.....	9
3.5.	Valuation as on 01 <sup>st</sup> April 2001 of the Residential Flat:.....	9
3.5.1.	Indexed Cost of Acquisition.....	9
3.6.	NOTES.....	10
4.	ANNEXURE TO FORM 0-1 .....	10
5.	PART III- DECLARATION.....	11
5.1.	DECLARATION OF PROFESSIONAL FEES CHARGED .....	11
5.2.	DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE .....	12
5.3.	UNDER LYING ASSUMPTIONS .....	12
6.	Actual site photographs .....	13
7.	Route Map of the property .....	14
8.	Ready Reckoner Rate for Year 2001 .....	15
8.1.	Rate for Property.....	15
8.1.	Construction Rate .....	15
9.	VALUATION OF THE PROPERTY PREMISES .....	16





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Valuation Report: Capital Gain / Mr. Karnad Ramdas Rao (11032/2308049)

Page 3 of 16

Vastu/Mumbai/09/2024/11032/2308049  
05/03-55-VS  
Date: 05.09.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 8, Ground Floor, Building No.1, Wing – B, “Om – Easwari Co-Op. Hsg. Soc. Ltd.”, Plot No. 128, Mahant Road Extension, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India was belonging to **Mr. Karnad Ramdas Rao** till his death and further transferred in the name of Anita Vinayak Baidur and Shrikrishna Shirali as per his WILL mentioned in prothonotary document.

Boundaries of the property.

North : Shivam Building  
South : Karishma Building  
East : Shantivan CHSL  
West : Ashirwad Building

- 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 01.04.2001 at ₹ **18,28,487.00 (Rupees Eighteen Lakh Twenty Eight Thousand Four Hundred Eighty Seven Only)**.
- The Indexed Cost of Acquisition of Property under consideration as on 2024 – 25 is ₹ **66,37,408.00 (Rupees Sixty Six Lakh Thirty Seven Thousand Four Hundred Eight Only)** without any major Renovation & improvement after 2001.
- The following documents were perused :



- |   |
|---|
| A. Copy of prothonotary document dated 16.07.2024 issued by Prothonotary And Senior Master.   |
| B. Copy of area details provided by the client.   |
| C. Copy of Gas Bill dated 09.07.2024 in the name of Mr. Karnad Ramdas Rao.  |
| D. Copy of Share Certificate vide No. 37 bearing Share Nos. 261 to 285 and Share Certificate vide No. 4 bearing Share Nos. 016 to 020 in the name of Mr. Karnad Ramdas Rao issued by society. |
| E. Copy of Electricity Bill dated 08.08.2024 in the name of Karnad Ramdads Rao.   |
| F. Copy of Maintenance Bill No. 624 dated 13.07.2023 in the name of K. (P) R. Rao.  |

This assignment is undertaken based on the request from our client **Anita Vinayak Baidur**.

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 Residential Flat No. 8, Ground Floor, Building No.1, Wing – B, “Om – Easwari Co-Op. Hsg. Soc. Ltd.”, Plot No. 128, Mahant Road Extension, Vile Parle (East), Mumbai – 400 057, 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 <b>Capital Gains Tax</b> .
2	Date of Report	05.09.2024
3	Name of the Owner	<b>Mr. Karnad Ramdas Rao</b> till his death and further transferred in the name of Anita Vinayak Baidur and Shrikrishna Shirali as per his WILL mentioned in prothonotary document.
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. 8, Ground Floor, Building No.1, Wing – B, “ <b>Om – Easwari Co-Op. Hsg. Soc. Ltd.</b> ”, Plot No. 128, Mahant Road Extension, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India
6	Location, street, ward no	Mahant Road Extension, Vile Parle (East)
7	Survey/ Plot no. of land	Plot No. 128, Vile Parle (East)
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	<p>Carpet Area = 385.00 Sq. Ft. (Area as per actual site measurement)</p> <p>Carpet Area = 381.00 Sq. Ft. (Area as per details provided by the client)</p>
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		<b>Built up area = 457.00 Sq. Ft.</b> <b>(Carpet Area as per details provided by the client + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Mahant Road Extension
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 relative
	If the property owner occupied, specify portion and extent of area under owner-occupation	Occupied by relative
25	What is the Floor Space Index permissible and Percentage actually utilized?	<ul style="list-style-type: none"> <li>Floor Space Index Permissible – As per Development Control of Regulation of Municipal Corporation of Greater Mumbai</li> <li>FSI percentage actually utilized - Information not available</li> </ul>



## 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	₹ 104.40 as per Electricity Bill dated 08.08.2024 in the name of Karnad Ramdads Rao.
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?	No lift
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 – 1972 (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 **Anita Vinayak Baidur**, we have valued the Residential Flat No. 8, Ground Floor, Building No.1, Wing – B, “**Om – Easwari Co-Op. Hsg. Soc. Ltd.**”, Plot No. 128, Mahant Road Extension, Vile Parle (East), Mumbai – 400 057, 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 prothonotary document dated 16.07.2024 issued by Prothonotary And Senior Master.
B.	Copy of area details provided by the client.
C.	Copy of Gas Bill dated 09.07.2024 in the name of Mr. Karnad Ramdas Rao.
D.	Copy of Share Certificate vide No. 37 bearing Share Nos. 261 to 285 and Share Certificate vide No. 4 bearing Share Nos. 016 to 020 in the name of Mr. Karnad Ramdas Rao issued by society.
E.	Copy of Electricity Bill dated 08.08.2024 in the name of Karnad Ramdads Rao.
F.	Copy of Maintenance Bill No. 624 dated 13.07.2023 in the name of K. (P) R. Rao.

### 3.2. Location:

The said building is located at Plot No. 128, Village Vile Parle (East) in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 1 Km travel distance from Vile Parle railway station.





### 3.3. Building / Property:

The structure is of Ground + 2 upper floors building. The Residential building is known as “Om – Easwari Co-Op. Hsg. Soc. Ltd.”. The building is used for Residential purpose. The building is without lift.

### 3.4. Flat:

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

### 3.5. Valuation as on 01<sup>st</sup> April 2001 of the Residential Flat:

The Built up area of the Property in Sq. Ft.	:	457.00
<b>The Built up area of the Property in Sq. M.</b>	:	42.46
<b>Depreciation Calculation:</b>		
Year of Construction of the building	:	Year of Completion – 1972 (As per site information)
Expected total life of building	:	70 years
Age of the building as on 01.04.2001	:	29 years
Cost of Construction	:	42.46 Sq. M x ₹ 5,500.00 = ₹ 2,33,530.00
Depreciation	:	37.29%
Amount of depreciation	:	₹ 87,083.00
<b>Rate as on 01.04.2001 for Residential Property Premises (As per Ready Reckoner 2001)</b>	:	<b>₹ 42,450.00 per Sq. M.</b>
<b>Rate considered for valuation Value of Property as on 2001 (A)</b>	:	42.46 Sq. M. x ₹ 42,450.00 = ₹ 18,02,427.00
<b>Depreciated Value of the property as on 01.04.2001</b>	:	₹ 18,02,427.00 (-) ₹ 87,083.00 = ₹ 17,15,344.00
Add for Stamp Duty charges ( B )	:	₹ 95,990.00
Add for Registration charges ( C )	:	₹ 17,153.00
<b>Total Cost of Acquisition ( A + B + C )</b>	:	<b>₹ 18,28,487.00</b>

#### 3.5.1. Indexed Cost of Acquisition

1. Cost Inflation Index for 01.04.2001 (Considering the transaction shall be made after 01.04.2017)	:	100
2. Cost Inflation Index for 2024 - 25	:	363
<b>3. Indexed Cost of Acquisition (₹18,28,487.00 * 363/100)</b>	:	<b>₹ 66,37,408.00</b>

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 8, Ground Floor, Building No.1, Wing – B, “Om – Easwari Co-Op. Hsg. Soc. Ltd.”, Plot No. 128, Mahant Road Extension, Vile Parle (East), Mumbai – 400 057, State – Maharashtra, Country – India for this particular purpose at ₹ 18,28,487.00 (Rupees Eighteen Lakh Twenty Eight Thousand Four Hundred Eighty Seven Only) as on 01.04.2001.



### 3.6. 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 **₹ 18,28,487.00 (Rupees Eighteen Lakh Twenty Eight Thousand Four Hundred Eighty Seven 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 + 2 upper floors				
2.	Plinth area floor wise as per IS 3361-1966	Information not available				
3.	Year of construction	Year of Completion – 1972 (As per site information)				
4.	Estimated future life as on year 2001	41 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	Wooden / Koba 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" style="width: 100%;"> <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				
	<table border="1" style="width: 100%;"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> </table>		(i)	No. of water closets	(ii)	No. of lavatory basins
(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	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:

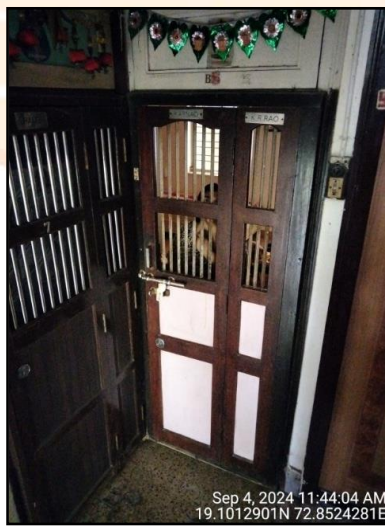
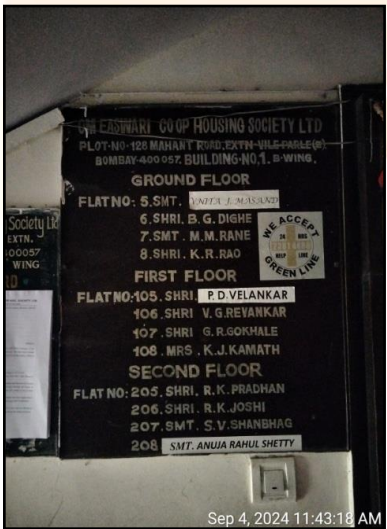
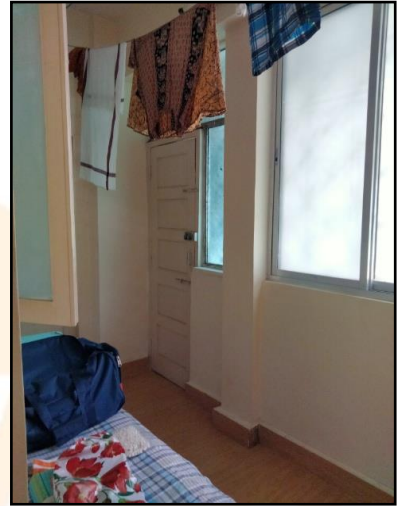
1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

## 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.

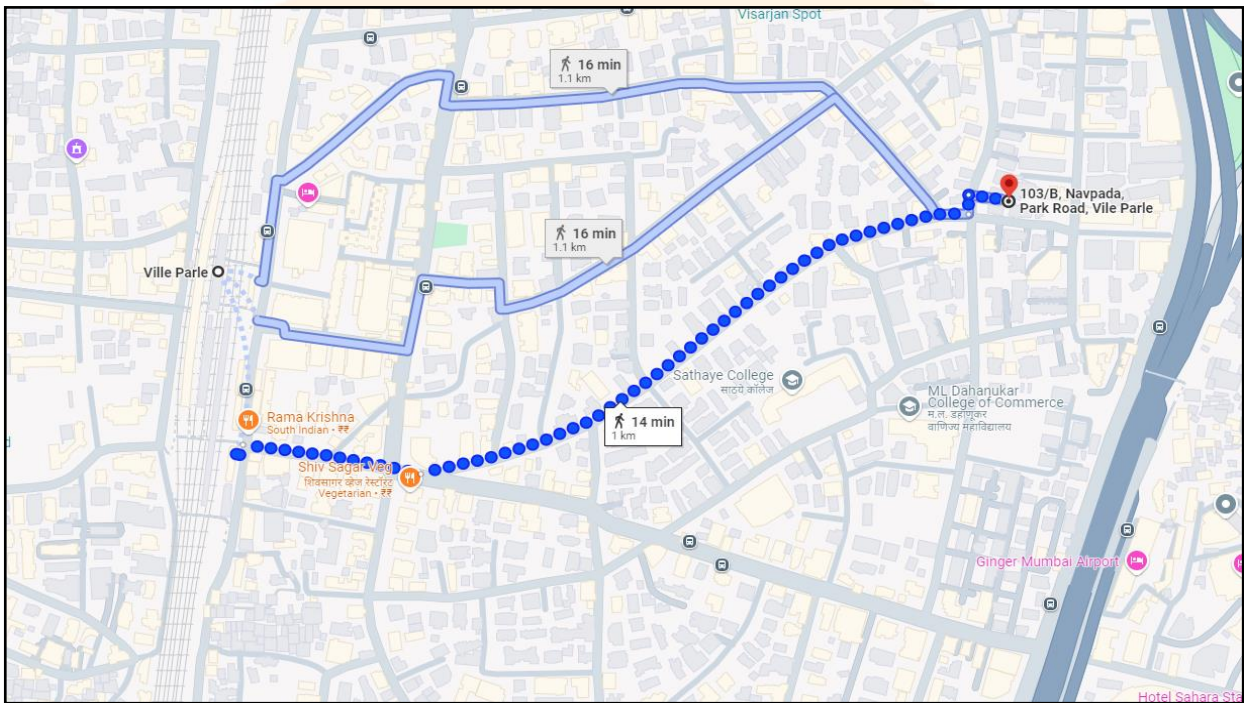
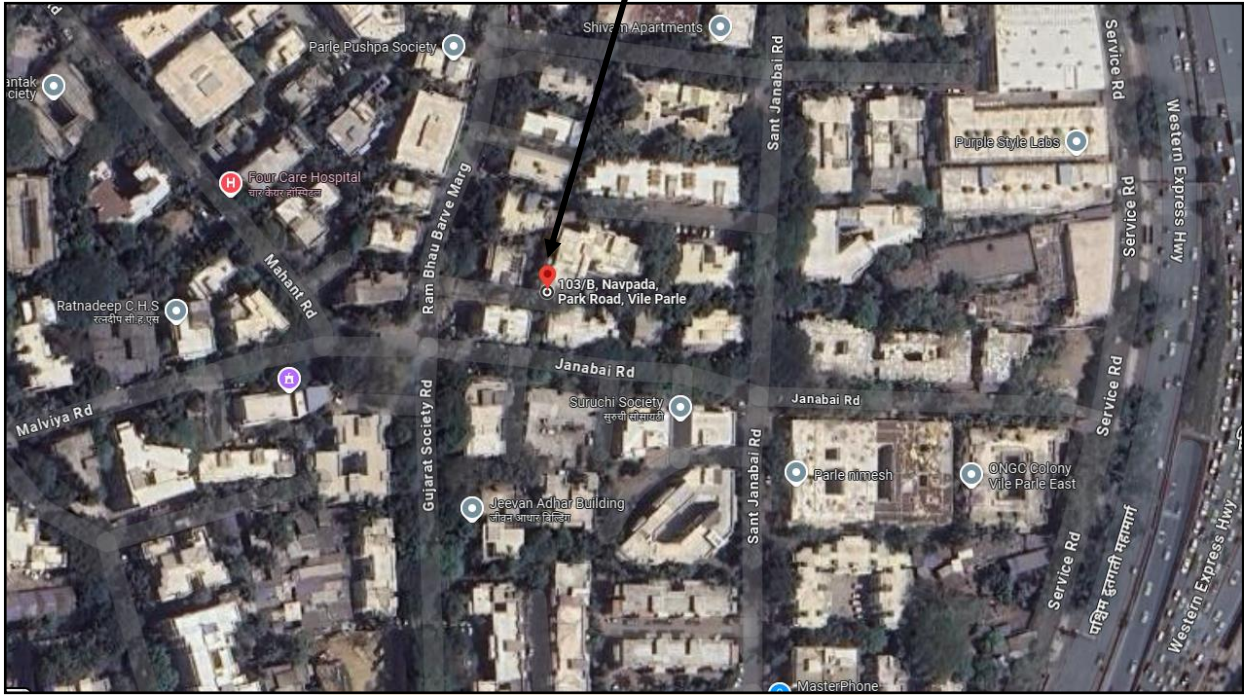


## 6. Actual site photographs



## 7. Route Map of the property

**Site U/R**



**Latitude Longitude: 19°06'04.3"N 72°51'08.9"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Vile Parle – 1 Km.)



## 8. Ready Reckoner Rate for Year 2001

### 8.1. Rate for Property

Zone No.	Location of Property in K Ward (East) (Vile Parle, Andheri, Jogeshwari East)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial/ Office	Shop/ Commercial
1-R	<b>Road:</b> Mathuradas Vasanji Road ( <i>Andheri Ghatkopar Link Rd.</i> ) from Andheri Railway Station to Western Express Highway. <i>Village : Andheri (E), Gundhvali</i>	20,800	35,700	43,800	72,600
2-R	<b>Road:</b> Mathuradas Vasanji Road from Western Express Highway to East boundary of 'K' East ward i.e. Mithi River Culvert. <i>Village : Kondivata, Marol, Gundhvali</i>	15,950	28,950	39,800	65,350
3-R	<b>Road:</b> Road ( <i>Going to Sahar Airport</i> ) between Andheri Railway Station East and Western Express Highway. <i>Village : Andheri (E), Vile Parle (E)</i>	19,600	38,200	40,900	58,100
4	<b>Land:</b> On West Railway Line, on East Western Express Highway and boundary of Airport on North Mathuradas Vasanji Road ( <i>Andheri Kurla Road</i> ) and on South Santacruz Subway i.e. South boundary of ward. All the portion surrounded. <i>Village : Vile Parle (E), Brahmanwada, Andheri (E), Gundhvali</i>	19,600	42,450	52,550	92,150
5-A	<b>Land:</b> On West railway boundary on north 18.3 Mt. D.P. Road from subway to express highway. On east express highway on south road joining from highway to Andheri flyover bridge. <i>Village : Majas, Mogra, Gundhvali, Andheri (E)</i>	17,100	35,200	46,700	78,250
5-B	<b>Land:</b> On west railway line, on north ward boundary on east highway and on south 18.30 Mt. D.P. Rd from subway to highway. <i>Village : Bandivli, Mogra, Majas, Ismalia</i>	16,200	27,450	38,850	59,450
6-A	<b>Land:</b> On west western express highway, on South Sahar Road, on north 18.30 Mt road joining highway and subway and 18.30 mt road on western side of Shere Punjab colony and on east side Mahakali Caves Road. <i>Village : Mulgaon, Ismalia, Majas, Mogra, Vile Parle (E), Chakala, Gundhvali</i>	14,700	21,300	28,250	42,450
6-B	<b>Land:</b> On west western express highway, on north north boundary of ward, on east 18.30 Mt D.P. Road and on south 18.30 Mt. Road between subway and Mahakali Caves Road. <i>Village : Majas, Mogra, Ismalia</i>	14,700	18,650	25,100	34,000
7	<b>Land:</b> On West Mahakali Caves Road, on North Mathuradas Vasanji (Land) on South and East side boundary of North side of Airport. All the portion surrounded. <i>Village : Brahmanwada, Kondivata, Bapnala, Sahar, Chakala</i>	12,250	21,900	31,400	44,700

### 8.1. 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 for ₹ 18,28,487.00 (Rupees Eighteen Lakh Twenty Eight Thousand Four Hundred Eighty Seven Only)

For **Vastukala Architects & Engineers**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

