

Tax Calculation under Fair Value Method (Unrealized Gains / Losses) for Sold Units													
Unit	Building	UID	Original price	DLD Fee @ 4%	Commissi on @ 2%	Trustee Fee	Capitalized Value	Sold Price	Purchase Date	Transfer Date	Fair Value Dec 2023	Profit (Sale Value - Fair Value Dec 2023)	Tax on Profit
106	BB 17	106BB 17	2,997,396	119,896	59,948	4,200	3,181,440	3,400,000	Jun-23	May-24	3,644,649	244,649	22,018
201	BB 17	201BB 17	3,667,672	146,707	73,353	4,200	3,891,932	5,100,000	Jun-23	Oct-24	4,203,756	896,244	80,662
203	BB 17	203BB 17	2,891,659	115,666	57,833	4,200	3,069,359	3,700,000	Jun-23	Feb-24	3,545,521	154,479	13,903
204	BB 17	204BB 17	3,666,753	146,670	73,335	4,200	3,890,958	5,300,000	Jun-23	May-24	4,203,358	1,096,642	98,698
206	BB 17	206BB 17	2,918,323	116,733	58,366	4,200	3,097,622	3,600,000	Jun-23	Nov-24	3,482,035	117,965	10,617
301	BB 17	301BB 17	3,667,672	146,707	73,353	4,200	3,891,932	5,300,000	Jun-23	Jun-24	4,202,978	1,097,022	98,732
302	BB 17	302BB 17	1,613,629	64,545	32,273	4,200	1,714,647	2,250,000	Jun-23	Jul-24	1,779,581	470,419	42,338
303	BB 17	303BB 17	2,563,417	102,537	51,268	4,200	2,721,422	3,600,000	Jun-23	Jun-24	2,885,132	714,868	64,338
304	BB 17	304BB 17	2,705,931	108,237	54,119	4,200	2,872,487	3,450,000	Jun-23	Apr-24	3,143,364	306,636	27,597
401	BB 17	401BB 17	3,607,908	144,316	72,158	4,200	3,828,582	5,300,000	Jun-23	Apr-24	4,073,853	1,226,147	110,353
404	BB 17	404BB 17	3,607,908	144,316	72,158	4,200	3,828,582	5,400,000	Jun-23	May-24	4,073,853	1,326,147	119,353
501	BB 17	501BB 17	3,667,672	146,707	73,353	4,200	3,891,932	5,500,000	Jun-23	Apr-24	4,203,955	1,296,045	116,644
205	BB17	205BB17	1,943,710	77,748	38,874	4,200	2,064,533	2,303,000	Jun-23	Apr-24	2,096,580	206,420	18,578

Tax Calculation under Fair Value Method (Unrealized Gains / Losses) for Unsold Units											
Unit	Building	UID	Original price	DLD Fee @ 4%	Commission @ 3%	Trustee Fee	Capitalized Value	Purchase Date	Fair Value Dec 2024	Unrealized Gains	Tax on Unrealized Gains
101	BF 3	101BF 3	2,909,001	116,360	87,270	4,200	3,116,831	Jun-24	3,345,351	228,520	Deferred until Sale
102	BF 3	102BF 3	2,902,289	116,092	87,069	4,200	3,109,649	Jun-24	3,337,632	227,983	Deferred until Sale
103	BF 3	103BF 3	2,904,835	116,193	87,145	4,200	3,112,373	Jun-24	3,340,560	228,187	Deferred until Sale
104	BF 3	104BF 3	3,228,597	129,144	96,858	4,200	3,458,799	Jun-24	3,712,887	254,088	Deferred until Sale
105	BF 3	105BF 3	3,018,233	120,729	90,547	4,200	3,233,709	Jun-24	3,470,968	237,259	Deferred until Sale
106	BF 3	106BF 3	2,999,950	119,998	89,999	4,200	3,214,147	Jun-24	3,449,943	235,796	Deferred until Sale
107	BF 3	107BF 3	3,038,598	121,544	91,158	4,200	3,255,500	Jun-24	3,494,388	238,888	Deferred until Sale
108	BF 3	108BF 3	3,078,866	123,155	92,366	4,200	3,298,587	Jun-24	3,540,696	242,109	Deferred until Sale
109	BF 3	109BF 3	2,891,181	115,647	86,735	4,200	3,097,764	Jun-24	3,324,858	227,094	Deferred until Sale
110	BF 3	110BF 3	2,877,990	115,120	86,340	4,200	3,083,649	Jun-24	3,309,689	226,039	Deferred until Sale
111	BF 3	111BF 3	5,277,395	211,096	158,322	4,200	5,651,013	Jun-24	6,069,004	417,992	Deferred until Sale
112	BF 3	112BF 3	3,246,880	129,875	97,406	4,200	3,478,362	Jun-24	3,733,912	255,550	Deferred until Sale
113	BF 3	113BF 3	2,865,956	114,638	85,979	4,200	3,070,773	Jun-24	3,295,849	225,076	Deferred until Sale
114	BF 3	114BF 3	4,733,779	189,351	142,013	4,200	5,069,344	Jun-24	5,443,846	374,502	Deferred until Sale
201	BF 3	201BF 3	2,909,001	116,360	87,270	4,200	3,116,831	Jun-24	3,345,351	228,520	Deferred until Sale
202	BF 3	202BF 3	2,902,289	116,092	87,069	4,200	3,109,649	Jun-24	3,337,632	227,983	Deferred until Sale
203	BF 3	203BF 3	2,904,835	116,193	87,145	4,200	3,112,373	Jun-24	3,340,560	228,187	Deferred until Sale
204	BF 3	204BF 3	3,227,672	129,107	96,830	4,200	3,457,809	Jun-24	3,711,823	254,014	Deferred until Sale
205	BF 3	205BF 3	3,997,851	159,914	119,936	4,200	4,281,901	Jun-24	4,597,529	315,628	Deferred until Sale
206	BF 3	206BF 3	2,999,950	119,998	89,999	4,200	3,214,147	Jun-24	3,449,943	235,796	Deferred until Sale
207	BF 3	207BF 3	2,859,476	114,379	85,784	4,200	3,063,839	Jun-24	3,288,397	224,558	Deferred until Sale
208	BF 3	208BF 3	3,047,624	121,905	91,429	4,200	3,265,158	Jun-24	3,504,768	239,610	Deferred until Sale
209	BF 3	209BF 3	2,951,814	118,073	88,554	4,200	3,162,641	Jun-24	3,394,586	231,945	Deferred until Sale
210	BF 3	210BF 3	4,125,828	165,033	123,775	4,200	4,418,836	Jun-24	4,744,702	325,866	Deferred until Sale
211	BF 3	211BF 3	2,892,107	115,684	86,763	4,200	3,098,754	Jun-24	3,325,923	227,169	Deferred until Sale
212	BF 3	212BF 3	2,878,684	115,147	86,361	4,200	3,084,392	Jun-24	3,310,487	226,095	Deferred until Sale
213	BF 3	213BF 3	3,078,172	123,127	92,345	4,200	3,297,844	Jun-24	3,539,898	242,054	Deferred until Sale
214	BF 3	214BF 3	3,246,880	129,875	97,406	4,200	3,478,362	Jun-24	3,733,912	255,550	Deferred until Sale
215	BF 3	215BF 3	2,865,724	114,629	85,972	4,200	3,070,525	Jun-24	3,295,583	225,058	Deferred until Sale
301	BF 3	301BF 3	2,909,001	116,360	87,270	4,200	3,116,831	Jun-24	3,345,351	228,520	Deferred until Sale
302	BF 3	302BF 3	2,902,289	116,092	87,069	4,200	3,109,649	Jun-24	3,337,632	227,983	Deferred until Sale
303	BF 3	303BF 3	2,905,066	116,203	87,152	4,200	3,112,621	Jun-24	3,340,826	228,205	Deferred until Sale
304	BF 3	304BF 3	3,227,672	129,107	96,830	4,200	3,457,809	Jun-24	3,711,823	254,014	Deferred until Sale
305	BF 3	305BF 3	3,806,463	152,259	114,194	4,200	4,077,115	Jun-24	4,377,432	300,317	Deferred until Sale
306	BF 3	306BF 3	2,859,476	114,379	85,784	4,200	3,063,839	Jun-24	3,288,397	224,558	Deferred until Sale
307	BF 3	307BF 3	2,859,244	114,370	85,777	4,200	3,063,591	Jun-24	3,288,131	224,540	Deferred until Sale
308	BF 3	308BF 3	2,914,786	116,591	87,444	4,200	3,123,021	Jun-24	3,352,004	228,983	Deferred until Sale
309	BF 3	309BF 3	2,928,672	117,147	87,860	4,200	3,137,879	Jun-24	3,367,973	230,094	Deferred until Sale
310	BF 3	310BF 3	4,022,613	160,905	120,678	4,200	4,308,396	Jun-24	4,626,005	317,609	Deferred until Sale
311	BF 3	311BF 3	2,893,727	115,749	86,812	4,200	3,100,488	Jun-24	3,327,786	227,298	Deferred until Sale
312	BF 3	312BF 3	2,896,272	115,851	86,888	4,200	3,103,211	Jun-24	3,330,713	227,502	Deferred until Sale
313	BF 3	313BF 3	2,890,024	115,601	86,701	4,200	3,096,526	Jun-24	3,323,528	227,002	Deferred until Sale
314	BF 3	314BF 3	3,241,326	129,653	97,240	4,200	3,472,419	Jun-24	3,727,525	255,106	Deferred until Sale
315	BF 3	315BF 3	2,880,535	115,221	86,416	4,200	3,086,372	Jun-24	3,312,615	226,243	Deferred until Sale
401	BF 3	401BF 3	3,805,769	152,231	114,173	4,200	4,076,373	Jun-24	4,376,634	300,262	Deferred until Sale
402	BF 3	402BF 3	2,859,244	114,370	85,777	4,200	3,063,591	Jun-24	3,288,131	224,540	Deferred until Sale
403	BF 3	403BF 3	3,043,689	121,748	91,311	4,200	3,260,947	Jun-24	3,500,242	239,295	Deferred until Sale
404	BF 3	404BF 3	2,897,661	115,906	86,930	4,200	3,104,697	Jun-24	3,332,310	227,613	Deferred until Sale
405	BF 3	405BF 3	3,161,484	126,459	94,845	4,200	3,386,988	Jun-24	3,635,707	248,719	Deferred until Sale
406	BF 3	406BF 3	4,032,102	161,284	120,963	4,200	4,318,549	Jun-24	4,636,917	318,368	Deferred until Sale
407	BF 3	407BF 3	2,888,404	115,536	86,652	4,200	3,094,792	Jun-24	3,321,665	226,872	Deferred until Sale
408	BF 3	408BF 3	2,910,389	116,416	87,312	4,200	3,118,316	Jun-24	3,346,947	228,631	Deferred until Sale
409	BF 3	409BF 3	2,884,007	115,360	86,520	4,200	3,090,087	Jun-24	3,316,608	226,521	Deferred until Sale
410	BF 3	410BF 3	2,911,083	116,443	87,332	4,200	3,119,059	Jun-24	3,347,745	228,687	Deferred until Sale

Building	Unit	Tax Liability
106	BB 17	22,018
201	BB 17	80,662
203	BB 17	13,903
204	BB 17	98,698
206	BB 17	10,617
301	BB 17	98,732
302	BB 17	42,338
303	BB 17	64,338
304	BB 17	27,597
401	BB 17	110,353
404	BB 17	119,353
501	BB 17	116,644
205	BB17	18,578
101	BF 3	Deferred until Sale
102	BF 3	Deferred until Sale
103	BF 3	Deferred until Sale
104	BF 3	Deferred until Sale
105	BF 3	Deferred until Sale
106	BF 3	Deferred until Sale
107	BF 3	Deferred until Sale
108	BF 3	Deferred until Sale
109	BF 3	Deferred until Sale
110	BF 3	Deferred until Sale
111	BF 3	Deferred until Sale
112	BF 3	Deferred until Sale
113	BF 3	Deferred until Sale
114	BF 3	Deferred until Sale
201	BF 3	Deferred until Sale
202	BF 3	Deferred until Sale
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410	BF 3	Deferred until Sale

Tax Liability in this method **779,794**

Note:
The low tax liability in this method is due the realization method option as the unrealized gains in the current period has been deferred to the sale event
The unrealized gains in the current tax period has only timing difference issue in the tax payable, this can be managed by choosing Fair Value method with realization option.

Tax Calculation under Fair Value Method (Unrealized Gains / Losses) for Sold Units													
Unit	Building	UID	Original price	DLD Fee @ 4%	Commissi on @ 2%	Trustee Fee	Capitalized Value	Sold Price	Purchase Date	Transfer Date	Fair Value Dec 2023	Profit (Sale Value - Fair Value Dec 2023)	Tax on Profit
106	BB 17	106BB 17	2,997,396	119,896	59,948	4,200	3,181,440	3,400,000	Jun-23	May-24	3,644,649	244,649	22,018
201	BB 17	201BB 17	3,667,672	146,707	73,353	4,200	3,891,932	5,100,000	Jun-23	Oct-24	4,203,756	896,244	80,662
203	BB 17	203BB 17	2,891,659	115,666	57,833	4,200	3,069,359	3,700,000	Jun-23	Feb-24	3,545,521	154,479	13,903
204	BB 17	204BB 17	3,666,753	146,670	73,335	4,200	3,890,958	5,300,000	Jun-23	May-24	4,203,358	1,096,642	98,698
206	BB 17	206BB 17	2,918,323	116,733	58,366	4,200	3,097,622	3,600,000	Jun-23	Nov-24	3,482,035	117,965	10,617
301	BB 17	301BB 17	3,667,672	146,707	73,353	4,200	3,891,932	5,300,000	Jun-23	Jun-24	4,202,978	1,097,022	98,732
302	BB 17	302BB 17	1,613,629	64,545	32,273	4,200	1,714,647	2,250,000	Jun-23	Jul-24	1,779,581	470,419	42,338
303	BB 17	303BB 17	2,563,417	102,537	51,268	4,200	2,721,422	3,600,000	Jun-23	Jun-24	2,885,132	714,868	64,338
304	BB 17	304BB 17	2,705,931	108,237	54,119	4,200	2,872,487	3,450,000	Jun-23	Apr-24	3,143,364	306,636	27,597
401	BB 17	401BB 17	3,607,908	144,316	72,158	4,200	3,828,582	5,300,000	Jun-23	Apr-24	4,073,853	1,226,147	110,353
404	BB 17	404BB 17	3,607,908	144,316	72,158	4,200	3,828,582	5,400,000	Jun-23	May-24	4,073,853	1,326,147	119,353
501	BB 17	501BB 17	3,667,672	146,707	73,353	4,200	3,891,932	5,500,000	Jun-23	Apr-24	4,203,955	1,296,045	116,644
205	BB17	205BB17	1,943,710	77,748	38,874	4,200	2,064,533	2,303,000	Jun-23	Apr-24	2,096,580	206,420	18,578

Tax Calculation under Fair Value Method (Unrealized Gains / Losses) for Unsold Units												
Unit	Building	UID	Original price	DLD Fee @ 4%	Commissi on @ 3%	Trustee Fee	Capitalized Value	Purchase Date	Fair Value Dec 2024	Unrealized Gains	Tax on Unrealized Gains	
101	BF 3	101BF 3	2,909,001	116,360	87,270	4,200	3,116,831	Jun-24	3,345,351	228,520	20,567	
102	BF 3	102BF 3	2,902,289	116,092	87,069	4,200	3,109,649	Jun-24	3,337,632	227,983	20,518	
103	BF 3	103BF 3	2,904,835	116,193	87,145	4,200	3,112,373	Jun-24	3,340,560	228,187	20,537	
104	BF 3	104BF 3	3,228,597	129,144	96,858	4,200	3,458,799	Jun-24	3,712,887	254,088	22,868	
105	BF 3	105BF 3	3,018,233	120,729	90,547	4,200	3,233,709	Jun-24	3,470,968	237,259	21,353	
106	BF 3	106BF 3	2,999,950	119,998	89,999	4,200	3,214,147	Jun-24	3,449,943	235,796	21,222	
107	BF 3	107BF 3	3,038,598	121,544	91,158	4,200	3,255,500	Jun-24	3,494,388	238,888	21,500	
108	BF 3	108BF 3	3,078,866	123,155	92,366	4,200	3,298,587	Jun-24	3,540,696	242,109	21,790	
109	BF 3	109BF 3	2,891,181	115,647	86,735	4,200	3,097,764	Jun-24	3,324,858	227,094	20,439	
110	BF 3	110BF 3	2,877,990	115,120	86,340	4,200	3,083,649	Jun-24	3,309,689	226,039	20,344	
111	BF 3	111BF 3	5,277,395	211,096	158,322	4,200	5,651,013	Jun-24	6,069,004	417,992	37,619	
112	BF 3	112BF 3	3,246,880	129,875	97,406	4,200	3,478,362	Jun-24	3,733,912	255,550	23,000	
113	BF 3	113BF 3	2,865,956	114,638	85,979	4,200	3,070,773	Jun-24	3,295,849	225,076	20,257	
114	BF 3	114BF 3	4,733,779	189,351	142,013	4,200	5,069,344	Jun-24	5,443,846	374,502	33,705	
201	BF 3	201BF 3	2,909,001	116,360	87,270	4,200	3,116,831	Jun-24	3,345,351	228,520	20,567	
202	BF 3	202BF 3	2,902,289	116,092	87,069	4,200	3,109,649	Jun-24	3,337,632	227,983	20,518	
203	BF 3	203BF 3	2,904,835	116,193	87,145	4,200	3,112,373	Jun-24	3,340,560	228,187	20,537	
204	BF 3	204BF 3	3,227,672	129,107	96,830	4,200	3,457,809	Jun-24	3,711,823	254,014	22,861	
205	BF 3	205BF 3	3,997,851	159,914	119,936	4,200	4,281,901	Jun-24	4,597,529	315,628	28,407	
206	BF 3	206BF 3	2,999,950	119,998	89,999	4,200	3,214,147	Jun-24	3,449,943	235,796	21,222	
207	BF 3	207BF 3	2,859,476	114,379	85,784	4,200	3,063,839	Jun-24	3,288,397	224,558	20,210	
208	BF 3	208BF 3	3,047,624	121,905	91,429	4,200	3,265,158	Jun-24	3,504,768	239,610	21,565	
209	BF 3	209BF 3	2,951,814	118,073	88,554	4,200	3,162,641	Jun-24	3,394,586	231,945	20,875	
210	BF 3	210BF 3	4,125,828	165,033	123,775	4,200	4,418,836	Jun-24	4,744,702	325,866	29,328	
211	BF 3	211BF 3	2,892,107	115,684	86,763	4,200	3,098,754	Jun-24	3,325,923	227,169	20,445	
212	BF 3	212BF 3	2,878,684	115,147	86,361	4,200	3,084,392	Jun-24	3,310,487	226,095	20,349	
213	BF 3	213BF 3	3,078,172	123,127	92,345	4,200	3,297,844	Jun-24	3,539,898	242,054	21,785	
214	BF 3	214BF 3	3,246,880	129,875	97,406	4,200	3,478,362	Jun-24	3,733,912	255,550	23,000	
215	BF 3	215BF 3	2,865,724	114,629	85,972	4,200	3,070,525	Jun-24	3,295,583	225,058	20,255	
301	BF 3	301BF 3	2,909,001	116,360	87,270	4,200	3,116,831	Jun-24	3,345,351	228,520	20,567	
302	BF 3	302BF 3	2,902,289	116,092	87,069	4,200	3,109,649	Jun-24	3,337,632	227,983	20,518	
303	BF 3	303BF 3	2,905,066	116,203	87,152	4,200	3,112,621	Jun-24	3,340,826	228,205	20,538	
304	BF 3	304BF 3	3,227,672	129,107	96,830	4,200	3,457,809	Jun-24	3,711,823	254,014	22,861	
305	BF 3	305BF 3	3,806,463	152,259	114,194	4,200	4,077,115	Jun-24	4,377,432	300,317	27,029	
306	BF 3	306BF 3	2,859,476	114,379	85,784	4,200	3,063,839	Jun-24	3,288,397	224,558	20,210	
307	BF 3	307BF 3	2,859,244	114,370	85,777	4,200	3,063,591	Jun-24	3,288,131	224,540	20,209	
308	BF 3	308BF 3	2,914,786	116,591	87,444	4,200	3,123,021	Jun-24	3,352,004	228,983	20,608	
309	BF 3	309BF 3	2,928,672	117,147	87,860	4,200	3,137,879	Jun-24	3,367,973	230,094	20,708	
310	BF 3	310BF 3	4,022,613	160,905	120,678	4,200	4,308,396	Jun-24	4,626,005	317,609	28,585	
311	BF 3	311BF 3	2,893,727	115,749	86,812	4,200	3,100,488	Jun-24	3,327,786	227,298	20,457	
312	BF 3	312BF 3	2,896,272	115,851	86,888	4,200	3,103,211	Jun-24	3,330,713	227,502	20,475	
313	BF 3	313BF 3	2,890,024	115,601	86,701	4,200	3,096,526	Jun-24	3,323,528	227,002	20,430	
314	BF 3	314BF 3	3,241,326	129,653	97,240	4,200	3,472,419	Jun-24	3,727,525	255,106	22,960	
315	BF 3	315BF 3	2,880,535	115,221	86,416	4,200	3,086,372	Jun-24	3,312,615	226,243	20,362	
401	BF 3	401BF 3	3,805,769	152,231	114,173	4,200	4,076,373	Jun-24	4,376,634	300,262	27,024	
402	BF 3	402BF 3	2,859,244	114,370	85,777	4,200	3,063,591	Jun-24	3,288,131	224,540	20,209	
403	BF 3	403BF 3	3,043,689	121,748	91,311	4,200	3,260,947	Jun-24	3,500,242	239,295	21,537	
404	BF 3	404BF 3	2,897,661	115,906	86,930	4,200	3,104,697	Jun-24	3,332,310	227,613	20,485	
405	BF 3	405BF 3	3,161,484	126,459	94,845	4,200	3,386,988	Jun-24	3,635,707	248,719	22,385	
406	BF 3	406BF 3	4,032,102	161,284	120,963	4,200	4,318,549	Jun-24	4,636,917	318,368	28,653	
407	BF 3	407BF 3	2,888,404	115,536	86,652	4,200	3,094,792	Jun-24	3,321,665	226,872	20,419	
408	BF 3	408BF 3	2,910,389	116,416	87,312	4,200	3,118,316	Jun-24	3,346,947	228,631	20,577	
409	BF 3	409BF 3	2,884,007	115,360	86,520	4,200	3,090,087	Jun-24	3,316,608	226,521	20,387	
410	BF 3	410BF 3	2,911,083	116,443	87,332	4,200	3,119,059	Jun-24	3,347,745	228,687	20,582	

building	Unit	Tax Liability
106	BB 17	22,018
201	BB 17	80,662
203	BB 17	13,903
204	BB 17	98,698
206	BB 17	10,617
301	BB 17	98,732
302	BB 17	42,338
303	BB 17	64,338
304	BB 17	27,597
401	BB 17	110,353
404	BB 17	119,353
501	BB 17	116,644
205	BB17	18,578
101	BF 3	20,567
102	BF 3	20,518
103	BF 3	20,537
104	BF 3	22,868
105	BF 3	21,353
106	BF 3	21,222
107	BF 3	21,500
108	BF 3	21,790
109	BF 3	20,439
110	BF 3	20,344
111	BF 3	37,619
112	BF 3	23,000
113	BF 3	20,257
114	BF 3	33,705
201	BF 3	20,567
202	BF 3	20,518
203	BF 3	20,537
204	BF 3	22,861
205	BF 3	28,407
206	BF 3	21,222
207	BF 3	20,210
208	BF 3	21,565
209	BF 3	20,875
210	BF 3	29,328
211	BF 3	20,445
212	BF 3	20,349
213	BF 3	21,785
214	BF 3	23,000
215	BF 3	20,255
301	BF 3	20,567
302	BF 3	20,518
303	BF 3	20,538
304	BF 3	22,861
305	BF 3	27,029
306	BF 3	20,210
307	BF 3	20,209
308	BF 3	20,608
309	BF 3	20,708
310	BF 3	28,585
311	BF 3	20,457
312	BF 3	20,475
313	BF 3	20,430
314	BF 3	22,960
315	BF 3	20,362
401	BF 3	27,024
402	BF 3	20,209
403	BF 3	21,537
404	BF 3	20,485
405	BF 3	22,385
406	BF 3	28,653
407	BF 3	20,419
408	BF 3	20,577
409	BF 3	20,387
410	BF 3	20,582
Tax Liability in this method		1,986,208

TAX SAVINGS (TRANSITIONAL RULES)																						
Property Details										Market Value Method			Time Apportionment Method								Savings	
SI No	Unit	Building	UID	Sq. Ft.	Actual OP (6th June 2023)	DLD Fee (4%)	Commission (2%)	Trustee Fee	Capitalized Original Price	Market Value (31st Dec 2023)	Taxable Gain Savings (Market Value Method)	Tax Savings (market value method)	Number of days in 2023	Number of days in 2024	Total Days owned	Proportion (Held before Tax Period)	Actual Sold Price	Total gain (SP - Capitalized Value)	Taxable Gain Savings (Time Apportionment Method)	Tax Savings (time apportion method)	Selected Tax Savings	Selected method
1	106	CW 17	106CW 17	2,014.47	2,997,396.00	119,895.84	59,947.92	4,200.00	3,181,439.76	3,644,648.69	463,208.93	41,688.80	209	122	330	63%	3,400,000.00	218,560.24	138,421.49	12,457.93	41,688.80	Market value
2	201	CW 17	201CW 17	2,323.50	3,667,672.00	146,706.88	73,353.44	4,200.00	3,891,932.32	4,203,756.44	311,824.12	28,064.17	209	303	511	41%	5,100,000.00	1,208,067.68	494,102.05	44,469.18	44,469.18	Time apportion
3	203	CW 17	203CW 17	1,959.68	2,891,659.00	115,666.36	57,833.18	4,200.00	3,069,358.54	3,545,520.73	476,162.19	42,854.60	209	52	260	80%	3,700,000.00	630,641.46	506,938.71	45,624.48	45,624.48	Time Apportion
4	204	CW 17	204CW 17	2,323.28	3,666,753.00	146,670.12	73,335.06	4,200.00	3,890,958.18	4,203,358.41	312,400.23	28,116.02	209	130	338	62%	5,300,000.00	1,409,041.82	871,271.42	78,414.43	78,414.43	Time apportion
5	206	CW 17	206CW 17	1,924.59	2,918,323.00	116,732.92	58,366.46	4,200.00	3,097,622.38	3,482,034.69	384,412.31	34,597.11	209	334	542	39%	3,600,000.00	502,377.62	193,721.26	17,434.91	34,597.11	Market value
6	301	CW 17	301CW 17	2,323.07	3,667,672.00	146,706.88	73,353.44	4,200.00	3,891,932.32	4,202,978.47	311,046.15	27,994.15	209	165	373	56%	5,300,000.00	1,408,067.68	788,970.90	71,007.38	71,007.38	Time apportion
7	302	CW 17	302CW 17	983.61	1,613,629.00	64,545.16	32,272.58	4,200.00	1,714,646.74	1,779,581.18	64,934.44	5,844.10	209	205	413	51%	2,250,000.00	535,353.26	270,917.27	24,382.55	24,382.55	Time apportion
8	303	CW 17	303CW 17	1,594.67	2,563,417.00	102,536.68	51,268.34	4,200.00	2,721,422.02	2,885,132.04	163,710.02	14,733.90	209	159	367	57%	3,600,000.00	878,577.98	500,334.60	45,030.11	45,030.11	Time apportion
9	304	CW 17	304CW 17	1,737.40	2,705,931.00	108,237.24	54,118.62	4,200.00	2,872,486.86	3,143,364.08	270,877.22	24,378.95	209	92	300	70%	3,450,000.00	577,513.14	402,334.15	36,210.07	36,210.07	Time apportion
10	401	CW 17	401CW 17	2,251.70	3,607,908.00	144,316.32	72,158.16	4,200.00	3,828,582.48	4,073,853.40	245,270.92	22,074.38	209	113	321	65%	5,300,000.00	1,471,417.52	958,025.74	86,222.32	86,222.32	Time apportion
11	404	CW 17	404CW 17	2,251.70	3,607,908.00	144,316.32	72,158.16	4,200.00	3,828,582.48	4,073,853.40	245,270.92	22,074.38	209	143	351	60%	5,400,000.00	1,571,417.52	935,687.36	84,211.86	84,211.86	Time apportion
12	501	CW 17	501CW 17	2,323.61	3,667,672.00	146,706.88	73,353.44	4,200.00	3,891,932.32	4,203,955.46	312,023.14	28,082.08	209	92	300	70%	5,500,000.00	1,608,067.68	1,120,287.15	100,825.84	100,825.84	Time apportion
13	205	CW17	205CW17	1,278.00	1,943,710.00	77,748.40	38,874.20	4,200.00	2,064,532.60	2,096,580.00	32,047.40	2,884.27	209	106	314	67%	2,303,000.00	238,467.40	158,725.12	14,285.26	14,285.26	Time apportion
39,519,650.00									41,945,429.00	45,538,616.99	3,593,187.99	323,386.92					54,203,000.00	12,257,571.00	7,339,737.20	660,576.35	706,969.41	

SI No	Unit	Building	UID	Sq. Ft.	Capitalized Value	Actual sold Price	Taxable Gain (SP-Capitalized Value)	Net Gain (Market value method)	Net Gain (Time apportion method)	Recommended method Gain	Savings from Taxable Gain	Tax saving	Prior Period Depreciation (Added back in P&L)	Tax Loss on Prior Period Depreciation	Net Tax Savings
1	106	CW 17	106CW 17	2,014.47	3,181,440	3,400,000	218,560.24	- 244,648.69	80,138.75	- 244,648.69	463,208.93	41,688.80	45,542.53	4,098.83	37,589.98
2	201	CW 17	201CW 17	2,323.50	3,891,932	5,100,000	1,208,067.68	896,243.56	713,965.63	713,965.63	494,102.05	44,469.18	55,713.28	5,014.19	39,454.99
3	203	CW 17	203CW 17	1,959.68	3,069,359	3,700,000	630,641.46	154,479.27	123,702.75	123,702.75	506,938.71	45,624.48	43,938.08	3,954.43	41,670.06
4	204	CW 17	204CW 17	2,323.28	3,890,958	5,300,000	1,409,041.82	1,096,641.59	537,770.40	537,770.40	871,271.42	78,414.43	55,699.33	5,012.94	73,401.49
5	206	CW 17	206CW 17	1,924.59	3,097,622	3,600,000	502,377.62	117,965.31	308,656.36	117,965.31	384,412.31	34,597.11	44,342.68	3,990.84	30,606.27
6	301	CW 17	301CW 17	2,323.07	3,891,932	5,300,000	1,408,067.68	1,097,021.53	619,096.78	619,096.78	788,970.90	71,007.38	55,713.28	5,014.19	65,993.19
7	302	CW 17	302CW 17	983.61	1,714,647	2,250,000	535,353.26	470,418.82	264,435.99	264,435.99	270,917.27	24,382.55	24,545.29	2,209.08	22,173.48
8	303	CW 17	303CW 17	1,594.67	2,721,422	3,600,000	878,577.98	714,867.96	378,243.38	378,243.38	500,334.60	45,030.11	38,957.34	3,506.16	41,523.95
9	304	CW 17	304CW 17	1,737.40	2,872,487	3,450,000	577,513.14	306,635.92	175,178.99	175,178.99	402,334.15	36,210.07	41,119.85	3,700.79	32,509.29
10	401	CW 17	401CW 17	2,251.70	3,828,582	5,300,000	1,471,417.52	1,226,146.60	513,391.78	513,391.78	958,025.74	86,222.32	54,806.42	4,932.58	81,289.74
11	404	CW 17	404CW 17	2,251.70	3,828,582	5,400,000	1,571,417.52	1,326,146.60	635,730.16	635,730.16	935,687.36	84,211.86	54,806.42	4,932.58	79,279.28
12	501	CW 17	501CW 17	2,323.61	3,891,932	5,500,000	1,608,067.68	1,296,044.54	487,780.53	487,780.53	1,120,287.15	100,825.84	55,713.28	5,014.19	95,811.65
13	205	CW17	205CW17	1,278.00	2,064,533	2,303,000	238,467.40	206,420.00	79,742.28	79,742.28	158,725.12	14,285.26	29,553.93	2,659.85	11,625.41
Total					41,945,429	54,203,000	12,257,571.00	8,664,383.01	4,917,833.80	4,402,355.30	7,855,215.70	706,969.41	600,451.69	54,040.65	652,928.76

Note:

Prior Period Depreciation (Added back in P&L) - When the asset is sold, the P&L contains profit that is sold price - net book value. This net book value is reduced by all depreciation including prior periods for which we did not get any tax benefit. Hence, profit includes the depreciation charged in the prior period of tax for which we did not get any tax benefits

				Dec-24	Jan-24						
CITY WALK 17 & CF 3											
No.	Unit	Building	UID	Number of days 2023	Number of days 2024	Deprecitaion 2023	Depreciation 2024	Closing Book Value 2023	Closing Book Value 2024	Sold Price	P&L Gain
1	106	BB 17	106BB 17	209	122	45,543	26,585	3,135,897	3,109,313	3,400,000	290,687
2	201	BB 17	201BB 17	209	303	55,713	80,771	3,836,219	3,755,448	5,100,000	1,344,552
3	203	BB 17	203BB 17	209	52	43,938	10,932	3,025,420	3,014,489	3,700,000	685,511
4	204	BB 17	204BB 17	209	130	55,699	34,646	3,835,259	3,800,613	5,300,000	1,499,387
5	206	BB 17	206BB 17	209	334	44,343	70,863	3,053,280	2,982,416	3,600,000	617,584
6	301	BB 17	301BB 17	209	165	55,713	43,984	3,836,219	3,792,235	5,300,000	1,507,765
7	302	BB 17	302BB 17	209	205	24,545	24,076	1,690,101	1,666,026	2,250,000	583,974
8	303	BB 17	303BB 17	209	159	38,957	29,637	2,682,465	2,652,827	3,600,000	947,173
9	304	BB 17	304BB 17	209	92	41,120	18,101	2,831,367	2,813,266	3,450,000	636,734
10	401	BB 17	401BB 17	209	113	54,806	29,632	3,773,776	3,744,144	5,300,000	1,555,856
11	404	BB 17	404BB 17	209	143	54,806	37,499	3,773,776	3,736,277	5,400,000	1,663,723
12	501	BB 17	501BB 17	209	92	55,713	24,524.51	3,836,219	3,811,695	5,500,000	1,688,305
13	205	BB17	205BB17	209	106	29,554	14,989	2,034,979	2,019,990	2,303,000	283,010
Total						600,452	446,239	41,344,977	40,898,738		13,304,262

										Dec-23	Dec-24	Jan-24	
CITY WALK 17 & CF 3													
No.	Unit	Building	UID	Original price	DLD Fee @ 4%	Commission @ 3%	Trustee Fee	Capitalized Value	Purchase Date	Close Date	Number of days 2024	Depreciation 2024	Book Value Closing 2024
1	101	BF 3	101BF 3	2,909,001	116,360	87,270	4,200	3,116,831	Nov-24	Dec-24	34	7,258	3,109,573
2	102	BF 3	102BF 3	2,902,289	116,092	87,069	4,200	3,109,649	Nov-24	Dec-24	34	7,242	3,102,408
3	103	BF 3	103BF 3	2,904,835	116,193	87,145	4,200	3,112,373	Nov-24	Dec-24	34	7,248	3,105,125
4	104	BF 3	104BF 3	3,228,597	129,144	96,858	4,200	3,458,799	Nov-24	Dec-24	34	8,055	3,450,744
5	105	BF 3	105BF 3	3,018,233	120,729	90,547	4,200	3,233,709	Nov-24	Dec-24	34	7,531	3,226,179
6	106	BF 3	106BF 3	2,999,950	119,998	89,999	4,200	3,214,147	Nov-24	Dec-24	34	7,485	3,206,662
7	107	BF 3	107BF 3	3,038,598	121,544	91,158	4,200	3,255,500	Nov-24	Dec-24	34	7,581	3,247,919
8	108	BF 3	108BF 3	3,078,866	123,155	92,366	4,200	3,298,587	Nov-24	Dec-24	34	7,682	3,290,905
9	109	BF 3	109BF 3	2,891,181	115,647	86,735	4,200	3,097,764	Nov-24	Dec-24	34	7,214	3,090,550
10	110	BF 3	110BF 3	2,877,990	115,120	86,340	4,200	3,083,649	Nov-24	Dec-24	34	7,181	3,076,468
11	111	BF 3	111BF 3	5,277,395	211,096	158,322	4,200	5,651,013	Nov-24	Dec-24	34	13,160	5,637,853
12	112	BF 3	112BF 3	3,246,880	129,875	97,406	4,200	3,478,362	Nov-24	Dec-24	34	8,100	3,470,261
13	113	BF 3	113BF 3	2,865,956	114,638	85,979	4,200	3,070,773	Nov-24	Dec-24	34	7,151	3,063,622
14	114	BF 3	114BF 3	4,733,779	189,351	142,013	4,200	5,069,344	Nov-24	Dec-24	34	11,805	5,057,538
15	201	BF 3	201BF 3	2,909,001	116,360	87,270	4,200	3,116,831	Nov-24	Dec-24	34	7,258	3,109,573
16	202	BF 3	202BF 3	2,902,289	116,092	87,069	4,200	3,109,649	Nov-24	Dec-24	34	7,242	3,102,408
17	203	BF 3	203BF 3	2,904,835	116,193	87,145	4,200	3,112,373	Nov-24	Dec-24	34	7,248	3,105,125
18	204	BF 3	204BF 3	3,227,672	129,107	96,830	4,200	3,457,809	Nov-24	Dec-24	34	8,052	3,449,757
19	205	BF 3	205BF 3	3,997,851	159,914	119,936	4,200	4,281,901	Nov-24	Dec-24	34	9,972	4,271,929
20	206	BF 3	206BF 3	2,999,950	119,998	89,999	4,200	3,214,147	Nov-24	Dec-24	34	7,485	3,206,662
21	207	BF 3	207BF 3	2,859,476	114,379	85,784	4,200	3,063,839	Nov-24	Dec-24	34	7,135	3,056,704
22	208	BF 3	208BF 3	3,047,624	121,905	91,429	4,200	3,265,158	Nov-24	Dec-24	34	7,604	3,257,554
23	209	BF 3	209BF 3	2,951,814	118,073	88,554	4,200	3,162,641	Nov-24	Dec-24	34	7,365	3,155,276
24	210	BF 3	210BF 3	4,125,828	165,033	123,775	4,200	4,418,836	Nov-24	Dec-24	34	10,290	4,408,546
25	211	BF 3	211BF 3	2,892,107	115,684	86,763	4,200	3,098,754	Nov-24	Dec-24	34	7,216	3,091,538
26	212	BF 3	212BF 3	2,878,684	115,147	86,361	4,200	3,084,392	Nov-24	Dec-24	34	7,183	3,077,209
27	213	BF 3	213BF 3	3,078,172	123,127	92,345	4,200	3,297,844	Nov-24	Dec-24	34	7,680	3,290,164
28	214	BF 3	214BF 3	3,246,880	129,875	97,406	4,200	3,478,362	Nov-24	Dec-24	34	8,100	3,470,261
29	215	BF 3	215BF 3	2,865,724	114,629	85,972	4,200	3,070,525	Nov-24	Dec-24	34	7,151	3,063,374
30	301	BF 3	301BF 3	2,909,001	116,360	87,270	4,200	3,116,831	Nov-24	Dec-24	34	7,258	3,109,573
31	302	BF 3	302BF 3	2,902,289	116,092	87,069	4,200	3,109,649	Nov-24	Dec-24	34	7,242	3,102,408
32	303	BF 3	303BF 3	2,905,066	116,203	87,152	4,200	3,112,621	Nov-24	Dec-24	34	7,249	3,105,372
33	304	BF 3	304BF 3	3,227,672	129,107	96,830	4,200	3,457,809	Nov-24	Dec-24	34	8,052	3,449,757
34	305	BF 3	305BF 3	3,806,463	152,259	114,194	4,200	4,077,115	Nov-24	Dec-24	34	9,495	4,067,621
35	306	BF 3	306BF 3	2,859,476	114,379	85,784	4,200	3,063,839	Nov-24	Dec-24	34	7,135	3,056,704
36	307	BF 3	307BF 3	2,859,244	114,370	85,777	4,200	3,063,591	Nov-24	Dec-24	34	7,134	3,056,457
37	308	BF 3	308BF 3	2,914,786	116,591	87,444	4,200	3,123,021	Nov-24	Dec-24	34	7,273	3,115,748
38	309	BF 3	309BF 3	2,928,672	117,147	87,860	4,200	3,137,879	Nov-24	Dec-24	34	7,307	3,130,572
39	310	BF 3	310BF 3	4,022,613	160,905	120,678	4,200	4,308,396	Nov-24	Dec-24	34	10,033	4,298,363
40	311	BF 3	311BF 3	2,893,727	115,749	86,812	4,200	3,100,488	Nov-24	Dec-24	34	7,220	3,093,268
41	312	BF 3	312BF 3	2,896,272	115,851	86,888	4,200	3,103,211	Nov-24	Dec-24	34	7,227	3,095,984
42	313	BF 3	313BF 3	2,890,024	115,601	86,701	4,200	3,096,526	Nov-24	Dec-24	34	7,211	3,089,315
43	314	BF 3	314BF 3	3,241,326	129,653	97,240	4,200	3,472,419	Nov-24	Dec-24	34	8,086	3,464,332
44	315	BF 3	315BF 3	2,880,535	115,221	86,416	4,200	3,086,372	Nov-24	Dec-24	34	7,187	3,079,185
45	401	BF 3	401BF 3	3,805,769	152,231	114,173	4,200	4,076,373	Nov-24	Dec-24	34	9,493	4,066,880
46	402	BF 3	402BF 3	2,859,244	114,370	85,777	4,200	3,063,591	Nov-24	Dec-24	34	7,134	3,056,457
47	403	BF 3	403BF 3	3,043,689	121,748	91,311	4,200	3,260,947	Nov-24	Dec-24	34	7,594	3,253,353
48	404	BF 3	404BF 3	2,897,661	115,906	86,930	4,200	3,104,697	Nov-24	Dec-24	34	7,230	3,097,467
49	405	BF 3	405BF 3	3,161,484	126,459	94,845	4,200	3,386,988	Nov-24	Dec-24	34	7,888	3,379,100
50	406	BF 3	406BF 3	4,032,102	161,284	120,963	4,200	4,318,549	Nov-24	Dec-24	34	10,057	4,308,492
51	407	BF 3	407BF 3	2,888,404	115,536	86,652	4,200	3,094,792	Nov-24	Dec-24	34	7,207	3,087,585
52	408	BF 3	408BF 3	2,910,389	116,416	87,312	4,200	3,118,316	Nov-24	Dec-24	34	7,262	3,111,054
53	409	BF 3	409BF 3	2,884,007	115,360	86,520	4,200	3,090,087	Nov-24	Dec-24	34	7,196	3,082,891
54	410	BF 3	410BF 3	2,911,083	116,443	87,332	4,200	3,119,059	Nov-24	Dec-24	34	7,264	3,111,795
Total												425,109	182,121,618