K&A

BEYOND VALUE



Valuation of Residential Flat for

Mr. Murgan Shanmugam Mudaliyar &
Mrs. Nanda Murgan Mudaliyar

Indian Bank

Ulhasnagar East Branch, District Thane

November 2025

Kakode Associates

Consulting Private Limited

B-901, Kohinoor Square, Dadar (W), Mumbai -28

+91-7710085394

KACPL/IB/MG/VT/25-26/MH2577 November 14, 2025

VALUATION REPORT

Name & Address of Branch		**Indian Bank** **Ulhasnagar 4 Branch,** Shop Nos. 11 & 12, Ground Floor, Shree Krishna Sardha Tower, Ulhasnagar No. 4, District Thane - 421004 (Lal Chakki Chowk)
Name of the Customers		Mr. Murgan Shanmugam Mudaliyar & Mrs. Nanda Murgan Mudaliyar
Name of Panel Engineer		M/s. Kakode Associates Consulting Private Limited
Date of Visit		November 10, 2025
Site inspection done by		By our representative Mr. Manish Gaikawad
Survey in presence of		Mr. Rammeena – Branch Manager
01. *Owners / ~~Purchaser~~ of the property (If jointly owned full details to be furnished – i.e. names of joint owners, share of each joint owner etc.)*		Mr. Murgan Shanmugam Mudaliyar & Mrs. Nanda Murgan Mudaliyar Residence address: 404, Siddhivinayak Apt., Opp. Holy Family School, Lal Chakki Road, Ulhasnagar
02. *Survey No. and Registrar Office wherein the title deeds are registered*		Survey Nos. 178, 39, 36, 37, Hissa Nos. 2, 15 of Village Kohojkhuntavali & Sub Registrar office Ulhasnagar 3
a. Whether verified with legal opinion – Survey No./ Patta No.		We request the Bank to seek legal opinion
b. Extent of land		N. A.
03. *Address of the Property being valued*		Flat No. 604, 6th Floor, Q Wing, Type I, Phase I, Oxford, Mohan Suburbia, Village Kohojkhuntavali, Ambernath (West), Taluka Ambernath, District Thane – 421 505
a) *Landmark*		Near Podar International School / Krishna Marriage Hall / Opp. Ayyappa Temple
b) *Latitude, Longitude & Co-ordinates of flat*		Latitude : 19.213475 Longitude : 73.206232
c) *Boundaries of Flat*	*East*	Staircase
	West	Open to sky
	North	Joint wall of R Wing
	South	Lobby
d) *Boundaries of Building*	*East*	Road
	West	Internal Road
	North	R Wing
	South	Open Plot

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04.	*Details of recent registration*	Agreement dated August 21, 2013
	a. Buyer	Mr. Murgan Shanmugam Mudaliyar & Mrs. Nanda Murgan Mudaliyar
	b. Promoter	M/s. Mohan Lifespaces LLP
	c. Extent of the area	48.21 sq. mtr. Carpet area (Which is inclusive balconies, patio, flowerbed, cup-board area etc.)
	d. Registered for INR	INR 26,73,000
	e. Date of Registration	August 21, 2013
05.	*Whether the property self-acquired or ancestral property?*	Self-acquired
	If ancestral property whether VAO certificate is available?	N. A.
	If self-acquired whether original title deed verified?	No
06.	*If the property is leased out, terms of lease, unexpired period of lease and possibility of getting vacant possession.*	The said property is freehold
07.	*Whether the land on which the building stands is owned by the borrower?*	N. A. (Valuation is only for said residential flat)
08.	*Type of construction with details*	
	a. Whether constructed as per approved plan (Enclose photocopy of the approved building plan)?	Layout of the said flat is complies with Building Plan No. A.N.P./NRV/BP/10-11/1643-1927/95 dated February 21, 2011, approved by Ambernath Nagarparishad for Type I on Survey Nos. 178, 39, 36, 37, Hissa Nos. 2, 15 & others of Village Kohojkhuntavali
	b. Whether any major deviations observed from the approved plan?	No
09.	*Age of the Property*	Approx. 12 years (as per site information)
10.	*Estimated Residual life*	48 years subject to regular, proper & preventive maintenance of the said building
11.	*Locational Disadvantages*	No
12.	*Whether property tax has been paid regularly?*	We have not received the Property Tax Bill
	a. Amount of tax	-

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13.	*Any other relevant details*	
	Whether premises utilized for residential / commercial purposes?	Residential
	Own / rental occupation / Long lease	Vacant
	If rented, rent yield per month	It may fetch rent in the range of INR 7,000 to INR 8,000
	Whether standard rent has been fixed under Rent Control Act; if so details?	N. A.
	Any dispute between owner and tenant	N. A.
14.	*Legal Encumbrances, if any, (Searches and Investigations made)*	We request the Bank to seek legal opinion
	Any other details which affects our charge on the property as security	N.A.
15.	*Total Area of the land*	N. A. (valuation report is for residential flat)
16.	*Type of construction*	RCC with brick wall masonry
17.	*Type of roof*	RCC
18.	*Type of flooring*	Vitrified tiles
	No. of floors	Part Ground / Part Stilt + 7 upper floors
19.	*Availability of civic amenities / Water*	Yes
20.	*Electricity Connection*	Yes
21.	*Drainage Connection*	Yes
22.	*Transport / communication*	Yes
23.	*Nearest Bus Stop*	Wimco Naka Bus Stop is approx. 1.6 km from the said property
24.	*Nearest Railway Station*	Approx. 3.5 km from Ambarnath railway station

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25.	*VAO / Guideline value maintained at Registrar Office (Stamp Duty Ready Reckoner Rate 2025-26)*	INR 57,800 per sq. mtr. i.e. INR 5,370 per sq. ft. on Built-up area Considering the benefit of lift and higher floor as per ready reckoner guidelines: INR 60,690 per sq. mtr. i.e. INR 5,638 per sq. ft. on Built-up area (After considering depreciation for the age of the building) INR 54,804 per sq. mtr. i.e. INR 5,091 per sq. ft. on Built up area	
26.	*Local / Market rate prevailing at the time of valuation (Basis of valuation)*	**INR 4,800 per sq. ft. on Carpet area** considering the locational attributes and marketability of the said flat	
27.	*Area of the premises as per agreement*	48.21 sq. mtr. i.e. 519 sq. ft. Carpet area (Which is inclusive balconies, patio, flowerbed, cup-board area etc.)	
28.	*Area of the premises as per measurements*	Flat No. 604	: 397 sq. ft. (Carpet area)
		Balcony	: 26 sq. ft. (Carpet area)
		Terrace	: 75 sq. ft. (Carpet area)
29.	*Area adopted for valuation **	**Flat No. 604**	**: 48.21 sq. mtr. i.e. 519 sq. ft. Carpet area (Which is inclusive balconies, patio, flowerbed, cup-board area etc.)**
	Note: Our valuation report is based on the area which is identified in the agreement & that physically measured by us at the time of our inspection, whichever is lower		
30.	*Exterior*	Cement paint	
31.	*Valuation Method*	Sales Comparison Method	

32. ***Valuation Methodology***

The method adopted for valuation of the residential premises is **Sales Comparison Method** in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the Market Rates are derived by using the experience and expertise of the valuer. Also, the valuation of the residential premises is based on the Present Market Value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises.

We have considered the valuation on Carpet area for the premises, which is identified in the agreement.

The Market Value obtained in this report is defined as follows: Market Value is the estimated amount for which an asset could exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had

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each acted knowledgeably and without compulsion. (As defined by the international Valuation Standards Committee, London). Thus, the characteristics of Market Value are -

a) It is a free will sale.
b) It is an estimated amount and not a predetermined or an actual sale price.
c) It is time-specific as on the given date.
d) It depends on purpose of valuation.
e) Buyer & seller are actuated by Business principles. They are unrelated and are acting independently.
f) Asset would be exposed to the market in the most appropriate manner to affect its disposal at the best price possible.

The Realizable Value of the said residential premises is considered at **90%** of the Present Market Value of the said premises, while the Forced Sale Value for the said residential premises is considered at **80%** of its Present Market Value.

33. *List of documents produced for perusal*

Ownership Documents:

i. Agreement for Sale dated August 21, 2013, executed between the Promoters – M/s. Mohan Lifespaces LLP and the Purchasers – Mr. Murgan Shanmugam Mudaliyar & Mrs. Nanda Murgan Mudaliyar
ii. Registration No. Ulhasnagar 3 -5033/2013 dated August 21, 2013, indicating Purchase Price INR 26,73,000 and Market Value INR 20,04,600
iii. Index II dated August 21, 2013, indicating area 48.21 sq. mtr.

Technical Documents:-

iv. Building Plan No. A.N.P./NRV/BP/10-11/1643-1927/95 dated February 21, 2011, approved by Ambernath Nagarparishad for Type I on Survey Nos. 178, 39, 36, 37, Hissa Nos. 2, 15 & others of Village Kohoj-khuntavali

34.	***Valuation***	***Area in sq. ft.***	***Unit Rate INR sq. ft.***	***Total Value INR***
i.	*Guideline Value (20% loading on Carpet area as per agreement i.e. Built-up area)*	623	5,091	31,71,693

ii.	***Current Market Value***		***Area in sq. ft.***	***Unit Rate INR/ sq. ft.***	***Total Value INR***
	Flat No. 604	(Carpet area)	519	4,800	**24,91,200**

35.	*Basis for recommended rate*	Location, quality of construction, life of the building and its residual life, supply, demand, local enquiries, market feedback of investigations etc.

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36.	*Remarks if any*	➢ The said property is a 1 BHK + Terrace residential flat. ➢ 1 lift is provided to the said building. ➢ There are 4 flats on 6th floor. ➢ ***We observed, that the said flat i. e. Flat No. 604, is identified as Flat No. 2 in the approved building plan. We request the bank to make a note of the same.*** ➢ We observe that the Guideline Value of the said flat is more as compared to its Market Value. ➢ We have adopted the Sale Rate based on our local inquiries and as per prevailing Market Rate in the vicinity. ➢ All the civic amenities are within the proximity of the building.
37.	*Suggested sum assured for Fire Insurance cover (Replacement Cost)*	The fire Insurance needs to be purchased on ***Replacement or Reinstatement*** *basis*. It means one can get the new construction cost for the property if destroyed by fire, earthquake, etc., which is estimated at **INR 14,00,000**
38.	*Special Features that add to value*	Nil

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As a result of our appraisal and analysis, it is our considered opinion that the Present Market Value of Flat No. 604, 6th Floor, Q Wing, Type I, Phase I, Oxford, Mohan Suburbia, Village Kohojkhuntavali, Ambernath (West), Taluka Ambernath, District Thane – 421 505, and valued for Mr. Murgan Shanmugam Mudaliyar & Mrs. Nanda Murgan Mudaliyar in the prevailing condition with aforesaid specifications is:

Summary of Valuation	Value in INR
Market Value (MV)	**24,91,200**
Realizable Value (90% of MV)	**22,42,000**
Forced / Distress Sale Value (80% of MV)	**19,93,000**
Insurable Value	**14,00,000**
Purchase Price (Year 2013)	**26,73,000**

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Declaration:

a) The valuation is based on our site visit & the information given by the person present at the time of our site inspection, Mr. Rammeena – Branch Manager.

b) The valuation is subject to clear and marketable title and adequacy of engineering / structural design.

c) We have taken the physical measurement of the said premises.

d) We have based our valuation report on the area which is identified in the agreement & that physically measured by us at the time of our inspection, whichever is lower.

e) This valuation report will remain valid only for the purpose for which it is made. Market Value is defined elsewhere in this report.

f) This value can go down in case of a Forced Sale. However, it is possible to fetch a higher price in case a needy buyer is found.

g) We have no interest in assets valued in this report.

h) This report is issued to the best of our knowledge & ability & is without any prejudice.

i) Encumbrances of Lien, Govt. or other dues, stamp duty, registration charges, transfer charges, etc., if any, are not considered in the valuation. Please refer to legal opinion for encumbrances.

j) The documents provided to us are assumed to be authentic & latest and that no changes or transfers have taken place with respect to the said property (including change of ownership, approvals, etc.). The Bank should check the correctness of documents provided.

k) We have not checked the title clearance or the legality of the said property. This valuation report is purely an opinion and has no legal or contractual obligation on our part.

FOR KAKODE ASSOCIATES CONSULTING PVT. LIMITED

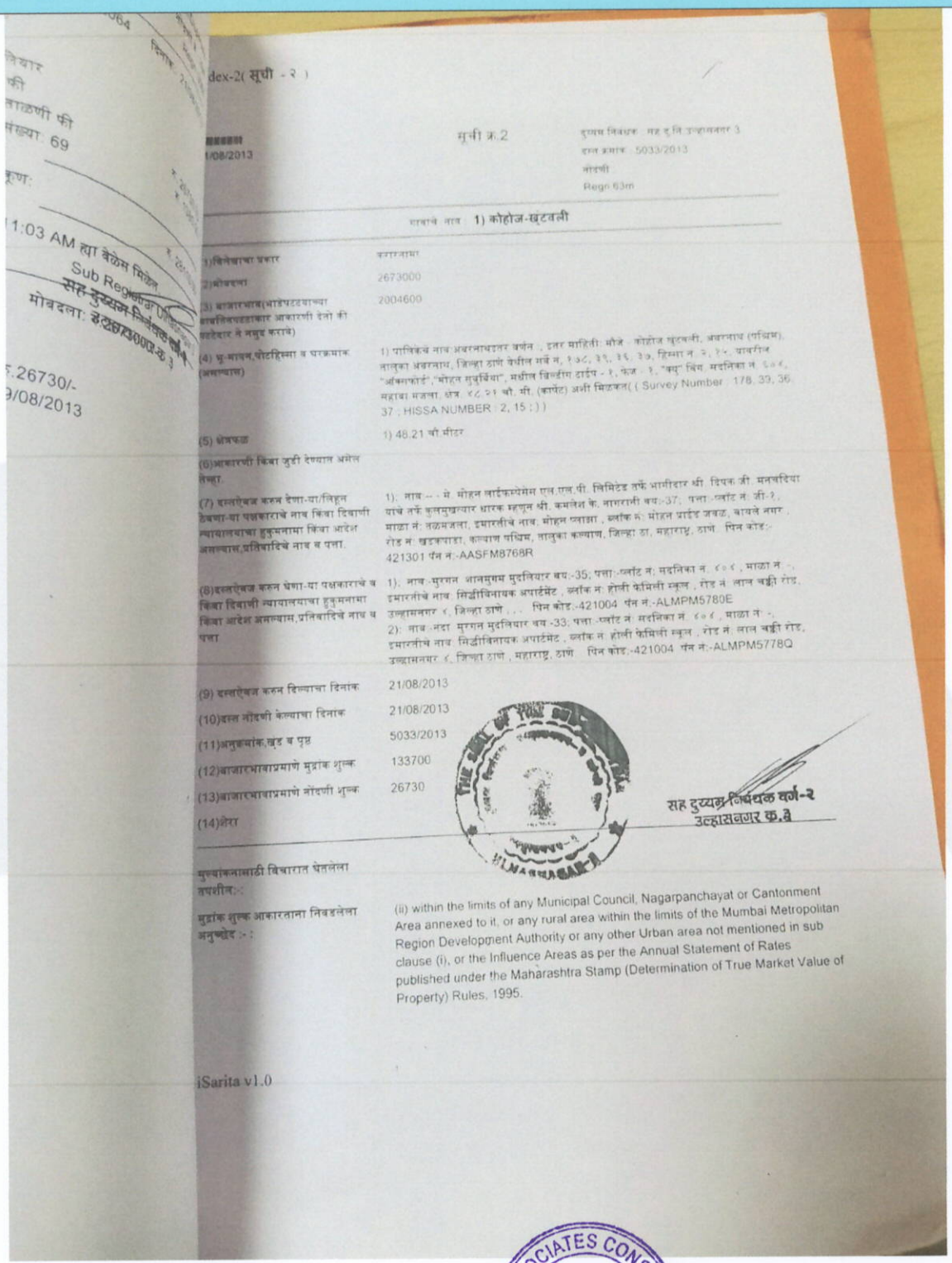
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ANIL B. PAI KAKODE
Govt. Approved & Registered Valuer
Wealth Tax Regn. No. CAT VII-20 of 1988
DATE : NOVEMBER 14, 2025

ASHOK AKERKAR
Govt. Approved Valuer
CCIT/PNJ/4(3)-Tech/2005-06
PLACE : MUMBAI.

AMEET PAI KAKODE
Founder & CEO

ANNEXURE-I (INDEX I)



dex-2(सूची - २)

/08/2013

सूची क्र.2

दुय्यम निबंधक : सह दु नि उल्हासनगर 3
दस्त क्रमांक : 5033/2013
नोंदणी
Regn 63m

गावाचे नाव : 1) कोहोज-खुटवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2673000
(3) बाजारभाव(भाडेपटटयाच्या बाबतीतपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2004600
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन :, इतर माहिती: मौजे : कोहोज खुटवली, अंबरनाथ (पश्चिम), तालुका अंबरनाथ, जिल्हा ठाणे येथील सर्वे न. १७८, ३९, ३६, ३७, हिस्सा न. २, १५ , यावरील "अंबरफोर्ड","मोहन सुपरडिया", मंजीत बिल्डींग टाईप - १, फेज - १, "क्यू" विंग, सदनिका नं. ६०४, माळा मजला, क्षेत्र. ४८.२१ चौ. मी. (कार्पेट) अशी मिळकत((Survey Number : 178, 39, 36, 37 ; HISSA NUMBER : 2, 15 ;))
(5) क्षेत्रफळ	1) 48.21 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- - मे. मोहन लाईफस्पेसेस एल.एल.पी. लिमिटेड तर्फे भागीदार श्री. दिपक जी. मनचंदिया यांचे तर्फे कुलमुखत्यार धारक म्हणून श्री. कमलेश के. नागरानी वय:-37; पत्ता:-प्लॉट नं: जी-१, माळा नं: तळमजला, इमारतीचे नाव: मोहन प्लाझा , ब्लॉक नं: मोहन प्राईड जवळ, कायले नगर , रोड नं: खडकपाडा, कल्याण पश्चिम, तालुका कल्याण, जिल्हा ठा, महाराष्ट्र, ठाणे. पिन कोड:- 421301 पॅन नं:-AASFM8768R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुरगन आनमुसम मुदलियार वय:-35; पत्ता:-प्लॉट नं: सदनिका नं. ६०४ , माळा नं: -, इमारतीचे नाव: सिद्धीविनायक अपार्टमेंट , ब्लॉक नं: होली फॅमिली स्कूल , रोड नं: लाल चक्की रोड, उल्हासनगर ४, जिल्हा ठाणे , . . पिन कोड:-421004 पॅन नं:-ALMPM5780E 2): नाव:-नंदा मुरगन मुदलियार वय:-33; पत्ता:-प्लॉट नं: सदनिका नं. ६०४ , माळा नं: -, इमारतीचे नाव: सिद्धीविनायक अपार्टमेंट , ब्लॉक नं: होली फॅमिली स्कूल , रोड नं: लाल चक्की रोड, उल्हासनगर ४, जिल्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-ALMPM5778Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/08/2013
(10)दस्त नोंदणी केल्याचा दिनांक	21/08/2013
(11)अनुक्रमांक,खंड व पृष्ठ	5033/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	133700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	26730
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

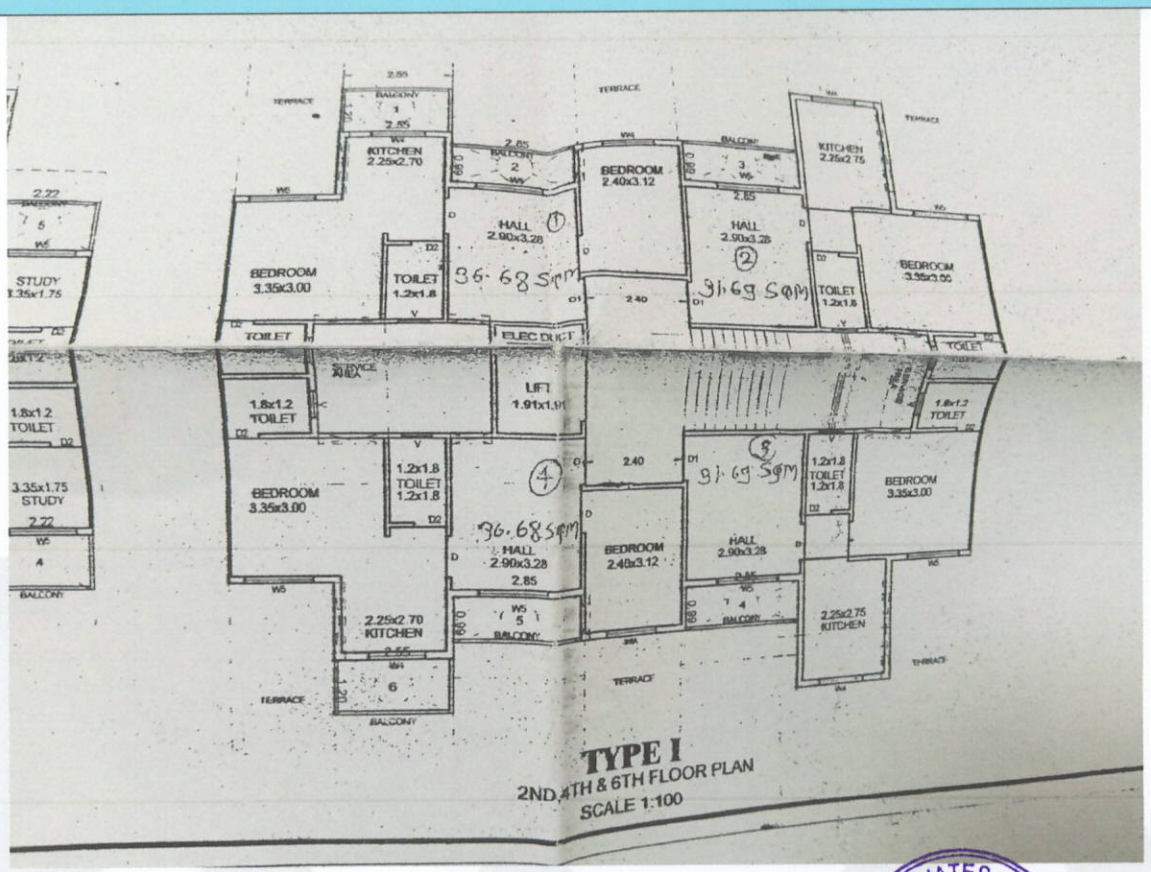
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

iSarita v1.0

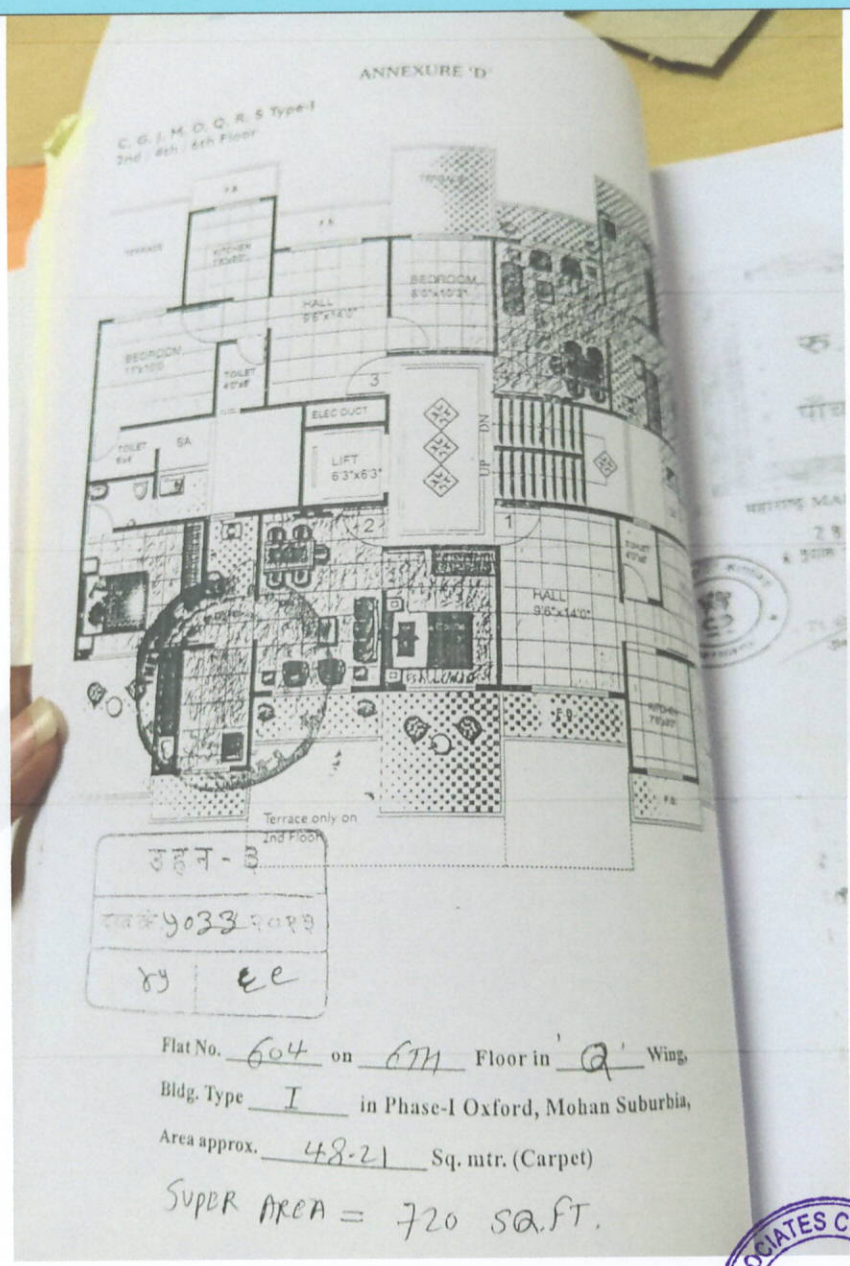
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ANNEXURE-II (PLAN)



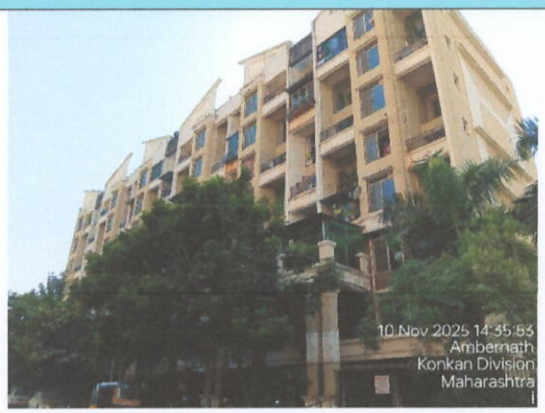
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ANNEXURE-III (SALE PLAN)



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PHOTOGRAPHS



VIEW OF BUILDING



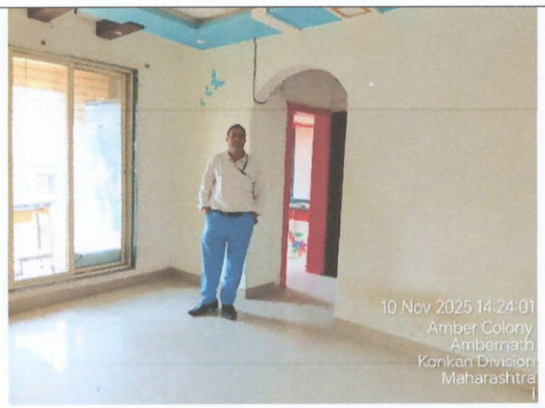
VIEW OF ENTRANCE OF BUILDING



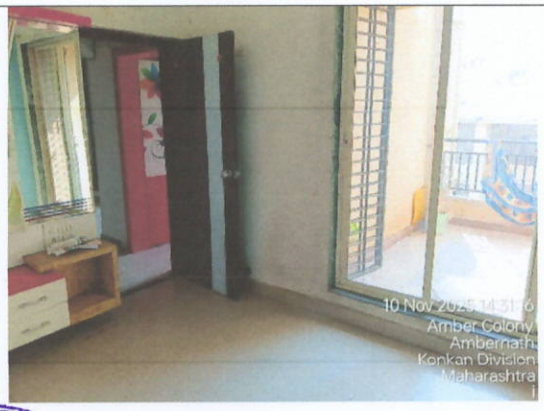
VIEW OF NAME BOARD



VIEW OF MAIN DOOR

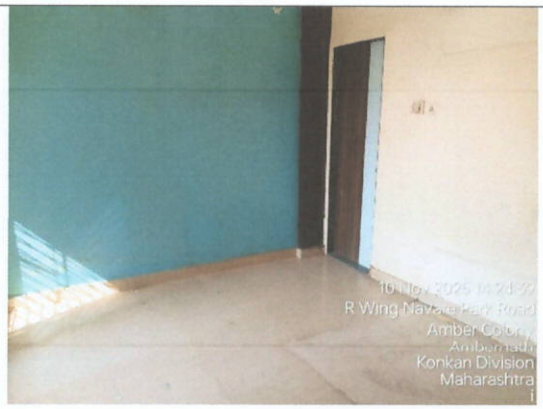


VIEW OF LIVING ROOM



VIEW OF BEDROOM

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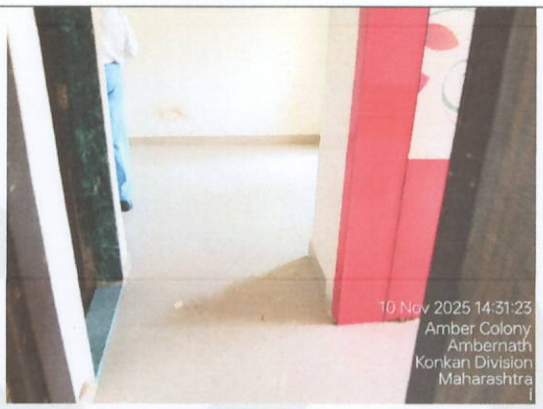
INTERNAL PHOTOGRAPHS OF FLAT



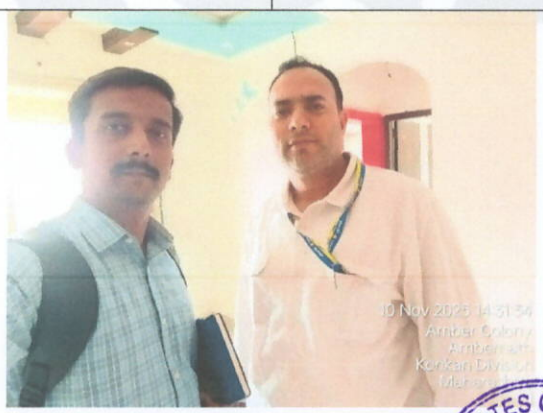
VIEW OF KITCHEN



VIEW OF TERRACE



VIEW OF PASSAGE



SELFIE AT SITE

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STAMP DUTY READY RECKONER RATE 2025-26

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year: 20252026

Annual Statement of Rates

Language: English

Selected District: ठाणे
Select Taluka: अंबरनाथ
Select Village: मौजे (गांव) कोहोज खुटंवली (अंबरनाथ नगरपालिका)
Search By: Survey No / Location
Enter Survey No: 178 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1/2-ए(2) मौजे खुंटवली - उल्हासनगर - बदलापूर राज्य रस्त्याच्या उत्तर पूर्वेकडील सर्व भाग (कोहोज खुटवली भाग)उल्हासनगर बदलापूर राज्य रस्त्याच्या पूर्वेकडील अंतर्गत भाग (कोहोज खुटवली भाग)	11640	57800	68300	76500	68300	चौ. मीटर	सि.टी.एस. नंबर

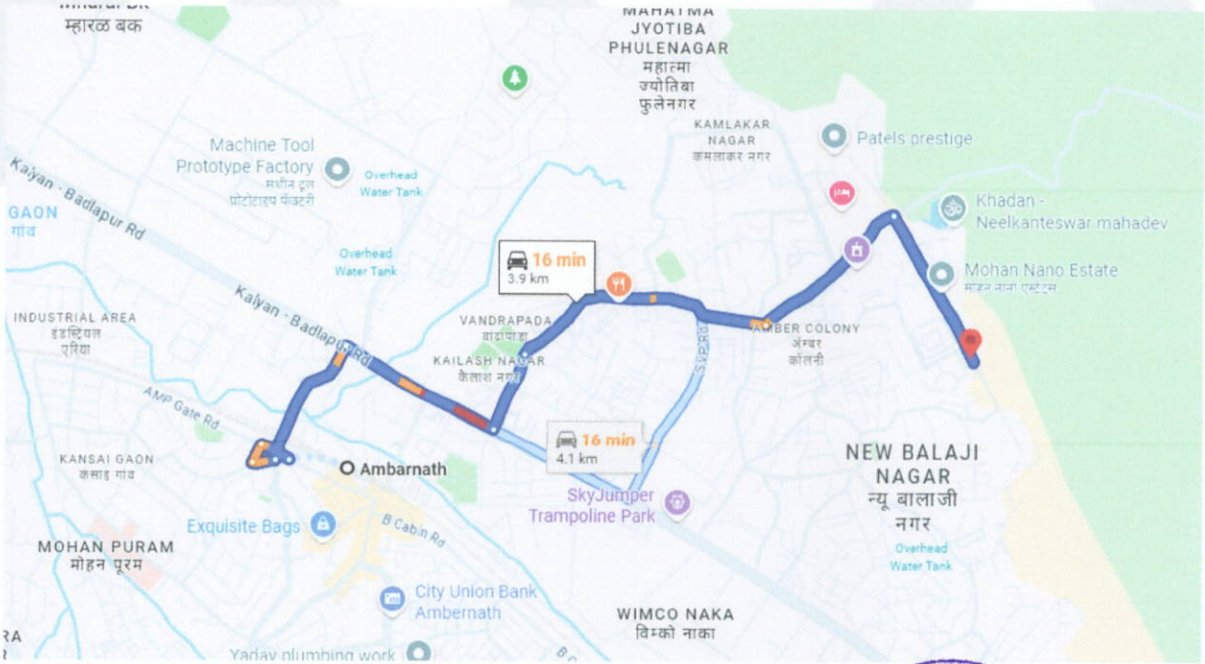
KAKODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028

GOOGLE MAP



Google Co-ordinates: 19°12'48.5"N 73°12'22.4"E

19.213475, 73.206232



Distance from nearest railway station

KAKODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028

SALE TRANSACTION

Benchmark 1

3959339
15-11-2025
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 3
दस्त क्रमांक : 3959/2025
नोंदणी :
Regn:63m

गावाचे नाव : कोहोज-खुंटवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2500000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	3017000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे-कोहोज खुंटवली,ता-अंबरनाथ,जि-ठाणे,येथील सिटीएस नं. 11,12,73,74,सर्व्हे नं.178,39,36 व 37,हिस्सा नं.2 व 15,यावरील मोहन सुबुर्बिया ऑक्सफोर्ड फेज 1 को.ऑप.हौसिंग सोसायटी लि.,बिल्डींग टाईप-I,आर-विंग मध्ये चौथ्या मजल्या वरील निवासी सदनिका नं.404,क्षेत्रफळ –48.21 चौ. मिटर कार्पेट((Survey Number : सिटीएस नं. 11, 12, 73, 74, सर्व्हे नं.178, 39, 36 व 37, हिस्सा नं.2 व 15, ;))
(5) क्षेत्रफळ	48.21 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जहीद मोहम्मद खान वय:-41 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 5/3087 गजानंद कॉलनी, शिवाजी नगर, गोवंडी मुंबई 43, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-BGMPK0170N 2): नाव:-शबिना बेगम खान . वय:-37 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 5/3087 गजानंद कॉलनी, शिवाजी नगर, गोवंडी मुंबई 43, , मुम्बई. पिन कोड:-400043 पॅन नं:-DFQPK3074E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ओंकार गुंडुलाल साळुंखे . वय:-24; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: घर नं 14/306, राहुल ग्रीन स्टोर जवळ, महाराष्ट्र होसिंग बोर्ड, अंबरनाथ प, नेताजी बझार, तालुका अंबरनाथ, जिल्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-NUVPS8733J 2): नाव:-रेश्मा गुंडुलाल साळुंखे . वय:-45; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: घर नं 14/306, राहुल ग्रीन स्टोर जवळ, महाराष्ट्र होसिंग बोर्ड, अंबरनाथ प, नेताजी बझार, तालुका अंबरनाथ, जिल्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-DSUPS3818D
(9) दस्तऐवज करुन दिल्याचा दिनांक	20/03/2025
(10)दस्त नोंदणी केल्याचा दिनांक	20/03/2025

Benchmark 2

11635339
15-11-2025
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 3
दस्त क्रमांक : 11635/2025
नोंदणी :
Regn:63m

गावाचे नाव : कोहोज-खुंटवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2500000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	3077000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे-कोहोज खुंटवली,ता-अंबरनाथ,जि-ठाणे,येथील सिटीएस नं. 11,12,73,74,सर्व्हे नं.178,39,36 व 37,हिस्सा नं.2 व 15,यावरील मोहन सुबुर्बिया ऑक्सफोर्ड फेज 1 को.ऑप.हौसिंग सोसायटी लि.,बिल्डींग टाईप-I,एम-विंग मध्ये पहिले मजल्या वरील निवासी सदनिका नं.104,क्षेत्रफळ – 48.21 चौ. मिटर कार्पेट (शासन आदेश क्र. मुद्रांक-2021/अ.नौ.स.क्र.12/ प्र.क्र.107/म-1(धोरण) दि. 31/03/2021 अन्वये महिला खरेदीदाराकरीता 1% मुद्रांक शुल्कात सवलत देण्यात आली आहे)((Survey Number : सिटीएस नं. 11, 12, 73, 74, सर्व्हे नं.178, 39, 36 व 37, हिस्सा नं.2 व 15, ;))
(5) क्षेत्रफळ	48.21 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमोल मोहन शेटये वय:-49 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: प्लॉट क्रमांक 30, फ्लॅट क्रमांक 303, बर्वे वॉच कंपनीच्या वर, हॉटेल सिध्दू पॅलेस जवळ, अंबरनाथ (पूर्व), ता-अंबरनाथ, जिल्हा-ठाणे, , महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AYFPS4385R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सोफिया मोहम्मद हुस्सेन जगिरदार वय:-33; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: फ्लॅट क्रमांक ५०१, ५वा मजला, बी-विंग, सिंग हाइट्स, नालंबी रोड, अंबरनाथ (पश्चिम), तालुका-अंबरनाथ, जिल्हा-ठाणे, , महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-ATQPJ7161C
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/08/2025
(10)दस्त नोंदणी केल्याचा दिनांक	11/08/2025
(11)अनुक्रमांक,खंड व पृष्ठ	11635/2025

KAKODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028

Benchmark 3

4651339
15-11-2025
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 3
दस्त क्रमांक : 4651/2025
नोंदणी :
Regn:63m

गावाचे नाव : कोहोज-खुंटवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2500000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	3020000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे - कोहोज खुंटवली,अंबरनाथ(पश्चिम),तालुका अंबरनाथ,जिल्हा ठाणे येथील सर्वे नं.178,39,36,37,हिस्सा नं. 2,15,यावरील "मोहन सुबुर्बिया",मधील " ऑक्सफोर्ड",बिल्डींग टाईप - 1,फेज - 1,"क्यु" विंग,सध्याची मोहन सुबुर्बिया ऑक्सफोर्ड फेज 1 को ऑप हौसिंग सोसायटी ली. मधील सदनिका नं. 204,दुसरा मजला,क्षेत्र. 48.21 चौ. मी. (कार्पेट)अशी मिळकत (शासन आदेश क्र. मुद्रांक-2021/अ.नौ.स.क्र.12/प्र.क्र.107/म-1(धोरण) दि. 31/03/2021 अन्वये महिला खरेदीदाराकरीता 1% मुद्रांक शुल्कात सवलत देण्यात आली आहे)((Survey Number : 178, 39, 36, 37, Hissa No.2, 15, ;))
(5) क्षेत्रफळ	48.21 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रवीण हनुमंत जाधव . वय:-45 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वर्तक नगर ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AHGPJ6188B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हिना आसिफ खान . वय:-31; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कौसर बाग फ्लॅट नं. ४ वलीपीर रोड मेमोन मज्जीद जवळ, कल्याण वेस्ट , महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-EEUPK4271K
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/03/2025
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2025
(11)अनुक्रमांक,खंड व पृष्ठ	4651/2025

Rate Matrix

Particulars	Benchmark 1	Benchmark 2	Benchmark 3
Transaction / Listing	Sale Transaction	Comparable	Comparable
Year of Listing	2025	2025	2025
Property Location	Phase I, Mohan Suburbia, Village Kohojkhuntavali	Phase I, Mohan Suburbia, Village Kohojkhuntavali	Phase I, Mohan Suburbia, Village Kohojkhuntavali
Property Type	Residential Flat	Residential Flat	Residential Flat
Carpet Area in sq. ft.	519	519	519
Asking Value (INR)	25,00,000	25,00,000	25,00,000
Asking Rate (INR per sq. ft.)	4,817	4,817	4,817
Adjustments			
Listing Discount	0.00%	0.00%	0.00%
Discount for condition	(5.00%)	(5.00%)	(5.00%)
Discount for Size	0.00%	0.00%	0.00%
Location & Access	0.00%	0.00%	0.00%
Appreciation for floor rise	5.00%	5.00%	5.00%
Market Liquidity Discount	0.00%	0.00%	0.00%
Total Adjustments	**0.00%**	**0.00%**	**0.00%**
Adjusted Rate in INR	**4,817**	**4,817**	**4,817**
Average Adjusted Rate on Carpet area per sq. ft.	4,817		
Rate adopted for Valuation on Carpet area per sq. ft.	4,800		

KAKODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028

About Kakode Associates Consulting Private Limited

KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED (**K&A**) is a professionally managed consultancy organization promoted by Mr. Anil B. Pai Kakode, who is the proprietor of **KAKODE & ASSOCIATES,** a firm established since **1982**, and providing Engineering and Project Consultancy Services, including valuation of land, building, plant & machinery for variety of projects. Over the years, we have expanded our team as well as services offered. We now undertake Asset Valuations, Business Valuations, Techno-Economic Viability Studies, Detailed Project Reports, Cost Validation Reports, Lender's Independent Engineer Reports for a wide spectrum of clients across various sectors, namely, pharmaceuticals, textiles, banking, hospitality, chemical, healthcare, steel, real estate, auto, agro and food processing and many other sectors. We at **K&A** strive to enter into a long-term association with all our clients with branches at Ahmedabad, Bangalore, Hyderabad, Indore, Goa, etc. **K&A** offers following services to its esteemed clients -

- Valuation of Land, Building, Plant, Machinery & Stock
- Lenders Independent Engineer
- Techno-Economic Viability Reports
- Feasibility Reports
- Detailed Project Reports
- Chartered Engineer Certifications
- Cost Validation Reports
- Technical Due Diligence
- Mergers and Acquisition Consulting

We have undertaken more than **20,000 valuations** in the past 4 decades and over **200 TEV assignments** across various sectors. We have also undertaken valuations, project monitoring, Techno-Economic Viability (TEV) studies and Lender's Engineering monitoring of infrastructure projects including Power Plants (over **45,000 MW**), Metro Projects (Mumbai, Kolkata, Ahmedabad, Nagpur, Noida, Pune, etc.), Real Estate, Roads, Irrigation Projects, Bridges (3rd longest bridge in India), Tunnels (India's longest tunnel) and Flyovers, etc. with a cumulative value of over **INR 10 lakh crore.**

KAKODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028