



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

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FIE : F 110926/6
FIV : 9863
CCIT : [N] CCIT /1-14/52/2008-09
IBBI : IBBI/RV/07/2019/11744

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



Details of the property under consideration:

Name of Client: **Ms. Gargi Arun Chakravarty**

Flat No. A/7, 3rd Floor, Wing – A, “Anita Apartment”, Anita Park Co-Op. Hsg. Soc. Ltd.”, N. Dutta Marg,
4 Bungalows, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India.

Latitude Longitude: 19°07'26.9"N 72°49'33.2"E

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Valuation Report Prepared For: Capital Gain / Gargi Arun Chakravarty (12000/2308821)

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Vastu/Mumbai/10/2024/12000/2308821
25/4-361-PSVS
Date: 25.10.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Flat No. A/7, 3rd Floor, Wing – A, “Anita Apartment”, Anita Park Co-Op. Hsg. Soc. Ltd.”, N. Dutta Marg, 4 Bungalows, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India was belonging to Mrs. Deepa Arun Chakraborty, Mrs. Santona Saroj Chatterji & Mr. Arun Abani Chakravorty as per Agreement dated 06.05.1983. They gifted the said property to **Ms. Gargi Arun Chakravarty** as per Gift Deed dated 16.09.2021 (Mentioned in Deed of Rectification dated 08.10.2024).

Boundaries of the property.

North : N. Dutta Marg
South : Open Plot
East : Open Plot
West : Wing - B

- 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 ₹ **16,38,614.00 (Rupees Sixteen Lakh Thirty Eight Thousand Six Hundred Fourteen Only)**.
- The Indexed Cost of Acquisition of Property under consideration as on 2024 – 25 is ₹ **59,48,169.00 (Rupees Fifty Nine Lakh Forty Eight Thousand One Hundred Sixty Nine Only)** without any major Renovation & improvement after 2001.



4. The following documents were perused :

- | |
|--|
| A. Copy of Deed of Rectification dated 08.10.2024 between Mrs. Deepa Arun Chakraborty, Mrs. Santona Chatterji & Mr. Arun Chakravarty (Donors) & Ms. Gargi Arun Chakravarty (Donee). |
| B. Copy of Agreement dated 10.10.1979 between Asian Construction Company (Partnership Firm) & Snehlata Surendra Kumar Singh (Purchaser) |
| C. Copy Articles of Agreement dated 06.05.1983 between Snehlata Surendra Singh (Transferor) & Mrs. Deepa Arun Chakraborty, Mrs. Santona Saroj Chatterjee & Mr. Arun Abani Chakraborty (Transferee) |
| D. Copy of Maintenance Bill No. 177 dated 05.08.2024 in the name of Gargi Arun Chakravarty. |
| E. Copy of Share Certificate No. 4 in the name of Smt. Snehlata Singh issued by Anita Park Co-Op. Hsg. Soc. Ltd. |

This assignment is undertaken based on the request from our client **Ms. Gargi Arun Chakravarty**.

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. 402, 4th Floor, "Jay Tower Co-Op. Hsg. Soc. Ltd.", Govind Nagar, Sodawala Lane, Borivali (West), Mumbai – 400 092, 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	25.10.2024
3	Name of the Owner	Mrs. Deepa Arun Chakraborty, Mrs. Santona Saroj Chatterji & Mr. Arun Abani Chakravorty as per Agreement dated 06.05.1983. They gifted the said property to Ms. Gargi Arun Chakravarty as per Gift Deed dated 16.09.2021 (Mentioned in Deed of Rectification dated 08.10.2024).
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	Flat No. A/7, 3 rd Floor, Wing – A, " Anita Apartment ", Anita Park Co-Op. Hsg. Soc. Ltd.", N. Dutta Marg, 4 Bungalows, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India
6	Location, street, ward no	N. Dutta Marg, 4 Bungalows
7	Survey/ Plot no. of land	CTS No. 1346, Village Versova
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 = 334.00 Sq. Ft. (Area as actual site measurement) Built up area = 430 Sq. Ft. (Area as per Deed of Rectification)
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13	Roads, Streets or lanes on which the land is abutting	N. Dutta Marg, 4 Bungalows
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?	Vacant at the time of visit
	If the property owner occupied, specify portion and extent of area under owner-occupation	Vacant at the time of visit
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	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	N.A.
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	N.A.
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 – 1982 (As per Deed of Rectification)
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 **Ms. Gargi Arun Chakravarty**, we have valued the Flat No. A/7, 3rd Floor, Wing – A, “**Anita Apartment**”, Anita Park Co-Op. Hsg. Soc. Ltd.”, N. Dutta Marg, 4 Bungalows, Andheri (West), Mumbai – 400 053, 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 Deed of Rectification dated 08.10.2024 between Mrs. Deepa Arun Chakravarty, Mrs. Santona Chatterji & Mr. Arun Chakravarty (Donors) & Ms. Gargi Arun Chakravarty (Donee)
B.	Copy of Agreement dated 10.10.1979 between Asian Construction Company (Partnership Firm) & Snehlata Surendra Kumar Singh (Purchaser)
C.	Copy Articles of Agreement dated 06.05.1983 between Snehlata Surendra Singh (Transferor) & Mrs. Deepa Arun Chakravarty, Mrs. Santona Saroj Chatterjee & Mr. Arun Abani Chakravarty (Transferee)
D.	Copy of Maintenance Bill No. 177 dated 05.08.2024 in the name of Gargi Arun Chakravarty.
E.	Copy of Share Certificate No. 4 in the name of Smt. Snehlata Singh issued by Anita Park Co-Op. Hsg. Soc. Ltd.

3.2. Location:

The said building is located at CTS No. 1346, Village Versova in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 1.0 Km travel distance from Versova Metro station.

3.3. Building / Property:

The structure is a Ground + 4 upper floors building. The Residential building is known as “**Anita Park 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 3rd Floor. The composition of property is Living Room + 1 Bedroom + Passage + Kitchen + WC + Bath + Balcony. It is finished with Vitrified flooring, Teak wood door frames with solid flush doors with Powder Coated Aluminum Sliding windows, Concealed plumbing & Casing Capping electrification is provided.

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

The Built up area of the Property in Sq. Ft.	:	430.00
The Built up area of the Property in Sq. M.	:	39.96
Depreciation Calculation:		
Year of Construction of the building	:	Year of Completion – 1982 (As per Deed of Rectification)
Expected total life of building	:	70 years
Age of the building as on 01.04.2001	:	19 years
Cost of Construction	:	39.96 Sq. M x ₹ 5,500.00 = ₹ 2,19,780.00
Depreciation	:	24.43%
Amount of depreciation	:	₹ 53,692.00
Rate as on 01.04.2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 42,350.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001 (A)	:	39.96 Sq. M. x ₹ 42,350.00 = ₹ 16,92,306.00
Depreciated Value of the property as on 01.04.2001	:	₹ 16,92,306.00 (-) ₹ 53,692.00 = ₹ 16,38,614.00

3.5.1. 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 2024 - 25 : 363
3. **Indexed Cost of Acquisition** : **₹ 59,48,169.00**
(₹ 16,38,614.00 * 363/100)

Taking into consideration above said facts, we can evaluate the value of Flat No. A/7, 3rd Floor, Wing – A, “**Anita Apartment**”, Anita Park Co-Op. Hsg. Soc. Ltd.”, N. Dutta Marg, 4 Bungalows, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India for this particular purpose at **₹ 16,38,614.00 (Rupees Sixteen Lakh Thirty Eight Thousand Six Hundred Fourteen 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 **₹ 16,38,614.00 (Rupees Sixteen Lakh Thirty Eight Thousand Six Hundred Fourteen 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 + 4 upper floors				
2.	Plinth area floor wise as per IS 3361-1966	Information not available				
3.	Year of construction	Year of Completion – 1982 (As per Deed of Rectification)				
4.	Estimated future life as on year 2001	51 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 Powder Coated 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				
	<table border="1"> <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

- (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 **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.

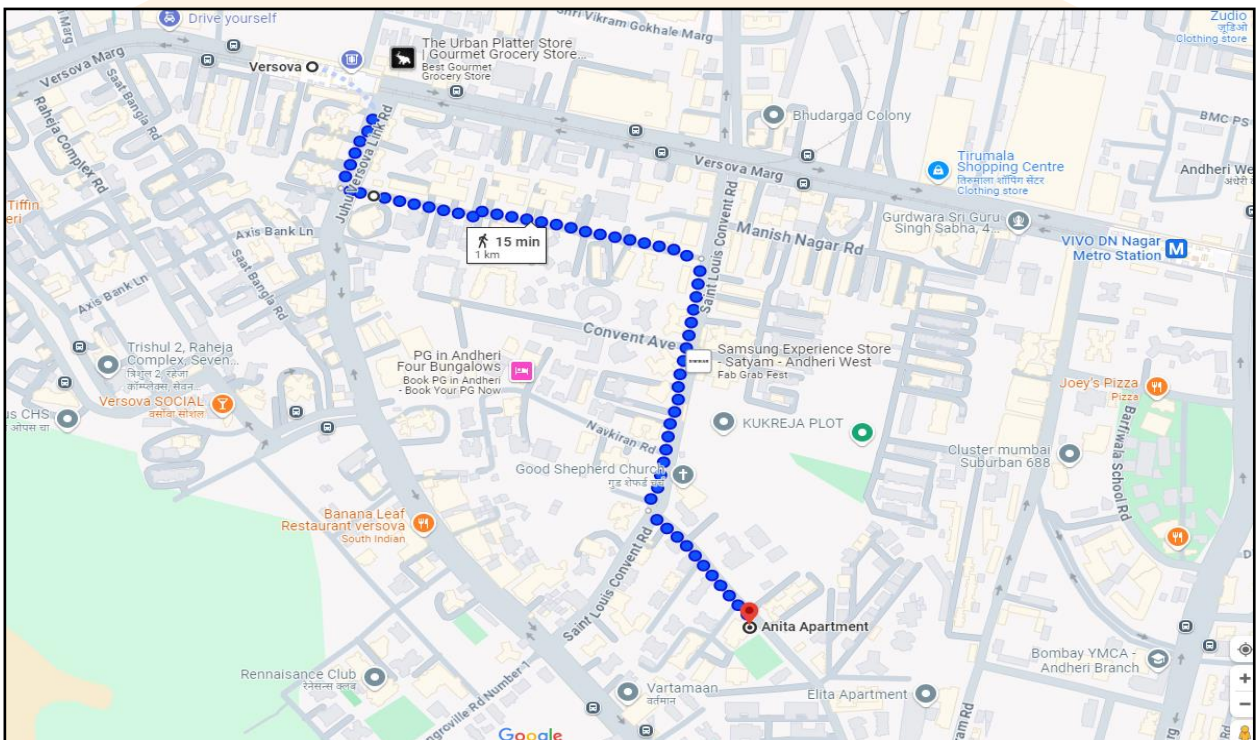


6. Actual site photographs



7. Route Map of the property

Site U/R



Latitude Longitude: 19°07'26.9"N 72°49'33.2"E

Note: The Blue line shows the route to site from nearest Metro station (Versova – 1.0 Km.)



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). <i>Village : Juhu, Vile Parle West</i>	21,900	42,350	49,350	83,800
2-R	Road: Swami Vivekanand Road from South boundry of ward to Junction of Jayprakash Road. <i>Village : Vile Parle West</i> <i>Village : Andheri (W), Bandivli</i>	30,900	58,500	68,800	89,400
		30,900	58,200	68,800	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. <i>Village : Vile Parle West,</i> <i>Village : Andheri (W)</i>	23,200	44,500	60,350	89,400
		23,200	44,500	63,500	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. <i>Village : Juhu, Vile Parle West</i> <i>Village : Andheri (W)</i>	29,000	46,750	58,200	92,150
		29,000	47,600	58,200	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. <i>Village : Juhu,</i> <i>Village : Andheri (W)</i>	21,300	42,350	52,000	88,000
		21,250	42,350	52,950	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. <i>Village : Versova</i> <i>Village : Juhu</i> <i>Village : Andheri (W)</i>	20,650	42,350	55,300	82,150
		20,650	42,350	49,400	82,150
		20,650	42,350	55,300	82,150

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 ₹ 16,38,614.00 (Rupees Sixteen Lakh Thirty Eight Thousand Six Hundred Fourteen Only).

For Vastukala Architects & Engineers

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

