

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

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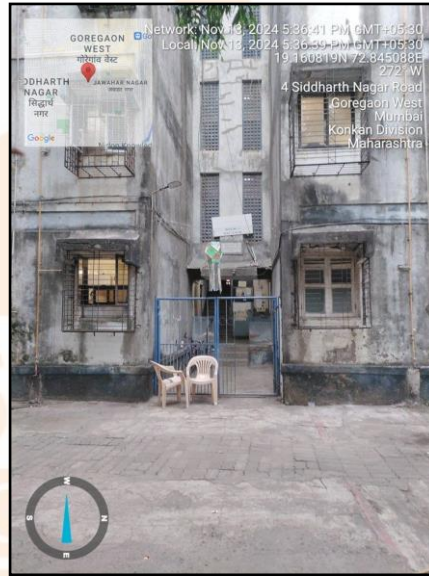
Sharadkumar B. Chalikwar

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

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



Details of the property under consideration:

Name of Client : **Mrs. Pragati Prayag Vernekar for Late Mr. Prayag Prakash Vernekar**

Residential Flat / Room No. 12, 2nd Floor, **“Siddharth Nagar New Geetanjali Co-Op. Hsg. Soc. Ltd.”**,

Siddharth Nagar, Goregaon (West), Mumbai – 400 062, Maharashtra, India

Latitude Longitude: 19°09'39.4"N 72°50'42.2"E

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Vastu/Mumbai/11/2024/ 12334 / 2309112
18/14-197-VS
Date: 18.11.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat / Room No. 12, 2nd Floor, “Siddharth Nagar New Geetanjali Co-Op. Hsg. Soc. Ltd.”, Siddharth Nagar, Goregaon (West), Mumbai – 400 062, Maharashtra, India was belonging to **Mrs. Pravina Prakash Vernekar** as per Allotment Letter No. CB / Allot / MIG / 2456 of 78 dated 27.04.1978 by M.H. & A.D. Board as mentioned in the Agreement. Mr. Prakash Vinayak Vernekar (Father of Mr. Prayag Prakash Vernekar) died on 12.02.2008. After death of Mrs. Pravina Prakash Vernekar as on 18.08.2015 the property transferred in the name of Mr. Prayag Prakash Vernekar & Mr. Prashant Prakash Vernekar (Legal heirs). Mr. Prayag Prakash Vernekar & Mr. Prashant Prakash Vernekar sold the property to Mrs. Mamta Jitendra Bhatt as per Agreement dated 11.09.2023. Mr. Prayag Prakash Vernekar expired as per Death Certificate dated 05.09.2024.

Boundaries of the property.

North : Ground
South : Road
East : Internal Road
West : Residential Building

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 ₹ **12,42,362.00 (Rupees Twelve Lakh Forty Two Thousand Three Hundred Sixty Two Only)**.



3. The Indexed Cost of Acquisition of Property under consideration as on 2023 – 24 is ₹ **43,23,420.00 (Rupees Forty Three Lakh Twenty Three Thousand Four Hundred Twenty Only)** without any major Renovation & improvement after 2001.

4. The following documents were perused :

- | |
|---|
| A. Copy of Agreement for Sale dated 11.09.2023 between Late Mr. Prayag Prakash Vernekar & Mr. Prashant Prakash Vernekar (Transferors) & Mrs. Mamta Jitendra Bhatt (Purchaser). |
| B. Copy of Share Certificate No. 12 in the name of Mrs. Vernekar Pravina Prakash transferred on 05.10.2017 in the name of Late Mr. Prayag Prakash Vernekar & Mr. Prashant Prakash Vernekar. |
| C. Copy of Affidavit dated 09.09.2023 made by Late Mr. Prayag Prakash Vernekar & Mr. Prashant Prakash Vernekar |
| D. Copy of Maintenance Bill vide No. 172 dated 01.08 .2024 in the name of Mrs. Mamta Bhatt. |
| E. Copy of Electricity Bill dated 22.09.2024 |
| F. Death Certificate dated 05.09.2024 of Mr. Prayag Prakash Vernekar |

This assignment is undertaken based on the request from our client **Mrs. Pragati Prayag Vernekar** for **Late Mr. Prayag Prakash Vernekar**.

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 / Room No. 12, 2nd Floor, "Siddharth Nagar New Geetanjali Co-Op. Hsg. Soc. Ltd.", Siddharth Nagar, Goregaon (West), Mumbai – 400 062, Maharashtra, 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	18.11.2024
3	Name of the Owner	Mrs. Pravina Prakash Vernekar as per Allotment Letter No. CB / Allot / MIG / 2456 of 78 dated 27.04.1978 by M.H. & A.D. Board as mentioned in the Agreement. Mr. Prakash Vinayak Vernekar (Father of Mr. Prayag Prakash Vernekar) died on 12.02.2008. After death of Mrs. Pravina Prakash Vernekar as on 18.08.2015 the property transferred in the name of Mr. Prayag Prakash Vernekar & Mr. Prashant Prakash Vernekar (Legal heirs). Mr. Prayag Prakash Vernekar & Mr. Prashant Prakash Vernekar sold the property to Mrs. Mamta Jitendra Bhatt as per Agreement dated 11.09.2023. Mr. Prayag Prakash Vernekar expired as per Death Certificate dated 05.09.2024.
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership
5	Brief description of the property	Residential Flat / Room No. 12, 2 nd Floor, " Siddharth Nagar New Geetanjali Co-Op. Hsg. Soc. Ltd. ", Siddharth Nagar, Goregaon (West), Mumbai – 400 062, Maharashtra, India
6	Location, street, ward no	Siddharth Nagar, Goregaon (West),
7	Survey/ Plot no. of land	CTS No. 348, Village Pahadi Goregaon
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 = 513.25 Sq. Ft. (Area as per Agreement) Built up area = 57.24 sq. M. i.e. 616.00 Sq. Ft. (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	S. V. Road
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 tenant - Mrs. Pragti Prayag Vernekar since last 1 year.
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully occupied by Mrs. Pragti Prayag Vernekar



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
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2.4. RENTS

26	(i)	Names of tenants/ lessees/ licensees, etc	Mrs. Pragati Prayag Vernekar
	(ii)	Portions in their occupation	Full
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	Information not available
	(iv)	Gross amount received for the whole property	Information not available
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
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	Information not available
29		Give details of the water and electricity charges, If any, to be borne by the owner	Information not available
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Information not available
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
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?	Information not available
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?	Information not available



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 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	Year of Completion – 1978 (As per Allotment Letter)
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	Not applicable
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	Not applicable

3. PART II- VALUATION

3.1. General:

Under the instructions of **Mrs. Pragati Prayag Vernekar** for **Late Mr. Prayag Prakash Vernekar**, we have valued the Residential Flat / Room No. 12, 2nd Floor, “**Siddharth Nagar New Geetanjali Co-Op. Hsg. Soc. Ltd.**”, Siddharth Nagar, Goregaon (West), Mumbai – 400 062, Maharashtra, 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:

- Copy of Agreement for Sale dated 11.09.2023 between Late Mr. Prayag Prakash Vernekar & Mr. Prashant Prakash Vernekar (Transferors) & Mrs. Mamta Jitendra Bhatt (Purchaser).
- Copy of Share Certificate No. 12 in the name of Mrs. Vernekar Pravina Prakash transferred on 05.10.2017 in the name of Late Mr. Prayag Prakash Vernekar & Mr. Prashant Prakash Vernekar.
- Copy of Affidavit dated 09.09.2023 made by Late Mr. Prayag Prakash Vernekar & Mr. Prashant Prakash Vernekar
- Copy of Maintenance Bill vide No. 172 dated 01.08 .2024 in the name of Mrs. Mamta Bhatt.
- Copy of Electricity Bill dated 22.09.2024 in the name of Suresh Chatrabhuj Shah.
- Death Certificate dated 05.09.2024 of Mr. Prayag Prakash Vernekar



3.2. Location:

The said building is located at CTS No. 348, Village Pahadi Goregaon in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 900.00 M. travel distance from Goregaon railway station.

3.3. Building / Property:

The structure is a Ground + 4 upper floors building. The Residential building is known as "Siddharth Nagar New Geetanjali 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 2nd Floor. The composition of property is Living Room + 2 Bedrooms + Passage + Kitchen + WC + Bath +. It is finished with Kota flooring, Teak wood door frames with solid flush doors with Aluminum Sliding windows, Concealed plumbing & Concealed 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.	:	616.00
The Built up area of the Property in Sq. M.	:	57.24
Depreciation Calculation:		
Year of Construction of the building	:	Year of Completion – 1978 (As per Allotment Letter)
Expected total life of building	:	70 years
Age of the building as on 01.04.2001	:	23 years
Cost of Construction	:	57.24 Sq. M x ₹ 5,500.00 = ₹ 3,14,820.00
Depreciation	:	29.57%
Amount of depreciation	:	₹ 93,092.00
Rate as on 01.04.2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 22,200.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001 (A)	:	57.24 Sq. M. x ₹ 22,200.00 = ₹ 12,70,728.00
Depreciated Value of the property as on 01.04.2001	:	₹ 12,70,728.00 (-) ₹ 93,092.00 = ₹ 11,77,636.00
Add for Stamp Duty charges (B)	:	₹ 52,950.00
Add for Registration charges (C)	:	₹ 11,776.00
Total Cost of Acquisition (A + B + C)	:	₹ 12,42,362.00

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 2023 - 24 | : | 348 |
| 3. Indexed Cost of Acquisition
(₹ 12,42,362.00 * 348/100) | : | ₹ 43,23,420.00 |



Taking into consideration above said facts, we can evaluate the value of Residential Flat / Room No. 12, 2nd Floor, "Siddharth Nagar New Geetanjali Co-Op. Hsg. Soc. Ltd.", Siddharth Nagar, Goregaon (West), Mumbai – 400062, Maharashtra, India for this particular purpose at ₹ 12,42,362.00 (Rupees Twelve Lakh Forty Two Thousand Three Hundred Sixty Two Only) as on 01.04.2001.

3.6. NOTES

- 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 ₹ 12,42,362.00 (Rupees Twelve Lakh Forty Two Thousand Three Hundred Sixty Two Only) Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- 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.
- 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 – 1978 (As per Allotment Letter)				
4	Estimated future life as on year 2001	47 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	Kota 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	Not found				
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.

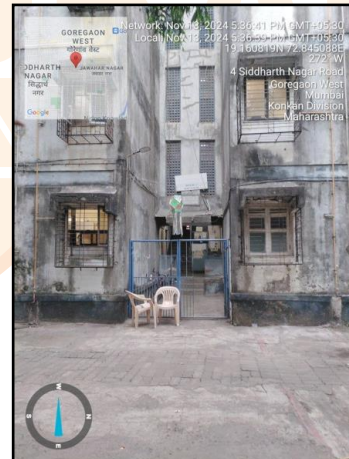
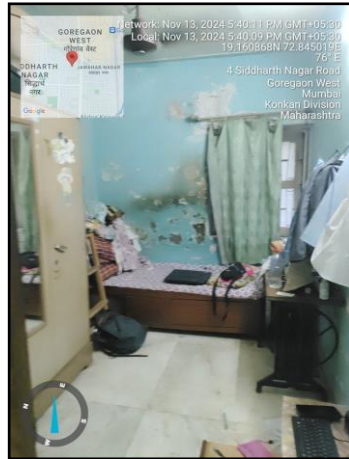
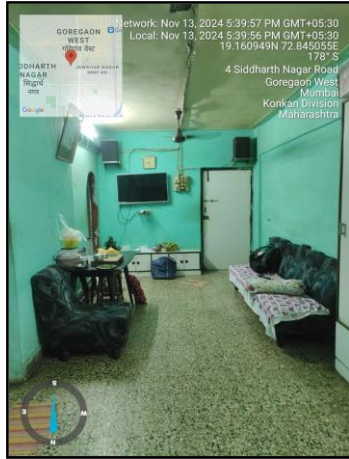
5.3. UNDER LYING ASSUMPTIONS

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.

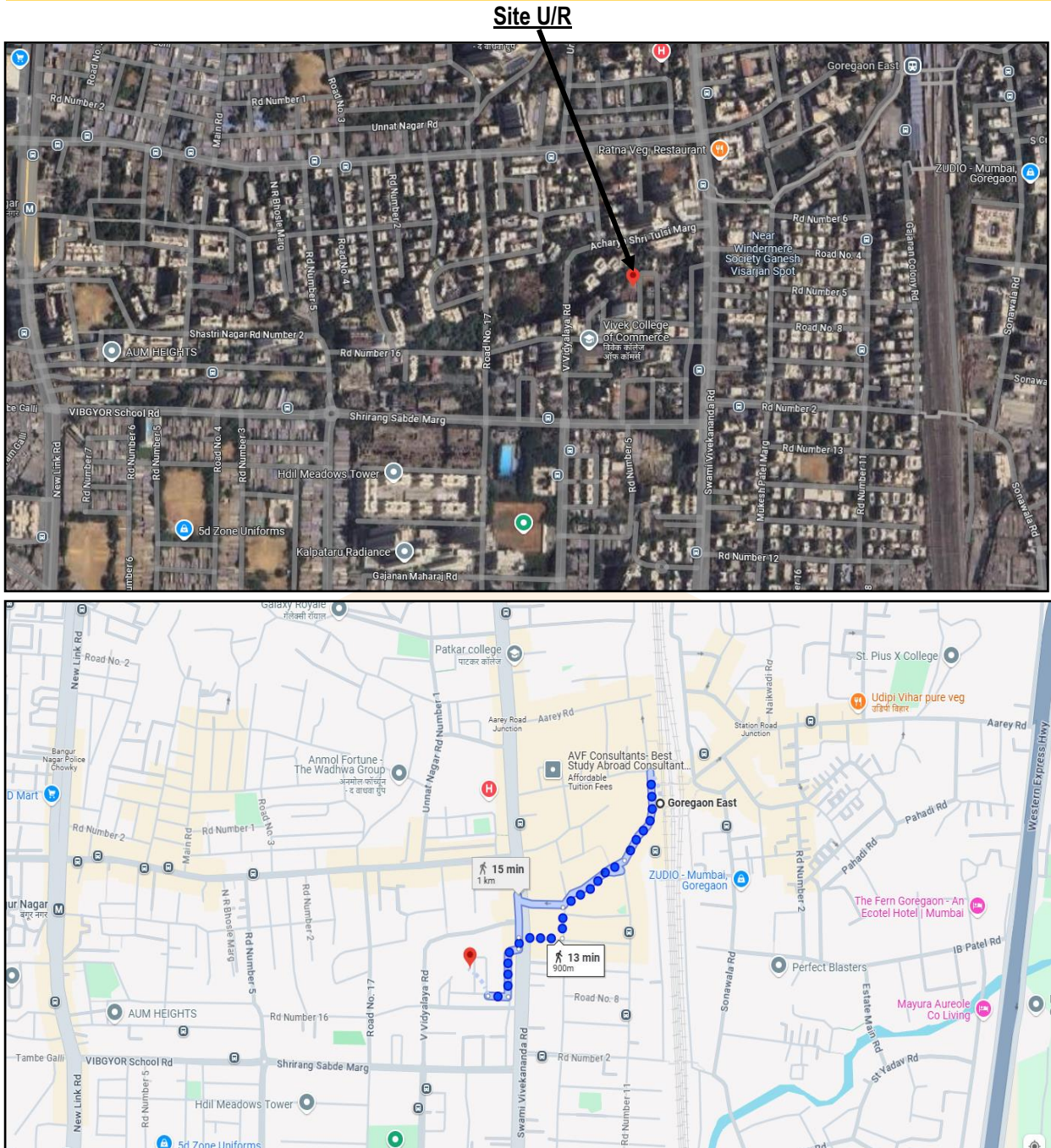
VASTUKALA
ARCHITECTS AND ENGINEERS



6. Actual site photographs



7. Route Map of the property



Latitude Longitude: 19°09'39.4"N 72°50'42.2"E

Note: The Blue line shows the route to site from nearest Railway station (Goregaon – 900 M)



8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

Zone No.	Location of Property in P Ward (South) (Goregaon)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial /Office	Shop/ Commercial
1-A	Land: Between Malad Creek, upto Oshiwara Nalla, and West of 100' Link Road. Village : <i>Pahadi Goregaon, Goregaon</i>	4,900	10,150	13,000	17,900
1-B	Land: On north ward boundry, on east link road, on south ward boundry on west creek. Village : <i>Malad South, Goregaon, Pahadi Goregaon</i>	5,450	13,150	15,000	21,450
2	Land: On South and North side boundry (Part) of 'P' South ward and West side 100' Link Road and on East side Swami Vivekanand Road. All the portion surrounded. Village : <i>Pahadi Goregaon, Malad South, Goregaon, Chinchvali</i>	9,800	22,200	25,700	38,000
3-R	Road: Swami Vivekanand Road and Station Road. Village : <i>Pahadi Goregaon, Malad South, Goregaon, Chinchvali</i>	12,250	25,200	35,700	73,750
4	Land: On North and South side boundry (Part) of 'P' South ward. On East side Western Railway Line and on West side Swami Vivekanand Road. All the portion surrounded. Village : <i>Pahadi Goregaon, Pahadi Eksar, Malad South, Goregaon, Chinchvali</i>	11,650	24,150	27,900	49,150
5	Land: On South side boundry of ward, on West side Western Railway on East side Western Express Highway, on North Aarey Road between Goregaon Station and Highway. All the portion surrounded. Village : <i>Pahadi Goregaon, Pahadi Eksar, Goregaon</i>	10,400	22,100	28,000	50,250

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 ₹ 12,42,362.00 (Rupees Twelve Lakh Forty Two Thousand Three Hundred Sixty Two Only)

For Vastukala Architects & Engineers

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

