



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

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Chartered Engineer, Registered Valuer

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FIE : F 110926/6
FIV : 9863
CCIT : [N] CCIT /1-14/52/2008-09
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Valuation Report of the Immovable Property (For Capital Gain Purpose)



Details of the property under consideration:

Name of Client: **Mr. Mayoor Natubhai Amin & Roopal Mayoor Amin**

Residential Plot & Bungalow known as "Khooshboo", Hatkesh Co-Op. Hsg. Soc. Ltd.", Plot No. 15A, JVPD Scheme, N.S. Road No. 6, Vile Parle (West), Mumbai – 400 056, Maharashtra, India

Latitude Longitude: 19°06'19.1"N 72°49'59.9"E

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Valuation Report Prepared For: Capital Gain / Indiraben Natubhai Amin (13474/ 2310931)

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Vastu/Mumbai/03/2025/13474/ 2310931
08/01-128-VSMU
Date: 08.03.2025

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Plot & Bungalow known as “**Khooshboo**”, Hatkesh Co-Op. Hsg. Soc. Ltd.”, Plot No. 15A, JVPD Scheme, N.S. Road No. 6, Vile Parle (West), Mumbai – 400 056, Maharashtra, India was belonging to **Mr. Mayoor Natubhai Amin & Roopal Mayoor Amin** till they sold the property to Mr. Baneesh Dhar & Mrs. Nalini Dhar as per Agreement For Assignment dated 17.02.2025

Boundaries of the property.

North : Manju Villa
South : Mangalyam Building
East : Lahar Apartment
West : N.S. Road No. 6

- 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 ₹ **2,22,52,106.00 (Rupees Two Crore Twenty Two Lakh Fifty Two Thousand One Hundred Six Only)**.
- The following documents were perused :

- Copy of Agreement For Assignment dated 17.02.2025 between Mr. Mayoor Natubhai Amin & Roopal Mayoor Amin (Vendors) & Mr. Baneesh Dhar & Mrs. Nalini Dhar (Purchasers).



- | |
|---|
| B. Copy of Agreement to Sale dated 26.03.1973 between Smt. Indiraben Natubhai Amin & Mr. Mayoor Natubhai Amin (Purchasers) & Shri. Ramanbhai Premabhia Patel (Vendors). |
| C. Copy of Indenture dated 02.02.1976 between Hatkesh Co-Op. Hsg. Soc. Ltd. (Lessor) and Smt. Indiraben Natubhai Amin & Mr. Mayoor Natubhai Amin (Lessee). |
| D. Copy of Approved Plan vide No. CE / 840 / BPII / Misc dated 06.02.1978 issued by Municipal Corporation of Greater Mumbai. |
| E. Copy of Occupancy Certificate vide No. CE / 5884 / BSII / A / K dated 26.04.1978 issued by Municipal Corporation of Greater Mumbai. |
| F. Copy of Electricity Bill dated 08.02.2025 in the name of Smt. Indiraben Natubhai Amin. |
| G. Copy of Property Tax Bill for the year 2024 – 2025 in the name of Smt. Indiraben Natubhai Amin. |
| H. Copy of Water Bill dated 18.11.2024 in the name of Smt. Indiraben Natubhai Amin. |
| I. Copy of Property Card. |

This assignment is undertaken based on the request from our client **Mr. Mayoor Natubhai Amin & Roopal Mayoor Amin**

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 Plot & Bungalow known as “Khooshboo”, Hatkesh Co-Op. Hsg. Soc. Ltd.”, Plot No. 15A, JVPD Scheme, N.S. Road No. 6, Vile Parle (West), Mumbai – 400 056, 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	08.03.2025
3	Name of the Owner	Mr. Mayoer Natubhai Amin & Roopal Mayoer Amin as per Agreement to Sale dated 26.03.1973
4	If the property is under joint ownership, Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Mr. Mayoer Natubhai Amin – 50% Roopal Mayoer Amin – 50% (As per Agreement to Assignment dated 17.02.2025)
5	Brief description of the property	Residential Plot & Bungalow known as “ Khooshboo ”, Hatkesh Co-Op. Hsg. Soc. Ltd.”, Plot No. 15A, JVPD Scheme, N.S. Road No. 6, Vile Parle (West), Mumbai – 400 056, Maharashtra, India
6	Location, street, ward no	Hatkesh Co-Op. Hsg. Soc. Ltd.”, Plot No. 15A, JVPD Scheme, N.S. Road No. 6
7	Survey/ Plot no. of land	Plot No. 15A , CTS No. 123B, Village Vile Parle (West), Taluka Andheri, District Mumbai Suburban
8	Is the property situated in Residential / commercial/ mixed area/ industrial area?	Residential
9	Classification of locality-high class/ middle class/poor class	High 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 Railway, BEST Buses, Auto, Taxies, Private Vehicles



2.2. LAND

12	Area of land supported by documentary proof. Shape, dimension and physical features	Plot Area = 475.30 Sq. M. (Area as per Agreement) Ground Floor Area (Parking) = 13.50 Sq. M. Ground Floor Area = 45.20 Sq. M. First Floor Area = 78.00 Sq. M. Second Floor Area = 132.80 Sq. M. (Carpet Area as per Property Tax Annexure) Built up area: Ground Floor Area = 54.24 Sq. M. First Floor Area = 93.6 Sq. M. Second Floor Area = 159.36 Sq. M. (Carpet Area as per Property Tax Annexure + 20%)
13	Roads, Streets or lanes on which the land is abutting	N.S. Road No. 6
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	Leasehold period - 999 years Lessor - Hatkesh Co-Op. Hsg. Soc. Ltd.
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	Not applicable
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.	No
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.	Attached
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?	Owner occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully occupied by owner
25	What is the Floor Space Index permissible and Percentage actually utilized?	<ul style="list-style-type: none"> Floor Space Index Permissible – 1 +TDR FSI percentage actually utilized – 0.67

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	Electricity Charges of Rs. 6,600.00 as per Electricity Bill dated 08.02.2025 Water Charges of Rs. 2,858.00 as per Copy of Water Bill dated 18.11.2024
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	Property Tax of Rs. 10,368.00 as per Copy of Property Tax Bill for the year 2024 – 2025
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 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 Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	Information not available
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.

3. PART II- VALUATION

3.1. General:

Under the instructions of **Mr. Mayoor Natubhai Amin & Roopal Mayoor Amin**, we have valued the Residential Plot & Bungalow known as “**Khooshboo**”, Hatkesh Co-Op. Hsg. Soc. Ltd.”, Plot No. 15A, JVPD Scheme, N.S. Road No. 6, Vile Parle (West), Mumbai – 400 056, 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:

A.	Copy of Agreement For Assignment dated 17.02.2025 between Mr. Mayoor Natubhai Amin & Roopal Mayoor Amin (Vendors) & Mr. Baneesh Dhar & Mrs. Nalini Dhar (Purchasers).
B.	Copy of Agreement to Sale dated 26.03.1973 between Smt. Indiraben Natubhai Amin & Mr. Mayoor Natubhai Amin (Purchasers) & Shri. Ramanbhai Premabhia Patel (Vendors) .
C.	Copy of Indenture dated 02.02.1976 between Hatkesh Co-Op. Hsg. Soc. Ltd. (Lessor) and Smt. Indiraben Natubhai Amin & Mr. Mayoor Natubhai Amin (Lessee).
D.	Copy of Approved Plan vide No. CE / 840 / BPII / Misc dated 06.02.1978 issued by Municipal Corporation of Greater Mumbai.
E.	Copy of Occupancy Certificate vide No. CE / 5884 / BSII / A / K dated 26.04.1978 issued by Municipal Corporation of Greater Mumbai.
F.	Copy of Electricity Bill dated 08.02.2025



- | |
|---|
| G. Copy of Property Tax Bill for the year 2024 – 2025 |
| H. Copy of Water Bill dated 18.11.2024 |
| I. Copy of Property Card. |

3.2. Location:

The said building is located at Plot No. 15A, Hatkesh Co-Op. Hsg. Soc. Ltd., Village Vile Parle, Taluka Andheri, in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 1.7 Km travel distance from Vile Parle (West) railway station.

3.3. Building / Property:

The structure is a Stilt (Part) + Ground (Part) + 2 upper floors RCC framed structure. The bungalow is known as Khooshboo at "Hatkesh Co-Op. Hsg. Soc. Ltd.". The bungalow is used for Residential purpose. It is without lift.

The composition of bungalow is :

Ground Floor : Part Ground / Stilt used for Parking. Part consists of a store room and one toilet. It also having 1 garage.

Split level & First floor : 1 Drawing Room + 1 Family Room + 1 Bedroom + Kitchen +1 Kitchen Store + 1 Toilet + Washing area + Pooja Area

Second Floor : 4 Bedrooms + Wardrobes + 3 Toilets + Lounge Area + Balcony.

It is finished with Marble flooring, M.S. Gate, Teak wood door frames with solid teakwood flush doors with Aluminum louver and Sliding windows, Concealed plumbing & Concealed electrification is provided. Open space is well developed.

3.4. History

The original owner of the property was Smt. Indiraben Natubhai Amin & Mr. Mayoor Natubhai Amin as per Agreement date 26.03.1973. Smt. Indiraben Natubhai Amin died on 01.08.2002 leaving behind her Last Will and Testament dated 15.04.2002 and husband Mr. Natubhai and her son Mr. Mayoor Natubhai Amin. As per Will she bequeathed her 50% undivided share, right, title and interest in the said property to her daughter-in-law Roopal Mayoor Amin. On 22.02.2007 her husband Mr. Natubhai Amin died leaving behind his Last Will and Testament dated 14.02.2007. After completion of all the formalities Mr. Mayoor Natubhai Amin & Roopal Mayoor Amin becomes the only owners having legal and beneficial right, title and interest in the said property.

Further Mr. Mayoor Natubhai Amin & Roopal Mayoor Amin Agreed to assign the lease of the said property to Mr. Baneesh Dhar & Mrs. Nalini Dhar as per Agreement For Assignment dated 17.02.2025.



3.5. Valuation as on 01st April 2001 of the Residential Plot & Bungalow:

Value of Plot:

Basic Land area	475.30 Sq. M
Rae adopted for valuation	₹ 29,000.00 pe Sq. M.
Value (A)	₹ 1,37,83,700.00
Land with TDR Potential	
Basic Land area	475.30 Sq. M
Rae adopted for valuation	₹ 11,600.00 pe Sq. M.
Value (B)	₹ 55,13,480.00
Total value of plot (A + B)	₹ 1,92,97,180.00

Cost of Construction of Bungalow:

Floor	Carpet Area In Sq. M.	Built Up Area In Sq. M.	Year Of Const.	Valuation Year	Total Life of Structure	Full Rate	Age Of Build.	% of the depreciation rate to be deducted	% Value	Final Depreciated Rate to be considered	Final Depreciated Value to be considered
Parking	13.5	13.5	1978	2001	60	2,200.00	23	34.5	759.00	1,441.00	19,454.00
Ground	45.2	54.24	1978	2001	60	5,500.00	23	34.5	1,897.50	3,603.00	1,95,427.00
First	78	93.6	1978	2001	60	5,500.00	23	34.5	1,897.50	3,603.00	3,37,241.00
Second	132.8	159.36	1978	2001	60	5,500.00	23	34.5	1,897.50	3,603.00	5,74,174.00
TOTAL	269.5	320.7									11,26,296.00

Value of Land and Bungalow as on 01.04.2001

Value of Land	:	₹ 1,92,97,180.00
Depreciated cost of construction	:	₹ 11,26,296.00
Land Development	:	₹ 2,00,000.00
Total Value of the property	:	₹ 2,06,23,476.00
Stamp Duty charges	:	₹ 16,08,630.00
Registration charges	:	₹ 20,000.00
Total Cost of Acquisition	:	₹ 2,22,52,106.00

Taking into consideration above said facts, we can evaluate the value of Residential Plot & Bungalow known as "Khooshboo", Hatkesh Co-Op. Hsg. Soc. Ltd.", Plot No. 15A, JVPD Scheme, N.S. Road No. 6, Vile Parle (West), Mumbai – 400 056, Maharashtra, India for this particular purpose at ₹ 2,22,52,106.00 (Rupees Two Crore Twenty Two Lakh Fifty Two Thousand One Hundred Six 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 **₹ 2,22,52,106.00 (Rupees Two Crore Twenty Two Lakh Fifty Two Thousand One Hundred Six 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 (Part) + Part (Ground) + 2 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 Occupancy Certificate)				
4.	Estimated future life as on year 2001	37 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 teakwood flush doors with Aluminium Sliding and louvered windows, M.S, gate				
10.	Flooring	Marble 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 Superior
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior / Ordinary / Poor.					



15	Sanitary installations	As per requirement Superior
	(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

- (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

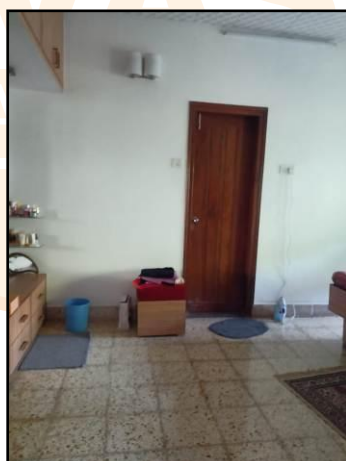
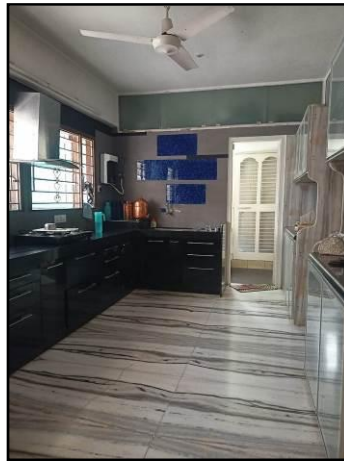
1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property 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. Actual site photographs

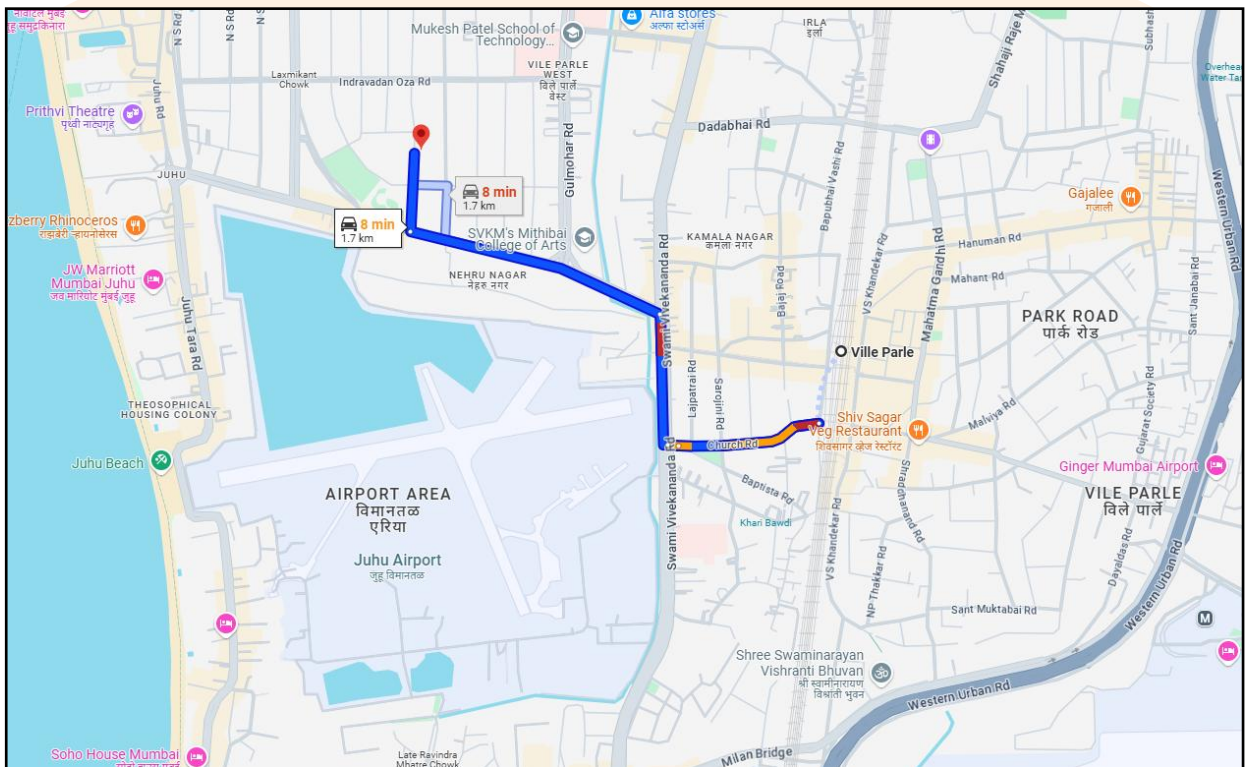
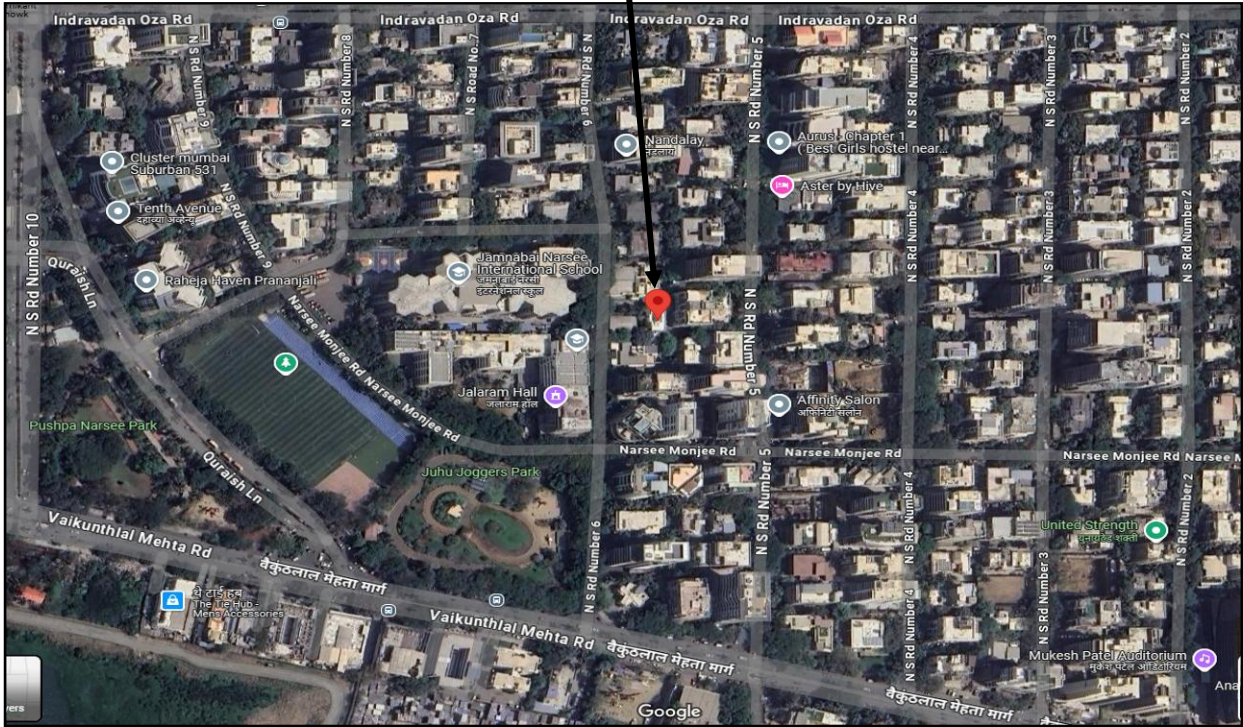


8. Actual site photographs



9. Route Map of the property

Site U/R



Latitude Longitude: 19°06'19.1"N 72°49'59.9"E

Note: The Blue line shows the route to site from nearest Railway station (Vile Parle – 1.7 Km)



10. Ready Reckoner Rate for Year 2001

10.1. 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 : <i>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. Village : <i>Vile Parle West</i> Village : <i>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. Village : <i>Vile Parle West,</i> Village : <i>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. Village : <i>Juhu, Vile Parle West</i> Village : <i>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. Village : <i>Juhu,</i> Village : <i>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. Village : <i>Versova</i> Village : <i>Juhu</i> Village : <i>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

10.1. 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



11. 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 ₹ 2,22,52,106.00 (Rupees Two Crore Twenty Two Lakh Fifty Two Thousand One Hundred Six Only)

For Vastukala Architects & Engineers

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

VASTUKALA
ARCHITECTS AND ENGINEERS

