

BEYOND VALUE

Valuation of Commercial Shop for

Mr. Romi Rajen Kapoor

Indian Bank
Mandvi Branch, Mumbai
July 2026

Kakode Associates
Consulting Private Limited
B-4510, Kohinoor Square, Dadar (W), Mumbai -28
+91-7710085394 +91-22-2447 2040/41
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KACPL/IB/NH/PD/VT/26-27/MI990 July 27, 2026

VALUATION REPORT

Name & Address of Branch			**Indian Bank,** **Mandvi Branch,** 281/287, Narsi Natha Street, Kanmoor House, Mandvi, Mumbai – 400 009
Name of the Customers			Mr. Romi Rajen Kapoor
Name of Panel Engineer			M/s. Kakode Associates Consulting Private Limited
Date of Visit			July 17, 2026
Site inspection done by			By our representative Mr. Nehumathulla Hydroos
Survey in presence of			Mr. Kundan Jha (Recovery Agent)
01.	*Owner of the property (If jointly owned full details to be furnished – i.e. names of joint owners, share of each joint owner etc.)*		Mr. Romi Rajen Kapoor
02.	*Survey No. and Registrar Office wherein the title deeds are registered*		CTS Nos. 119 to 128, 131 to 138 of Village Majiwade & Registrar office Thane - 5
	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*		Shop No. 3, Ground Floor, Shree Mangleshwar Heights Co-op. Hsg. Soc. Ltd., Majiwade Village, Thane (West) – 400 601
a)	*Landmark*		Our Lady Fatima Church / Fish Market
b)	*Latitude, Longitude & Co-ordinates of shop*		Latitude : 19.214043, Longitude : 72.982082
c)	*Boundaries of shop*	*East*	Open space
		West	Shop No. 2
		North	Parking
		South	Road
d)	*Boundaries of Building*	*East*	Neelkanth Apartment
		West	Road / Aditya Apartment
		North	Internal Road / Municipal School
		South	Road



04.	*Details of recent registration*	
	a. Buyers	Mr. Romi Rajen Kapoor
	b. Seller	M/s. Shree Mangleshwar Krupa Builders & Developers
	c. Extent of the area	300 sq. ft. (Built-up area)
	d. Registered for INR	INR 72,00,000
	e. Date of Registration	December 04, 2017
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 commercial shop)
08.	*Type of construction with details* *a. Whether constructed as per approved plan (Enclose photocopy of the approved building plan)?* *b. Whether any major deviations observed from the approved plan?*	We cannot ascertain the same, as we have not received approved building plan
09.	*Age of the Property*	8 years (as per site information)
10.	*Estimated Residual life*	52 years subject to regular, proper & preventive maintenance of the said building
11.	*Locational Disadvantages*	No
12.	*Whether property tax has been paid regularly?* *a. Amount of tax*	We have not received the Property Tax Bill -
13.	*Any other relevant details*	
	Whether premises utilized for residential / commercial purposes?	Commercial
	Own / rental occupation / Long lease	Vacant (In Bank Possession)
	If rented, rent yield per month	It may fetch rent in the range of INR 27,000 to INR 28,000 per month

	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 commercial shop)
16.	*Type of construction*	RCC with brick wall masonry
17.	*Type of roof*	RCC
18.	*Type of flooring*	Vitrified tiles
	No. of floors	Part Stilt / Part Ground + 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*	Siddharth Nagar Bus Stop is approx. 290 km from the said property
24.	*Nearest Railway Station*	Approx. 4 km from Thane railway station
25.	*VAO / Guideline value maintained at Registrar Office (Stamp Duty Ready Reckoner Rate 2026-27)*	INR 2,07,400 per sq. mtr. i.e. INR 19,268 per sq. ft. on Built-up area **Guideline rate after depreciation:** **Depreciation as per age of the building** INR 1,94,288 per sq. mtr. i.e. INR 18,050 per sq. ft. on Built-up area
26.	*Local / Market rate prevailing at the time of valuation (Basis of valuation)*	**INR 32,000 per sq. ft. on Built-up area** considering the locational attributes and marketability of the said shop

27.	*Area of the premises as per agreement*	300 sq. ft. (Built-up area) (area inclusive of the area of balconies, cupboards, flowerbeds etc.)	
28.	*Area of the premises as per measurements*	145 sq. ft. (Carpet area)	
	Area calculation for valuation	*Carpet area in sq. ft.*	*Built-up area in sq. ft. (20% loading on Carpet area)*
	Shop No. 3	145	174
29.	*Area adopted for valuation ***	**Shop No. 3**	**: 174 sq. ft. (Built-up area)**
	*****Note: Our valuation report on the area as identified in the agreement or 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 commercial 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 commercial premises is based on the 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 Built-up area for the shop, which is an increase of 20% over that of its Carpet area as per physical measured by us at the time of our site visit.

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

KAKODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028

33. *List of documents produced for perusal*

Ownership Documents:

i. Agreement for sale dated December 04, 2017, executed between the Developers – M/s. Shree Mangleshwar Krupa Builders & Developers and the Purchaser – Mr. Romi Rajen Kapoor

ii. Registration Receipt No. 18002 and Registration No. TNN5-14247-2017 dated December 04, 2017 indicating Purchase Price INR 72,00,000 and Market Value INR 48,16,056.96

iii. Index II dated December 04, 2017 indicating area 300 sq. ft.

Technical Documents:

iv. Amended Permission / Commencement Certificate V. P. No. S05/0036/10/TMC/TDD/0871/13 dated May 27, 2013 issued by Thane Municipal Corporation for Prop. Building (Stilt (P) + Ground (P) + 1st to 5th + 6th + 7th (P) floors on plot bearing CTS Nos. 119 to 128, 131 to 138 of Village Majiwade

Other Documents:

v. Valuation Report Ref. No. SEC/VAL/IB/MANDVI/MARCH/01-2023 dated March 02, 2023, issued by M/s. Sigma Engineering Consultants

34.	***Valuation***	*Area in sq. ft.*	*Unit Rate INR sq. ft.*	*Total Value INR*
i.	Guideline Value (Built-up area – as per agreement)	300	18,050	**54,15,000**
ii.	***Current Market Value***	*Area in sq. ft.*	*Unit Rate INR/ sq. ft.*	*Total Value INR*
	Shop No. 3 (Built-up area)	174	32,000	**55,68,000**

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.

36. *Remarks if any*

- The said property is a commercial shop.
- 1 lift is provided to the said building (Lift is not working at the time of our site visit).
- ***We have not received technical documents such as Occupancy documents and approved plan of the said property.***
- ***The Purchase price of the said shop in December 2017 was more as compared to its market value.***
- We observe that the Guideline Value of the said shop is less 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 4,50,000**
38.	*Special Features that add to value*	Nil

As a result of our appraisal and analysis, it is our considered opinion that the Market Value of Shop No. 3, Ground Floor, Shree Mangleshwar Heights Co-op. Hsg. Soc. Ltd., Majiwade Village, Thane (West) – 400 601 and valued for Mr. Romi Rajen Kapoor in the prevailing condition with aforesaid specifications is:

Summary of Valuation	Value in INR
Market Value (MV)	55,68,000
Realizable Value (90% of MV)	50,11,000
Forced / Distress Sale Value (80% of MV)	44,54,000
Insurable Value	4,50,000
Purchase Price (Year 2017)	72,00,000

KAKODE ASSOCIATES CONSULTING PVT. LTD. Kohinoor Square, Office No. B-4510, 45th Floor, N. C. Kelkar Marg, Opp. Shiv Sena Bhavan, Dadar (West), Mumbai - 400 028.

Declaration:

a) The valuation is based on our site visit & the information given by Mr. Kundan Jha (Recovery Agent).

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 as identified in the agreement or that observed 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. LTD. LIMITED

KAKODE ASSOCIATES CONSULTING PVT. LTD. Kohinoor Square, Office No. B-4510, 45th Floor, N. C. Kelkar Marg, Opp. Shiv Sena Bhavan, Dadar (West), Mumbai - 400 028.

ANIL B. PAI KAKODE
Govt. Approved & Registered Valuer
Wealth Tax Regn. No. CAT VII-20 of 1988

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

AMEET PAI KAKODE
Founder & CEO

DATE : JULY 27, 2026

PLACE : MUMBAI.

ANNEXURE

04/12/2017

सूची क्र.2

दुय्यम निबंधक : सह दु नि ठाणे 5
दस्त क्रमांक : 14247/2017
नोंदणी :
Regn 63m

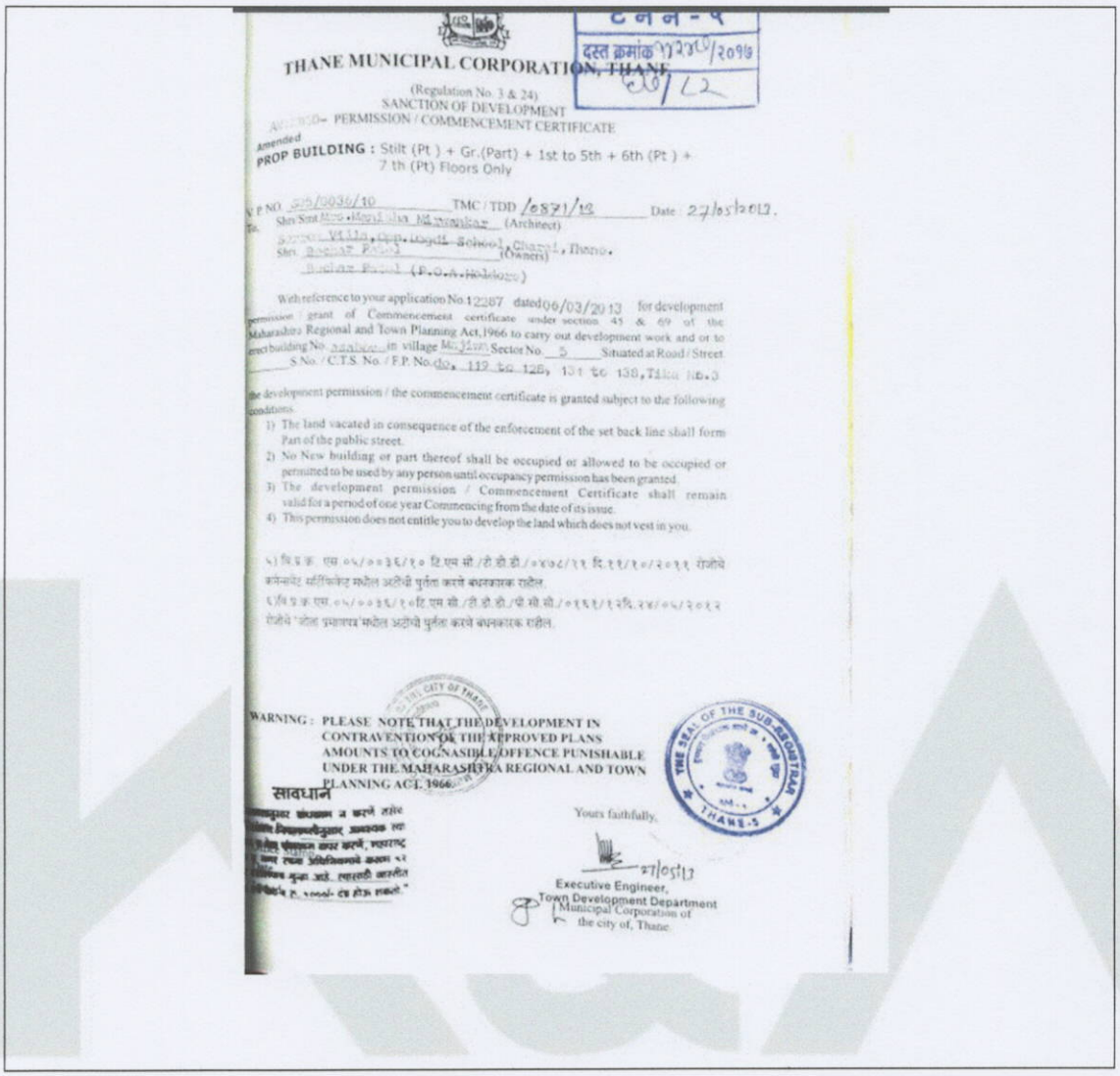
सादर करणार : 1) माजिवडे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7200000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देते की पटटेदार ते नमूद करावे)	4816056.96
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) जमिनीचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: आर्च क्र. 3 तळ मजला सी बलदेवर हार्टेज,माजिवडे,ठाणे,प्लॉट न. 6/27 44,क्षेत्रफळ 300 चौ.फुट बिल्टअप (C.T.S. Number : 119 ते 129, 131 ते 138 ;)
(5) क्षेत्रफळ	1) 300 चौ.फुट
(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. श्री बलदेवर कृपा बिल्डर्स तर्फे देखभालसर्व श्री प्रोपराइटर देवेश बाबु रोंगे , वय:- 42 ; पत्ता:-प्लॉट न: फ्लॅट न: 504, माळा न: 5 वा मजला, इमारतीचे नाव: दुर्गा अपार्टमेंट, प्लॉक न: माजीवडे, ठाणे , रोड न: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन न:-AKNPR5993J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-मेसर्स राजेश बाबुर , - वय:-32; पत्ता:-प्लॉट न: फ्लॅट न: 1001 वि. न. 2 ; माळा न: -, इमारतीचे नाव: एम सौरव एक्सलन्सी , प्लॉक न: -, रोड न: एम डी रोड, वीर रोड पुर्व , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन न:-FGTPK6796F
(9) दस्तऐवज करुन दिल्याचा दिनांक	04/12/2017
(10)दस्त नोंदणी केल्याचा दिनांक	04/12/2017
(11)अनुक्रमांक,खंड व पृष्ठ	14247/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	432000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	सह दुय्यम निबंधक ठाणे क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनासाठी आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणास्तव दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निदर्शनास आलेली अनुच्छेद :-	(i) within the limits of any Municipal Corporation annexed to it.

THE SEAL OF THE SUB-REGISTRAR THANE-1

KAKODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Amended
PROP BUILDING : Stilt (Pt) + Gr.(Part) + 1st to 5th + 6th (Pt) + 7 th (Pt) Floors Only

V. P. NO. 305/0036/10 TMC / TDD /0871/12 Date : 27/05/2013.

To, Shri/Smt M/s. Manjusha Nirmanikaz (Architect)
Shri. Bachan Patel (Owners)
Bhatane Road (P.O.A.Holders)

With reference to your application No.12287 dated 06/03/2013 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act,1966 to carry out development work and or to erect building No. Nalasop in village Mouje Sector No. 5 Situated at Road / Street S.No. / C.T.S. No. / F.P. No. do, 119 to 125, 131 to 138, Taluka Dist.

the development permission / the commencement certificate is granted subject to the following conditions.

1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.

५) वि.प्र.क्र. एस.०५/००३६/१० टि.एम.सी./टी.डी.डी./४७८८/१२ दि.११/१०/२०१२ रोजीचे कम्प्लायंट सर्टिफिकेट मधील अटींची पुर्तता करणे बंधनकारक राहील.

६) वि.प्र.क्र.एस.०५/००३६/१०टि.एम.सी./टी.डी.डी./पी.सी.सी./०१९३/१२वि.२४/०५/२०१३ रोजीचे 'जोता प्रमाणपत्र' मधील अटींची पुर्तता करणे बंधनकारक राहील.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

सावधान

Yours faithfully,

27/05/13
Executive Engineer,
Town Development Department
Municipal Corporation of
the city of, Thane.

KAKODE ASSOCIATES CONSULTING PVT. LTD. * MUMBAI 400028

PHOTOGRAPHS





VIEW OF BUILDING

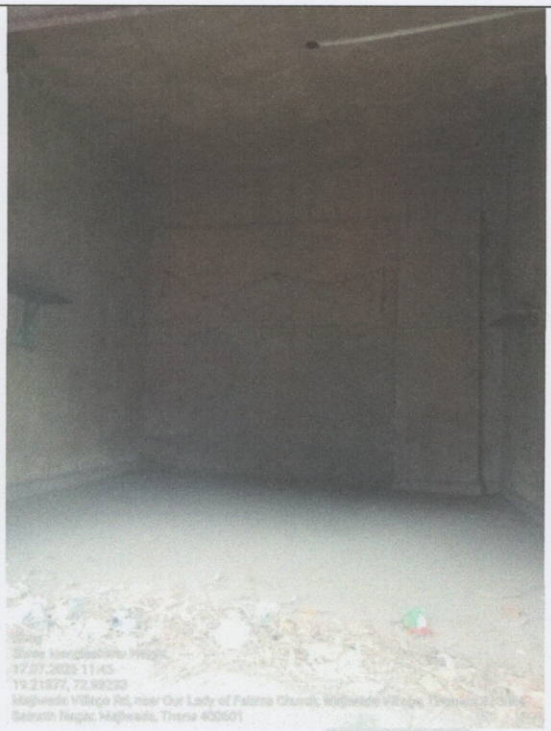


VIEW OF SOCIETY NAME BOARD

KAKODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028



VIEW OF MAIN DOOR



INTERNAL VIEW OF SHOP





INTERNAL VIEW OF SHOP

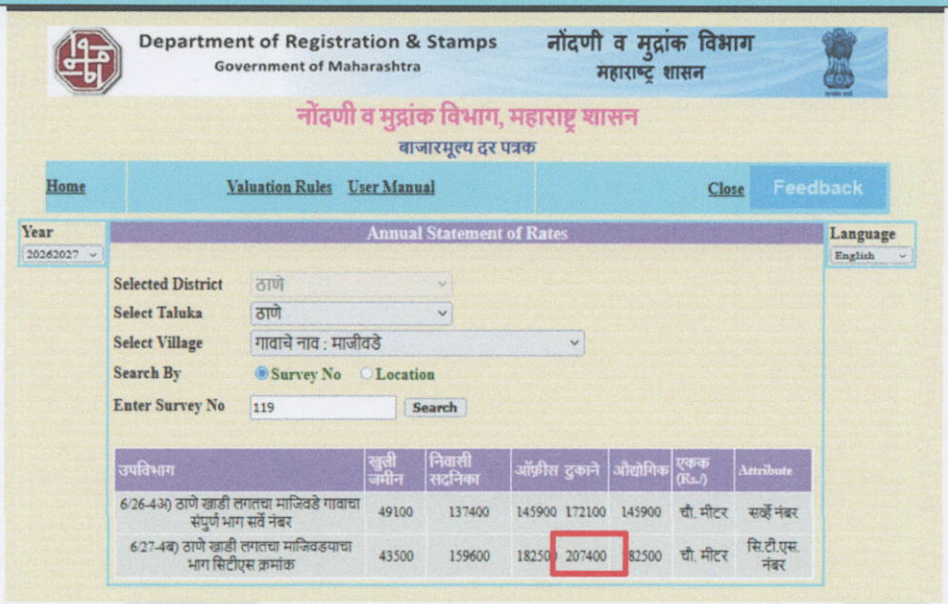
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SELFIE AT SITE

KAKODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028

STAMP DUTY READY RECKONER RATE 2026-27



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: 20262027

Language: English

Annual Statement of Rates

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : माजीवडे

Search By: Survey No / Location

Enter Survey No: 119 Search

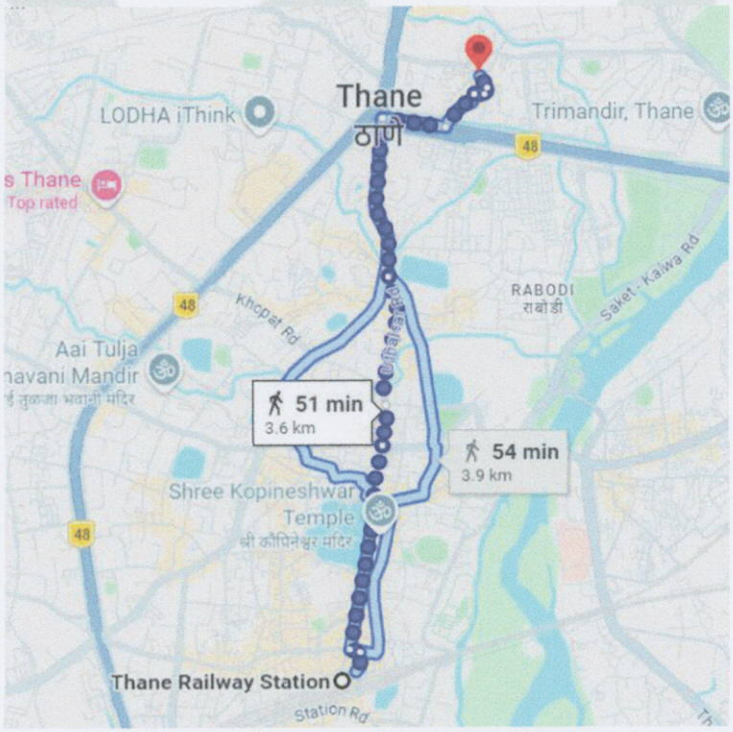
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/26-43) ठाणे खाडी लगतचा माजिवडे गावाचा संपुर्ण भाग सर्वे नंबर	49100	137400	145900	172100	145900	चौ. मीटर	सर्व्हे नंबर
6/27-4ब) ठाणे खाडी लगतचा माजिवडयाचा भाग सिटीएस क्रमांक	43500	159600	182500	207400	182500	चौ. मीटर	सि.टी.एस. नंबर

KAKODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028

GOOGLE MAP



Google Co-ordinates: 19.213972, 72.982059



Distance from nearest railway station

KAMODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028

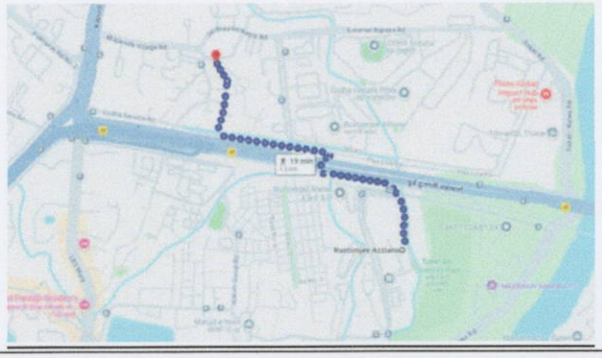
SALE TRANSACTION & COMPARABLE RATE

Benchmark 1

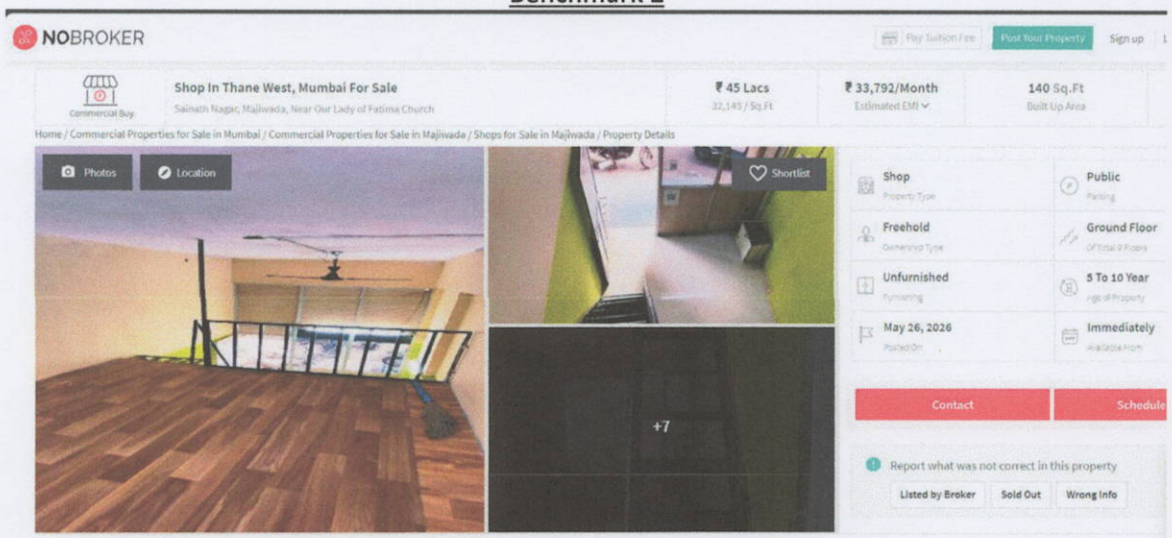
569973 31-05-2026 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	**सूची क्र.2**	दुय्यम निबंधक : सह दु.नि. ठाणे 1 दस्त क्रमांक : 5699/2026 नोंदणी : Regn:63m

गाव: माजिवडे तालुका: ठाणे जिल्हा: ठाणे

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	8600000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	5555209
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: शॉप नं. 12, माळा नं: तळमजला,जे विंग, इमारतीचे नाव: रुस्तमजी अजियानो आयजेके, ब्लॉक नं: भिवंडी-नाशिक बायपास हायवेजवळ, रोड नं: माजिवडे,ठाणे प., इतर माहिती: शॉपचे क्षेत्रफळ 228 चौ.फुट म्हणजेच 21.18 चौ.मिटर कारपेट एरिया. सोबत 1 कार पार्किंग स्पेस नं. आरसी 60 एल पी1 लेव्हल सहित.((Survey Number : सेक्टर न. 5 सर्वे नं. 12/1/1, 12/1/2, 12/2, 12/3/1, 12/3/2, 12/4/1, 12/4/2, 12/4/3, 13/1/1, 13/1/2, 13/1/3, 13/2/1 13/2/2, 13/2/3, 13/3/1, 13/3/2, 14/1(pt), 15/1, 15/2, 15/3, 15/4, 15/5, 16/2/A, 16/3, 16/4, 16/5, 16/6, 17/3,17/4/A, 17/5, 17/6/A, 18/3A, 18/4A, 18/6A, 19/1A, 19/2/1A, 19/2/1B, 19/2/1C, 19/3/1A, 19/3/1B, 19/3/1C, 19/4/1A, 19/4/1/B, 19/4/1C, 19/5, 19/5/1A, 19/5/1B, 19/5/1C, 20/1/1, 20/1/2, 20/2/1, 20/2/2, 20/3/1, 20/3/2, 20/3/3, 20/3/4, 20/3/5, 20/3/6, 20/4/1, 20/4/2, 21/1/part, 30/2, 30/3, 30/5pt, 30/6pt, 30/7, 35/1, 35/2, 35/3, 35/4, 35/6, 35/7, 35/8, 36/1, 36/2, 36/3, 36/4, 36/5, 36/6, 36/7, 37/1, 37/2, 37/3, 37/4, 37/5A, 37/6, 37/7A, 37/9A, 38/1A, 38/2, 41/1, 41/2, 41/3, 41/4, 41/5, 41/6, 41/7, 41/8, 41/9, 42/1, 42/2, 42/3, 42/4, 42/5, 42/6, 42/7, 43/1, 43/2, 43/3, 43/4, 43/5, 43/6, 43/7, 43/8, 43/9, 43/10, 43/11, 43/12, 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 45/1, 45/2A, 45/3, 45/4A, 45/5A, 45/7A, 45/8A, 45/9, 45/10, 46/1A, 46/2, 46/3A, 46/4A, 46/6A, 46/7A, 46/8, 47/1A, 47/3A, 47/4, 47/5, 47/6, 47/7, 47/8, 48/1, 48/2, 48/3, 48/4, 48/5, 48/6, 48/7, 48/8, 49/1, 49/2, 49/3, 50/1, 50/2,50/3, 51/1, 51/2, 51/3, 51/4, 51/5, 51/6, 51/7, 51/8, 51/9, 53/2/2, 53/2/3, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4, 55/5, 84/1, 84/2, 84/3, 327/1, 327/2A, 327/2B, 327/2C, 327/2D, 327/2E, 327/2F, 327/2G, 327/2H, 327/2J, 327/4, 328/1, 328/2, 328/3A, 328/3B, 328/3C, 328/3D, 328/3E, 328/3F, 328/3G, 328/3H, 328/3J, 329/1, 329/2, 329/3, 329/4, 329/5A, 329/6A, 345/1, 345/2, 345/3, 345/4, 345/5, 345/6, 345/7, 345/8, 345/9, 345/10, 345/11, 345/12, 345/13, 345/14, 345/15, 345/16, 345/17, 383, 423/1A, 423/1B, 423/1C, 423/1D, 423/1E, 423/1F, 423/1G, 423/1H, 423/10, 424/1A, 424/1B, 424/1C, 424/1D, 424/6, 386/1 of Village Majiwade, Dist. Thane ;))
(5) क्षेत्रफळ	228 चौ.फूट
(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:-शंकर भोजराज खानचंदानी - - वय:-72 पत्ता:-प्लॉट नं: 2504, माळा नं: 0, इमारतीचे नाव: जेमिनी बी, हिरानंदानी मिडोज, ब्लॉक नं: काशिनाथ घाणेकर नाट्यगृहाजवळ, रोड नं: ग्लेंडीज अल्वारीस रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AKFPK3958A



Benchmark 2





KANODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028

Rate Matrix

Particulars	Benchmark 1	Benchmark 2
Transaction / Listing	Sale Transaction	Comparable
Year	2026	2026
Property Location	Majiwade	Sainath Nagar, Majiwade
Property Type	Commercial shop	Commercial shop
Carpet area in sq. ft.	228	
Built-up area in sq. ft.	274	140
Asking Value (INR)	86,00,000	45,00,000
Asking Rate (INR per sq. ft.)	31,387	32,143
Adjustments		
Listing Discount	0.00%	0.00%
Appreciation for size	0.00%	0.00%
Discount for type	0.00%	0.00%
Appreciation for year	0.00%	0.00%
Discount for location	0.00%	0.00%
Market Liquidity Discount	0.00%	0.00%
Total Adjustments	**0.00%**	**0.00%**
Adjusted Rate in INR	**31,387**	**32,143**
Adjusted Rate on Built-up per sq. ft.	**31,765**	
Adopted Rate on Built-up area per sq. ft.	**32,000**	



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.**

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