



- 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)
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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 Clients : **Mr. Niranjan Narsidas Dattani, Mrs. Hansa Niranjan Dattani & Mr. Jiten Niranjan Dattani**

Residential Flat No. H/101, 1st Floor, Wing – H, Gokul Nagari, “Gokul Nagari – II (H) Co-Op. Hsg. Soc. Ltd.”,
Govind Nagar, Surya Village, Western Express Highway, Kandivali (East), Mumbai – 400 101, Maharashtra, India

Latitude Longitude: 19°12'48.9"N 72°52'08.8"E

Table of Contents

1.	VALUATION OPINION REPORT	3
2.	Part-1 Form 0-1	5
2.1.	GENERAL:	5
2.2.	LAND	5
2.3.	IMPROVEMENTS	6
2.4.	RENTS	7
2.5.	SALES	7
2.6.	COST OF CONSTRUCTION	8
3.	PART II- VALUATION	8
3.1.	General:	8
3.2.	Location:	9
3.3.	Building / Property:	9
3.4.	Flat:	9
3.5.	History:	9
3.6.	Valuation as on 01 st April 2001 of the Residential Flat:	9
3.6.1.	Indexed Cost of Acquisition	10
3.7.	NOTES	10
4.	ANNEXURE TO FORM 0-1	10
5.	PART III- DECLARATION	11
5.1.	DECLARATION OF PROFESSIONAL FEES CHARGED	12
5.2.	DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE	12
5.3.	UNDER LYING ASSUMPTIONS	12
6.	Actual site photographs	13
7.	Route Map of the property	14
8.	Ready Reckoner Rate for Year 2001	15
8.1.	Rate for Property	15
8.1.	Construction Rate	15
9.	VALUATION OF THE PROPERTY PREMISES	16





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Valuation Report: Capital Gain / Mr. Niranjn Narsidas Dattani (14118/2310448) Page 3 of 16

Vastu/Mumbai/02/2025/14118/2310448
07/17-98-VS
Date: 07.02.2025

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. H/101, 1st Floor, Wing – H, Gokul Nagari, “Gokul Nagari – II (H) Co-Op. Hsg. Soc. Ltd.”, Govind Nagar, Surya Village, Western Express Highway, Kandivali (East), Mumbai – 400 101, Maharashtra, India belongs to **Mr. Niranjn Narsidas Dattani, Mrs. Hansa Niranjn Dattani & Mr. Jiten Niranjn Dattani** till they sold the property to Mrs. Anila Shailesh Bhise as per Agreement for Sale dated 27.12.2024

Boundaries of the property.

North : Om Jivdani Motors
South : Dattani Park – I Building
East : Dattani Park Road
West : Slum

- 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 ₹ **8,31,744.00 (Rupees Eight Lakh Thirty One Thousand Seven Hundred Forty Four Only)**.
- The Indexed Cost of Acquisition of Property under consideration as on 2024 – 25 is ₹ **30,19,231.00 (Rupees Thirty Lakh Nineteen Thousand Two Hundred Thirty One Only)** without any major Renovation & improvement after 2001.
- The following documents were perused :

- Copy of Agreement for Sale dated 27.12.2024 between Mr. Niranjn Narsidas Dattani, Mrs. Hansa Niranjn Dattani & Mr. Jiten Niranjn Dattani (Transferors) & Mrs. Anila Shailesh Bhise (Transferee).



- B. Copy of Agreement for Sale dated 13.08.1998 between R. K. Sharma & Preeti R. Sharma (Vendors) and Mr. Niranjan Narsidas Dattani & Mrs. Hansa Niranjan Dattani (Purchasers).
- C. Copy of Agreement for Sale dated 12.03.1997 between M/s. Dharti Estates (Promoter) and R. K. Sharma & Preeti R. Sharma (Purchasers).
- D. Copy of Share Certificate No. 69 transferred on 09.11.2023 in the name of Mr. Niranjan Narsidas Dattani, Mrs. Hansa Niranjan Dattani & Mr. Jiten Niranjan Dattani.
- E. Copy of Occupancy Certificate vide No. CHE / 9279 / BP (WS) / AR dated 06.05.1997 issued by Municipal Corporation of Greater Mumbai.

This assignment is undertaken based on the request from our client **Mr. Niranjan Narsidas Dattani**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified.

For **Vastukala Architects & Engineers**

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report in Form – 01



Valuation Report of Residential Flat No. H/101, 1st Floor, Wing – H, Gokul Nagari, “**Gokul Nagari – II (H) Co-Op. Hsg. Soc. Ltd.**”, Govind Nagar, Surya Village, Western Express Highway, Kandivali (East), Mumbai – 400 101, 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	07.02.2025
3	Name of the Owner	Mr. Niranjan Narsidas Dattani, Mrs. Hansa Niranjan Dattani & Mr. Jiten Niranjan Dattani till they sold the property to Mrs. Anila Shailesh Bhise as per Agreement for Sale dated 27.12.2024
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 No. H/101, 1 st Floor, Wing – H, Gokul Nagari, “ Gokul Nagari – II (H) Co-Op. Hsg. Soc. Ltd. ”, Govind Nagar, Surya Village, Western Express Highway, Kandivali (East), Mumbai – 400 101, Maharashtra, India
6	Location, street, ward no	Govind Nagar, Surya Village, Kandivali (East),
7	Survey/ Plot no. of land	CTS No. 799/C, Village Poisar, Taluka Borivali
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 = 418 Sq. Ft. (Area as per Agreement) Built up area = 502.00 Sq. Ft. (Area as per Agreement)
13	Roads, Streets or lanes on which the land is	Western Express Highway



	abutting	
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	Copy of Stamp Duty Ready Reckoner for the



on, the basis of arriving at the land rate	year 2001 attached
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2.6. COST OF CONSTRUCTION

41	Year of commencement of construction and year of completion	Year of Completion – 1997 (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. Niranjan Narsidas Dattani**, we have valued the Residential Flat No. H/101, 1st Floor, Wing – H, Gokul Nagari, “**Gokul Nagari – II (H) Co-Op. Hsg. Soc. Ltd.**”, Govind Nagar, Surya Village, Western Express Highway, Kandivali (East), Mumbai – 400 101, 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 Sale dated 27.12.2024 between Mr. Niranjan Narsidas Dattani, Mrs. Hansa Niranjan Dattani & Mr. Jiten Niranjan Dattani (Transferors) & Mrs. Anila Shailesh Bhise (Transferee).
B.	Copy of Agreement for Sale dated 13.08.1998 between R. K. Sharma & Preeti R. Sharma (Vendors) and Mr. Niranjan Narsidas Dattani & Mrs. Hansa Niranjan Dattani (Purchasers).
C.	Copy of Agreement for Sale dated 12.03.1997 between M/s. Dharti Estates (Promoter) and R. K. Sharma & Preeti R. Sharma (Purchasers).
D.	Copy of Share Certificate No. 69 transferred on 09.11.2023 in the name of Mr. Niranjan Narsidas Dattani, Mrs. Hansa Niranjan Dattani & Mr. Jiten Niranjan Dattani.
E.	Copy of Occupancy Certificate vide No. CHE / 9279 / BP (WS) / AR dated 06.05.1997 issued by Municipal Corporation of Greater Mumbai.



3.2. Location:

The said building is located at CTS No. 799/C, Village Poisar, Taluka Borivali in Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at 2.3 Km travel distance from Borivali railway station.

3.3. Building / Property:

The structure is a Ground + 7 upper floors building. The Residential building is known as Gokul Nagari, "Gokul Nagari – II (H) Co-Op. Hsg. Soc. Ltd.". The building is used for Residential purpose. The building is having 1 lift.

3.4. Flat:

The Flat under valuation is situated on the 1st Floor. The composition of property is Living Room + 1 Bedroom + Passage + Kitchen + WC + Bath +. It is finished with Vitrified flooring, Teak wood door frames with solid flush doors with Aluminum Sliding windows, Concealed plumbing & Concealed electrification is provided.

3.5. History:

Flat was purchased by Mr. Niranjan Narsidas Dattani & Mrs. Hansa Niranjan Dattani from R. K. Sharma & Preeti R. Sharma as per Agreement for Sale dated 13.08.1998. Vide a Gift Deed dated 20.01.2016 Mr. Niranjan Narsidas Dattani & Mrs. Hansa Niranjan Dattani gifted their undivided 25% each right, title, share and interest in the said flat and the said shares in the name of Mr. Jiten Niranjan Dattani and made an endorsement to that effect on back leaf of the share Certificate No. 69.

Further Mr. Niranjan Narsidas Dattani, Mrs. Hansa Niranjan Dattani & Mr. Jiten Niranjan Dattani sold the said flat to Mrs. Anila Shailesh Bhise as per Agreement for Sale dated 27.12.2024

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

The Built up area of the Property in Sq. Ft.	:	502.00
The Built up area of the Property in Sq. M.	:	46.62
Depreciation Calculation:		
Year of Construction of the building	:	Year of Completion – 1997 (As per Occupancy Certificate)
Expected total life of building	:	4 years
Age of the building as on 01.04.2001	:	66 years
Cost of Construction	:	46.62 Sq. M x ₹ 5,500.00 = ₹ 2,56,410.00
Depreciation	:	Nil as building's age is less than 5 years.
Amount of depreciation	:	-
Rate as on 01.04.2001 for Residential Property Premises (As per Ready Reckoner 2001)	:	₹ 17,100.00 per Sq. M.
Rate considered for valuation Value of Property as on 2001 (A)	:	46.62 Sq. M. x ₹ 17,100.00 = ₹ 7,97,202.00
Depreciated Value of the property as on 01.04.2001	:	Nil



Add for Stamp Duty charges (B)	:	₹ 26,570.00
Add for Registration charges (C)	:	₹ 7,972.00
Total Cost of Acquisition (A + B + C)	:	₹ 8,31,744.00

3.6.1. 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** : **₹ 30,19,231.00**
(₹ 8,31,744.00 * 363/100)

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. H/101, 1st Floor, Wing – H, Gokul Nagari, “**Gokul Nagari – II (H) Co-Op. Hsg. Soc. Ltd.**”, Govind Nagar, Surya Village, Western Express Highway, Kandivali (East), Mumbai – 400 101, Maharashtra, India for this particular purpose at **₹ 8,31,744.00 (Rupees Eight Lakh Thirty One Eight Thousand Seven Hundred Forty Four Only)** as on **01.04.2001**.

3.7. 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 **₹ 8,31,744.00 (Rupees Eight Lakh Thirty One Eight Thousand Seven Hundred Forty Four 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 + 7 upper floors
2.	Plinth area floor wise as per IS 3361-1966	Information not available
3.	Year of construction	Year of Completion – 1997 (As per Occupancy



		Certificate)								
4	Estimated future life as on year 2001	66 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	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 <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> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sinks</td> </tr> </table> Class of fittings: Superior colored / superior white/ordinary.	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sinks	As per requirement Ordinary
(i)	No. of water closets									
(ii)	No. of lavatory basins									
(iii)	No. of urinals									
(iv)	No. of sinks									
16	Compound wall Height and length Type of construction	4' to 5' brick masonry compound wall								
17	No. of lifts and capacity	1 lift								
18	Underground sump – capacity and type of construction	R.C.C. Tank								
19	Over-head tank Location, capacity Type of construction	Overhead Water Tank								
20	Pumps- no. and their horse power	Available as per requirement								
21	Roads and paving within the compound approximate area and type of paving	Cemented road in open spaces, Open parking Space etc.								
22	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewers								

5. PART III- DECLARATION

I hereby declare that

- The information furnished in part I is true and correct to the best of my knowledge and belief;
- I have no direct or indirect interest in the property valued:



5.1. DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

5.2. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **01.04.2001** for calculation of **Capital Gains Tax**.

The term **Fair Market Value** is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

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

5.3. UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

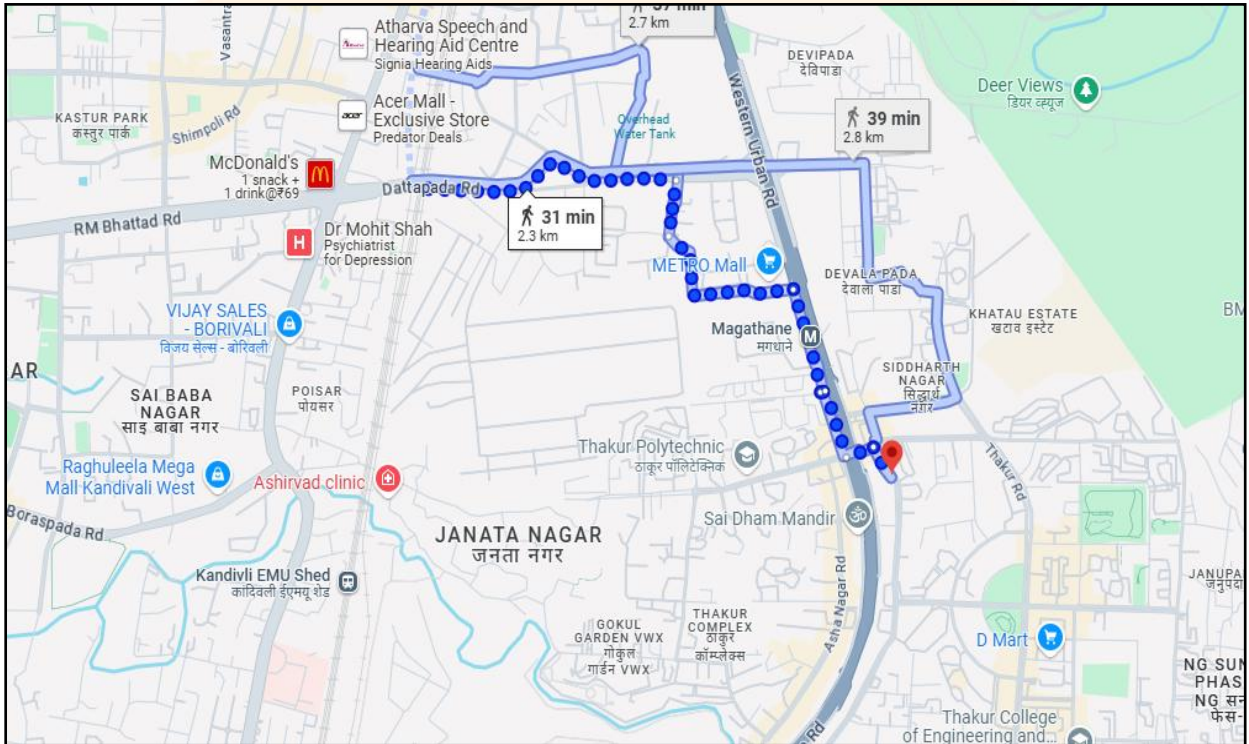
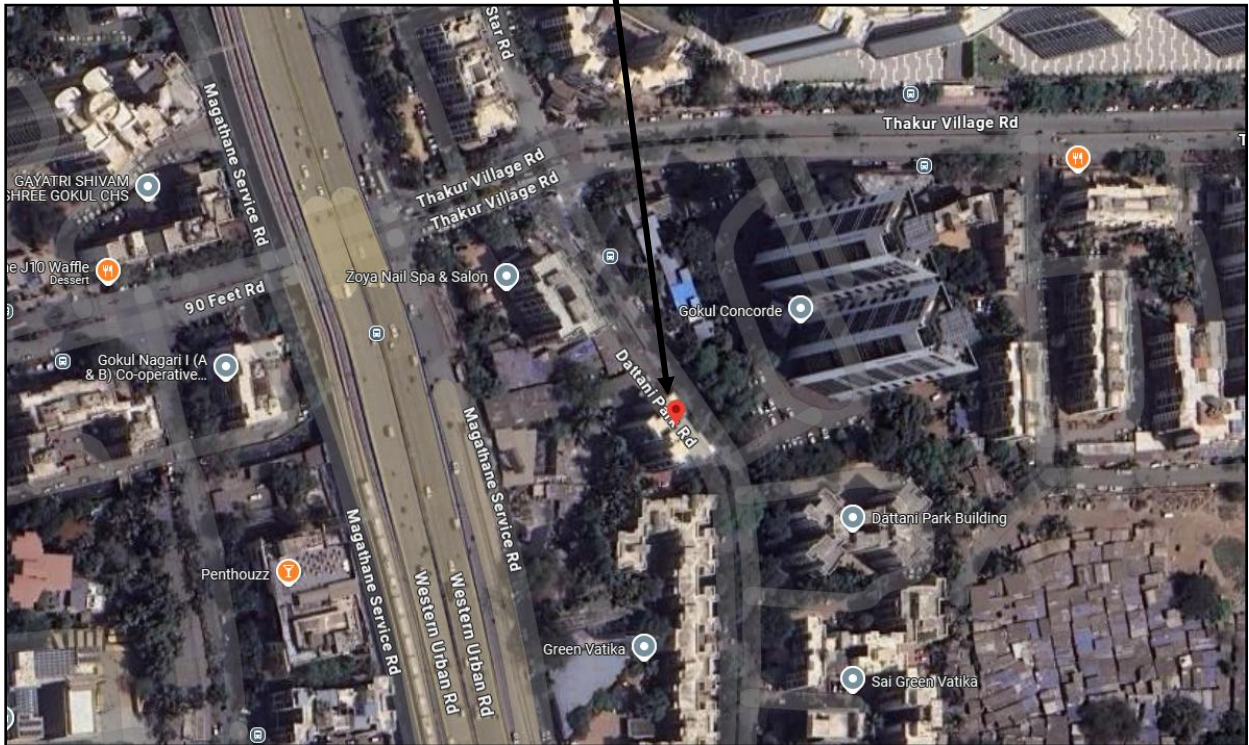


6. Actual site photographs



7. Route Map of the property

Site U/R



Latitude Longitude: 19°12'48.9"N 72°52'08.8"E

Note: The Blue line shows the route to site from nearest Railway station (Borivali – 2.3 Km.)



8. Ready Reckoner Rate for Year 2001

8.1. Rate for Property

Zone No.	Location of Property in R Ward (Kandivli, Borivli, Dahisar)	Rate of property per sq. Mtr. in Rs.			
		Developed Land	Residential upto 5 Floor	Industrial/ Office	Shop/ Commercial
19	Land: All the portion of Western side of Manori Creek under 'R' ward. (Gorai) Village : Gorai, Manori	4,900	10,100	12,550	16,800
20-A	Land: On West Railway line, on North river, on east western express highway and on south 36.60 Mt. D.P. Road Village : Poisar, Akurli Village : Borivli, Eksar, Magathane, Kanheri, Wadhvan	7,850 9,300	17,100 18,050	21,000 25,000	28,700 35,200
20-B	Land: Portion between Western Railway and Western Express Highway and North side of River towards North boundary of 'R' ward. (Except Western Express Highway Zone). Village : Dahisar	8,700	16,000	21,000	31,200
20-C	Land: On north 36.60 Mt. D.P. Road, on east highway, on south boundary of ward, on west railway line. Village : Akurli, Magathane, Poisar, Malad East	10,400	20,900	27,450	36,900
21-A	Land: On West Western Express highway, on North ward boundary, on East 36.6 Mt. Road, on North East National Park boundary. Village : Akurli, Magathane, Wadhvan, Kanheri, Poisar, Malad East	7,850	17,100	21,000	28,700
21-B	Land: On West side Western Express Highway and on South side River, on East side National Park and on North side boundary of ward. All the portion surrounded. Village : Dahisar	7,100	13,050	17,000	25,800
21-C	Land: Borivli National Park. Village : Dahisar, Magathane, Poisar, Kanheri				
21-D	Land: On north 36.60 mt. D.P. Road facing Rajendra Nagar, on east boundary of zone on south boundary of 21-C zone, on South boundary of south portion of ward and on west 36.60 mt. D.P. Road, from North to south upto road facing Rajendra Nagar Village : Akurli, Magathane, Poisar	7,850	16,000	21,000	27,200
21-E	Land: On west highway on north ward boundry, on east National Park, on south north side of Shiv Vallab Road 18 Mt. D.P. Road Village : Dahisar	7,850	16,000	21,000	27,200

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 **₹ 8,31,744.00 (Rupees Eight Lakh Thirty One Eight Thousand Seven Hundred Forty Four Only)**

For **Vastukala Architects & Engineers**

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

