

- 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: Mr. Gautam Chandrakumar Shah & Sonal Gautam Shah
(Outgoing Tenant)

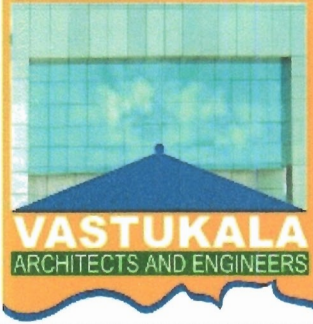
Residential Flat No. 4, 2nd Floor, "Punil Apartments", Plot No. 9, Ashok Nagar Co. Op. Hsg. Soc. Ltd., North South
Road No. 11, Juhu, Vile Parle Development Scheme, Vile Parle (West), Mumbai, Pin – 400 049,
State – Maharashtra, Country – India

Latitude Longitude: 19°06'24.0"N 72°49'45.6"E

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Vastu/Mumbai/10/2024/11531/2308625
15/07-165-VVS
Date: 15.10.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 4, 2nd Floor, "Punil Apartments", Plot No. 9, Ashok Nagar Co. Op. Hsg. Soc. Ltd., North South Road No. 11, Juhu, Vile Parle Development Scheme, Vile Parle (West), Mumbai, Pin – 400 049, State – Maharashtra, Country – India was belonging to **Mr. Gautam Chandrakumar Shah & Sonal Gautam Shah (Outgoing Tenant)** till they transfer Tenancy Rights to Gaurav Pradeep Rathod (Landlord) as per Deed of Declaration Cum Indemnity dated 25.01.2024.

Boundaries of the property.

North : Palm Breeze Apartment & Indravadan Oza Road
South : Under Construction Building
East : Hiralaya Building & NS Road No. 10
West : NS Mankikar 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 1st April 2001 for Tenanted share of 66.66% as per Maharashtra Rent Control Act for 2000 at ₹ 34,31,763.00 (Rupees **Thirty Four Lakh Thirty One Thousand Seven Hundred Sixty Three Only**).
3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ 1,19,42,535.00 (Rupees **One Crore Nineteen Lakh Forty Two Thousand Five Hundred Thirty Five Only**) without any major Renovation & improvement after 2001.



Mumbai Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (E), Mumbai - 400072, M.S., INDIA
Tel.: +91-22-4749 5919, E-mail : mumbai@vastukala.org

4. The following documents were perused :

- A. Deed of Declaration Cum Indemnity dated 25.01.2024 between Mr. Gautam Chandrakumar Shah, Sonal Gautam Shah, Manitt Gautam Shah, Dhruvill Gautam Shah, Anjali D. Soni & Arti Pragadesh Shah (the Obligors) Mr. Gaurav Pradeep Rathod (the Oblige / the Landlord)
- B. Copy of Deed of Surrender of Tenancy date 25.01.2024 b/w. Mr. Gautam Chandrakumar Shah, Sonal Gautam Shah (the Tenants) & Mr. Gaurav Pradeep Rathod (the Landlord) & Manitt Gautam Shah, Dhruvill Gautam Shah, Anjali D. Soni & Arti Pragadesh Shah (the Confirming Parties)
- C. Copy of Agreement date 05.02.1992 b/w. Mansukhlal R. Shah (the Party of the First Part) AND Mrs. Vasant C. Shah & Mrs. Sonal G. Shah (the Tenants)

This assignment is undertaken based on the request from our client **Sonal Gautam Shah**.

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**

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: 2024.10.15 15:42:45 +05'30'

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. 4, 2nd Floor, "Punil Apartments", Plot No. 9, Ashok Nagar Co. Op. Hsg. Soc. Ltd., North South Road No. 11, Juhu, Vile Parle Development Scheme, Vile Parle (West), Mumbai, Pin – 400 049, 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 . for Tenant share (Protected Tenants under Maharashtra Rent Control Act)
2	Date of Report	15.10.2024
3	Name of the Owner	Mr. Gautam Chandrakumar Shah & Sonal Gautam Shah (Outgoing Tenant) till they transfer Tenancy Rights to Gaurav Pradeep Rathod (Landlord) as per Deed of Declaration Cum Indemnity dated 25.01.2024
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	Internal visit not allowed
5	Brief description of the property	Residential Flat No. 4, 2 nd Floor, " Punil Apartments ", Plot No. 9, Ashok Nagar Co. Op. Hsg. Soc. Ltd., North South Road No. 11, Juhu, Vile Parle Development Scheme, Vile Parle (West), Mumbai, Pin – 400 049, State – Maharashtra, Country – India
6	Location, street, ward no	North South Road No. 11, Juhu, Vile Parle
7	Survey/ Plot no. of land	Plot No. 9, CTS No. 784 of Village - Juhu
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, Autos and Private Vehicles

2.2. LAND

12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 1042.52 (Area as per Deed of Declaration Cum Indemnity)
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		Built Up Area= 116.22 Sq. M. i.e. 1251.00 Sq. Ft. (Carpet Area + 20%) 1 car parking
13	Roads, Streets or lanes on which the land is abutting	North South Road No. 11, Plot No. 9, CTS No. 784 of Village – Juhu
14	If freehold or leasehold land	Leasehold
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	Lessor / Landlord: Gaurav Pradeep Rathod
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per Maharashtra Rent Control Act.
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?	As per information for the tenant in the year 2001 building was fully occupied by protected tenants under Maharashtra Rent Control Act 2000
	If the property owner occupied, specify portion and extent of area under owner-occupation	As per information for the tenant in the year 2001 building was fully occupied by protected tenants under Maharashtra Rent Control Act 2000
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. Gautam Chandrakumar Shah, Sonal Gautam Shah, Manitt Gautam Shah, Dhrumill Gautam Shah, Anjali D. Soni & Arti Pragnesh Shah (Outgoing Tenant)
	(ii)	Portions in their occupation	Built Up Area= 116.22 Sq. M. i.e. 1251.00 Sq. Ft. (Carpet Area + 20%) 1 car parking
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	As per Agreement dated 05.02.1992: Standard rent ₹ 625.00 per month, ₹ 25.00 for open parking and ₹ 150.00 for water charges, electricity bill for pump and common area, Municipal Taxes and other cess and duties.
	(iv)	Gross amount received for the whole property	Details attached
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?	Information not available
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	Details attached



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. As the property is governed by Maharashtra Rent Control Act, and market practice in Mumbai for such properties, we have considered property ownership value of 66.66% to Protected Tenants and 33.33% to Land lord. Accordingly the value is divided into parts.
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

2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	1973 (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 **Sonal Gautam Shah**, we have valued the Residential Flat No. 4, 2nd Floor, "**Punil Apartments**", Plot No. 9, Ashok Nagar Co. Op. Hsg. Soc. Ltd., North South Road No. 11, Juhu, Vile Parle Development Scheme, Vile Parle (West), Mumbai, Pin – 400 049, State – Maharashtra, Country – India to ascertain the market value of said property, as on 1st April 2001 for computation of Capital Gains Tax. As the property is governed by Maharashtra Rent Control Act, and market practice in Mumbai for such properties, we have considered property ownership value of 66.66% to Protected Tenant and 33.33% to Land lord. Accordingly, the value is divided into parts



We are in receipt of the following documents:

- A. Deed of Declaration Cum Indemnity dated 25.01.2024 between Mr. Gautam Chandrakumar Shah, Sonal Gautam Shah, Manitt Gautam Shah, Dhruvill Gautam Shah, Anjali D. Soni & Arti Pragnesh Shah (the Obligors) Mr. Gaurav Pradeep Rathod (the Obligee / the Landlord)
- B. Copy of Deed of Surrender of Tenancy date 25.01.2024 b/w. Mr. Gautam Chandrakumar Shah, Sonal Gautam Shah (the Tenants) & Mr. Gaurav Pradeep Rathod (the Landlord) & Manitt Gautam Shah, Dhruvill Gautam Shah, Anjali D. Soni & Arti Pragnesh Shah (the Confirming Parties)
- C. Copy of Agreement date 05.02.1992 b/w. Mansukhlal R. Shah (the Party of the First Part) AND Mrs. Vasant C. Shah & Mrs. Sonal G. Shah (the Tenants)

3.2. Location:

The said building is located at Plot No. 9, CTS No. 784 of Village - Juhu, North South Road No. 11, Juhu, Vile Parle Development Scheme, Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 2.3 Km. travel distance from Vile Parle Railway station.

3.3. Building / Property:

The Structure was Stilt + 5 upper floors building. The Residential building is known as "Punil Apartment". The building is used for Residential purpose. The building was without lift. The building at present demolished and being redeveloped by the landlord.

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

	Flat	Car Parking
The Built-Up area of the Property in Sq. Ft.	: 1251.00	118.00
The Built-Up area of the Property in Sq. M.	: 116.22	11.00
Depreciation Calculation:		
Year of Construction of the building	: 1973 (As per Site Information)	
Expected total life of building	: 70 years	
Age of the building as on 2001	: 28 years	
Cost of Construction of Flat	: 116.22 x ₹ 5,500.00 = ₹ 6,39,210.00	11.00 x ₹ 5,500.00 = ₹ 60,500.00
Depreciation	: 36%	36%
Amount of depreciation	: ₹ 2,30,116.00	₹ 21,780.00
Rate as on 01-04-2001 for Residential Property Premises	: ₹ 42,350.00 per Sq. M.	₹ 10,588.00 per Sq. M.
For Car Parking – 25% rate of flat (₹ 42,350.00 per Sq. M. x 25%)		
Rate considered for valuation Value of Property as on 2001.	: 116.22 Sq. M. x ₹ 42,350.00 = ₹ 49,21,917.00	11.00 Sq. M. x ₹ 10,588.00 = ₹ 1,16,468.00
Depreciated Fair Value of the property as on 01-04-2001	: ₹ 49,21,917.00 (-) ₹ 2,30,116.00 = ₹ 46,91,801.00	₹ 1,16,468.00 (-) ₹ 21,780.00 = ₹ 94,688.00
Total Depreciated Fair Value of the property	₹ 47,86,489.00	



as on 01-04-2001 (A)		
Add for Stamp Duty charges (B)	:	₹ 3,41,670.00
Add for Registration charges (C)	:	₹ 20,000.00
Total Cost of Acquisition (A + B + C)	:	₹ 51,48,159.00
The proportionate share of Protected Tenant (66.66%) as per market practice in Mumbai for such type of properties.	:	₹ 34,31,763.00
The proportionate share of Owner / Landlord (33.33%) as per market practice in Mumbai for such type of properties.	:	₹ 17,16,396.00

3.5. Indexed Cost of Acquisition

1. Cost Inflation Index for 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 for Tenant : ₹ 1,19,42,535.00
(₹ 34,31,763.00 * 348/ 100)

Taking into consideration above said facts, we can evaluate the value Residential Flat No. 4, 2nd Floor, "Punil Apartments", Plot No. 9, Ashok Nagar Co. Op. Hsg. Soc. Ltd., North South Road No. 11, Juhu, Vile Parle Development Scheme, Vile Parle (West), Mumbai, Pin – 400 049, State – Maharashtra, Country – India at ₹ 34,31,763.00 (Rupees Thirty Four Lakh Thirty One Thousand Seven Hundred Sixty Three Only) as on 1st April 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 for Tenanted share of 66.66% as per Maharashtra Rent Control Act for 2000 as on 1st April 2001 is ₹ 34,31,763.00 (Rupees Thirty Four Lakh Thirty One Thousand Seven Hundred Sixty 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.
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	Stilt + 5 upper floors.
2.	Plinth area floor wise as per IS 3361-1966	Information not available
3.	Year of construction	1973 (As per Site Information)
4.	Estimated future life as on year 2001	42 years
5.	Type of construction- load bearing walls/RCC frame/ steel frame	RCC frame structure As per site information building will be demolished for redevelopment.
6.	Type of foundations	RCC
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Internal visit not allowed
10.	Flooring	Internal visit not allowed
11.	Finishing	Internal visit not allowed
12.	Roofing and terracing	RCC slab
13.	Special architectural or decorative features, if any	Internal visit not allowed
14.	(i) Internal wiring – surface or conduit	Internal visit not allowed
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	Internal visit not allowed
	(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	6' to 7' brick 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	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

- (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 **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



8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

Zone No.	Location of Property in K Ward (West) (Vile Parle, Andheri, Jogeshwari West)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial/ Office	Shop/ Commercial
1	Land: South side boundry of ward on South side, on East Swami Vivekanand Road, on North Vaikunthlal Mehta Marg and on West Sea beach (Juhu Beach) Village : Juhu, Vile Parle West	21,900	42,350	49,350	83,800
2-R	Road: Swami Vivekanand Road from South boundry of ward to Junction of Jayprakash Road. Village : Vile Parle West Village : Andheri (W), Bandivli	30,900 30,900	58,500 58,200	68,800 68,800	89,400 98,300
3	Land: On East Railway Line, on West Swami Vivekanand Road, on North Jayprakash Road upto Andheri Station and on South boundry of South side of ward. All the portion surrounded. Village : Vile Parle West, Village : Andheri (W)	23,200 23,200	44,500 44,500	60,350 63,500	89,400 98,350
4	Land: On East Swami Vivekanand Road on North Juhu Lane and South portion of P and T upto Link Road, on South Vaikunthlal Mehta Marg, on West 100' Link Road. All the portion surrounded. Village : Juhu, Vile Parle West Village : Andheri (W)	29,000 29,000	46,750 47,600	58,200 58,200	92,150 92,150
5	Land: On East 100' Link Road, on West sea of Juhu beach, on North Juhu Lane on South Vaikunthlal Mehta Marg upto sea. All the portion surrounded. Village : Juhu, Village : Andheri (W)	21,300 21,250	42,350 42,350	52,000 52,950	88,000 84,400
6	Land: On West Juhu and Versova beach, on North Jayprakash Road, on East 100' Link Road (Passing through Indian Oil and D.N.Nagar) on South Juhu Lane. All the portion surrounded. Village : Versova Village : Juhu Village : Andheri (W)	20,650 20,650 20,650	42,350 42,350 42,350	55,300 49,400 55,300	82,150 82,150 82,150
7	Land: On East Swami Vivekanand Road on North Jayprakash Road, on West 100' Link Road passing North - South through Indian Oil and D.N.Nagar and on South Juhu Lane. All the portion surrounded. Village : Andheri West	19,950	40,200	58,300	84,400

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

Car Parking.

There are three categories of car parking for stamp duty purpose.

Closed garrage is the one which has walls on three sides and rolling shutter or door on one side. For Valuing Closed Garage 25 % of reckoner value given for residential property is to be taken.

Open garrage is the one which is under the building on stilt and it has no walls or doors. It has only roof over it's head. For Valuing Open Garage under the building 25% of reckoner value given for residential property is to be taken.

Open parking space is on open space in the compound without any shelter. For valuing Parking Space provided on open land 40% of Reckoner value for developed land rate for that zone is to be taken, considering it at par with open land available to ground floor flats.



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 as on 1st April 2001 for ₹ 34,31,763.00 (Rupees Thirty Four Lakh Thirty One Thousand Seven Hundred Sixty Three Only)

For Vastukala Architects & Engineers

**Sharadkumar
B. Chalikwar**

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: 2024.10.15 15:42:59 +05'30'

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

