K&A

BEYOND VALUE



Valuation of Residential Flat for

Smt. Laxmi Yashwant Pawar

Indian Bank

Dombivli (West) Branch, District Thane

September 2025

Kakode Associates

Consulting Private Limited

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

+91-7710085394

KAKODE ASSOCIATES CONSULTING PVT LTD
Kohinoor Square, Office No. B-901, 9th Floor,
N C Kelkar Marg, Opp Shiv Sena Bhavan
Dadar (W),Mumbai-400 028
022-24472042
kakode.associates@gmail.com, www.kakode.com
GSTIN : 27AAFCK9794F1ZY, PAN NO. : AAFCK9794F
CIN : U74140MH2015PTC269853

PROFORMA INVOICE

ADDRESS
Indian Bank-Dombivli (W) Br.
Priyadarshini Apartment,
Mahatma Phule Road, Vishnu Nagar
Dombivli (West), District Thane – 421 202
Buyer's GSTIN/UIN : **27AAACI1607G3ZX**
Client Name : Smt. Laxmi Yashwant Pawar

PROFORMA INVOICE NO.: 25-26/09/MH1864
DATE : 19-Sep-25

Report No. : KACPL/IB/KK/ST/MG/25-26/MH1864

ACTIVITY	HSN/SAC	TAX	AMOUNT
Valuation *Professional Charges Towards Valuation of Flat No. 102, 1 st floor, Wing A, Om Savai Niketan, Near Konark Garden, Yadav Nagar, village Shirgoaon, Panvel Road, Badlapur (East), Taluka Ambernath, District Thane - 421 503*	998399	18 % GST	**3,000.00**

NEFT Details
Account Name : Kakode Associates Consulting Pvt Ltd
Bank Name : Indian Bank
Bank Branch Add : Matunga(West)

Bank Account No : 7577572108
11 Digit IFSC Code : IDIB000M665

SUBTOTAL		3,000.00
TAX		540.00
TOTAL	RS	**3,540.00**

Three Thousand Five Hundred Forty Only.

TAX SUMMARY

RATE	TAX	NET
CGST @ 9%	270.00	3,000.00
SGST @ 9%	270.00	3,000.00

For Kakode Associates Consulting Pvt Ltd

KAKODE ASSOCIATES CONSULTING PVT LTD. MUMBAI 400028

Authorized Signatory

KACPL/IB/KK/ST/MG/25-26/MH1864 September 16, 2025

VALUATION REPORT

Name & Address of Branch		**Indian Bank** **Dombivli (West) Branch,** Priyadarshini Apartment, Mahatma Phule Road, Vishnu Nagar, Dombivli (West), District Thane – 421 202
Name of the Customer		Smt. Laxmi Yashwant Pawar
Name of Panel Engineer		M/s. Kakode Associates Consulting Private Limited
Date of Visit		September 13, 2025
Site visit done by		By our representative Mr. Keval Kamble
Survey in presence of		External Visit
01.	*Owner / ~~Purchaser~~ of the property (If jointly owned full details to be furnished – i.e. names of joint owners, share of each joint owner etc.)*	Smt. Laxmi Yashwant Pawar
02.	*Survey No. and Registrar Office wherein the title deeds are registered*	Survey No. 143/Hissa No. 5 (part) & 6 of village Shirgoan & Registrar office Ulhasnagar-4
	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. 102, 1st floor, Wing A, Om Savai Niketan, Near Konark Garden, Yadav Nagar, village Shirgaon, Panvel Road, Badlapur (East), Taluka Ambernath, District Thane - 421 503
a)	*Landmark*	Near Konark Garden/Saffron Hill Complex
b)	*Latitude, Longitude & Co-ordinates of flat*	Latitude : 19.153922 Longitude : 73.227343
c)	*Boundaries of Flat* – *East*	Open to sky
	Boundaries of Flat – *West*	Flat No. 101
	Boundaries of Flat – *North*	Joint wall of wing B
	Boundaries of Flat – *South*	Lobby/Lift
d)	*Boundaries of Building* – *East*	Jeevan Life Style Building
	Boundaries of Building – *West*	DP Road
	Boundaries of Building – *North*	Wing B
	Boundaries of Building – *South*	Konark Garden Complex

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04.	*Details of recent registration*		
	a. *Buyer*	Smt. Laxmi Yashwant Pawar	
	b. *Promoter*	M/s. Sagar Superstructures Pvt. Ltd.	
	c. *Extent of the area*	Flat	: 25.64 sq. mtr. (RERA Carpet area)
		Encl. Balcony	: 5.50 sq. mtr.
		CUB	: 1.03 sq. mtr.
		Total	**: 32.17 sq. mtr. i.e. 346 sq. ft. (RERA Carpet area)**
	d. *Registered for INR*	INR 19,00,000 (Purchase Price)	
	e. *Date of Registration*	March 26, 2018	
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 land is leasehold	
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)?*	Building Plan No. K.B.N.P./B.P./2013-14/420/Unique No. 29 dated March 07, 2014 approved by Kulgaon Badlapur Nagarparishad	
	b. *Whether any major deviations observed from the approved plan?*	***We were not allowed to enter the said premises, as such we cannot ascertain the same***	
09.	*Age of the Property*	Approx. 5 years (as per site information)	
10.	*Estimated Residual life*	55 years subject to proper, periodic & 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*	-	
13.	*Any other relevant details*		

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	Whether premises utilized for residential / commercial purposes?	We were not allowed to enter the said premises, as such we cannot ascertain the same
	Own / rental occupation / Long lease	*We were not allowed to enter the said premises, as such we cannot ascertain the occupation of the said flat*
	If rented, rent yield per month	It may fetch rent in the range of INR 5,000 to INR 6,000
	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*	We were not allowed to enter the said premises, as such we cannot ascertain the same
	No. of floors	Part Ground/Part Stilt + 4 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*	Ghorpade Chowk Bus Stop is approx. 2 km from the said property
24.	*Nearest Railway Station*	Approx. 2.5 km from the eastern side of Badlapur railway station
25.	*VAO / Guideline value maintained at Registrar Office (Stamp Duty Ready Reckoner Rate 2025-26)*	INR 57,600 per sq. mtr. i.e. INR 5,351 per sq. ft. on Built-up area **(After considering depreciation for the age of the building)** INR 55,176 per sq. mtr. i.e. INR 5,126 per sq. ft. on Built up area

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26.	*Local / Market rate prevailing at the time of valuation (Basis of valuation)*	INR 6,500 per sq. ft. on Carpet area considering the locational attributes and marketability of the said flat	
27.	*Area of the premises as per agreement*	Flat	: 25.64 sq. mtr. (RERA Carpet area)
		Encl. Balcony	: 5.50 sq. mtr.
		CUB	: 1.03 sq. mtr.
		Total	**: 32.17 sq. mtr. i.e. 346 sq. ft. (RERA Carpet area)**
28.	*Area of the premises as per measurements*	***We were not allowed to enter the said premises, and hence we could not take the physical measurements of the said flat***	
29.	*Area adopted for valuation* **	**Flat No. 102**	**: 346 sq. ft. (RERA Carpet area)**
30.	*Exterior*	Cement paint	
31.	*Valuation Method*	Sales Comparison Method	

***** Note: Our valuation report is based on the area which is identified in the agreement.***

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 RERA 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 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.

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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 March 26, 2018 executed between the Promoter – M/s. Sagar Superstructures Pvt. Ltd. and the Allottee – Smt. Laxmi Yashwant Pawar
ii. Registration Receipt No. 1280 and Registration No. UHN4-1044-2018 dated March 26, 2018 indicating Purchase Price INR 19,00,000 and Market Value INR 16,45,000
iii. Index II dated March 26, 2018 indicating Carpet area 32.17 sq. mtr. (incl. of Encl. Balcony + C.B.)
iv. Electricity Meter No. 07540604721 dated August 21, 2025 in the name of Smt. Laxmi Yashwant Pawar (For Flat No. 102-A)

Technical Documents:-

v. Building Plan No. K.B.N.P./B.P./2013-2014/420/Unique No. 29 dated March 07, 2014 approved by Kulgaon Badlapur Nagarparishad for Wing A to D (Part Stilt/Part Ground + 4 upper floors) on plot bearing Survey No. 143/Hissa No. 5+6 of village Shirgaon
vi. Commencement Certificate No. K.B.N.P./B.P./2013-2014/420/Unique No. 29 dated March 07, 2014 issued by Kulgaon Badlapur Nagarparishad for Wing A to D (Part Stilt/Part Ground + 4 upper floors) on plot bearing Survey No. 143/Hissa No. 5+6 of village Shirgaon
vii. RERA Registration No. P51700009373 dated August 22, 2017, Project-Om Savai Niketan

34.	***Valuation***	***Area in sq. ft.***	***Unit Rate INR sq. ft.***	***Total Value INR***
i.	*Guideline Value (10% loading on RERA Carpet area, as identified in the agreement)*	381	5,126	19,53,006
ii.	***Current Market Value***	***Area in sq. ft.***	***Unit Rate INR/ sq. ft.***	***Total Value INR***
	Flat No. 102 (RERA Carpet area)	346	6,500	**22,49,000**

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*

- **We were not allowed to enter the said premises and hence we could not take the physical measurements and internal photographs of the said flat.**
- ***The said property was inspected from outside only.***
- **The value of the said property may vary depending upon the internal condition of the said flat.**
- 1 lift is provided to the said building.

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		➢ We observe that the Guideline Value of the said flat is significantly 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 8,50,000**
38.	*Special Features that add to value*	Nil

KAKODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028

As a result of our appraisal and analysis, it is our considered opinion that the Present Market Value of Flat No. 102, 1st floor, Wing A, Om Savai Niketan, Near Konark Garden, Yadav Nagar, village Shirgoan, Panvel Road, Badlapur (East), Taluka Ambernath, District Thane - 421 503 and valued for Smt. Laxmi Yashwant Pawar in the prevailing condition with aforesaid specifications is:

Summary of Valuation	Value in INR
Market Value (MV)	22,49,000
Realizable Value (90% of MV)	20,24,000
Forced / Distress Sale Value (80% of MV)	17,99,000
Insurable Value	8,50,000
Purchase Price (Year 2018)	19,00,000

Declaration:

a) The valuation is based on our site visit.

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

c) We have based our valuation report on the area which is identified in the agreement.

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

e) 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.

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

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

h) 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.

i) 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.

j) 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 CONSULTANCY PRIVATE LIMITED

ANIL B. PAI KAKODE
Govt. Approved & Registered Valuer
Wealth Tax Regn. No. CAT VII-20 of 1988
DATE : SEPTEMBER 16, 2025

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

AMEET PAI KAKODE
Founder & CEO

Index-2(सूची - २)

26/03/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4
दस्त क्रमांक : 1044/2018
नोंदणी :
Regn.63m

गावाचे नाव : 1) शिरगाव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1500000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1645000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) मालिकेचे नाव:मुक्तांगण-बदलापुर इतर वर्णन :सदनिका नं: ए/102, माळा नं: पहिला मजला, इमारतीचे नाव: ओम सकार निवेदान, इतर माहिती: मुल्यांकन विभाग क्रमांक 11/29,गाव 2 /(2 वांगणी शिरगाव,ग्रामपुरुष बेलवाडी,जिल्हा ठाणे येथील जमीन सर्व्हे नं. 143,हिस्सा नं. 5 पैकी व 8 एकुण क्षेत्र 1,160 चौ. मीटर,कार्पेट क्षेत्र निवेशांक 1,392 चौ. मीटर व अधिमुल्य चटई 232 चौ. मीटर असे एकुण क्षेत्र 1,624 चौ. मीटर याकरीता "ओम सकार निवेदान",विंग "ए" बिल्डिंग मधील निवासी सदनिका क्रं. 102,पहिला मजला,क्षेत्र 25.64 चौ. मीटर कार्पेट + 5.50 चौ. मीटर बाल्कनी क्षेत्र + 1.03 चौ. मीटर कपाट क्षेत्र असे एकुण क्षेत्र 32.17 चौ. मीटर कार्पेट. ((Survey Number : 143 ; HISSA NUMBER : 5 part and 8 :))
(5) क्षेत्रफळ	1) 32.17 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेल्या असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्रेयस भास्कर पुरारकर्भवर्ती प्रायव्हेट लिमिटेड तर्फे डीपा. डी. ओमप्रकाश राधकृष्ण पांडे वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अमरनाथ, ब्लॉक नं: सर्वे नं. डी/4, रोड नं: बिग बझार रोड, रोखडपाडा, कल्याण-पुर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AATCS8158F
(8)दस्तऐवज करुन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीमती लक्ष्मी यशवंत पवार वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: तळ मजला, इमारतीचे नाव: के. के. हॉस्पिटल कंपाउंड , ब्लॉक नं: डी/11, रोड नं: गंज गाडगे महाराज रोड, पायखाडा, महाराष्ट्र, MUMBAI. पिन कोड:-400008 पॅन नं:-AWSPP4064B
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/03/2018
(10)दस्त नोंदणी केल्याचा दिनांक	26/03/2018
(11)अनुक्रमांक,खंड व पृष्ठ	1044/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	114000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	15000
(14)शेरा	

सह. दुय्यम निबंधक वर्ग-२
उल्हासनगर-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निदर्शनास आणुन देतो :-:

(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.

KAKDE ASSOCIATES & CONSULTING PVT. LTD. MUMBAI 400028

PHOTOGRAPHS



VIEW OF BUILDING



VIEW OF ENTRANCE OF BUILDING



VIEW OF MAIN DOOR



SELFIE AT SITE

KAKODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI

STAMP DUTY READY RECKONER RATE 2025-26

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home | Valuation Guidelines | User Manual

Year 2025-2026 | Language English

Selected District: Thane

Select Taluka: Ambarnath

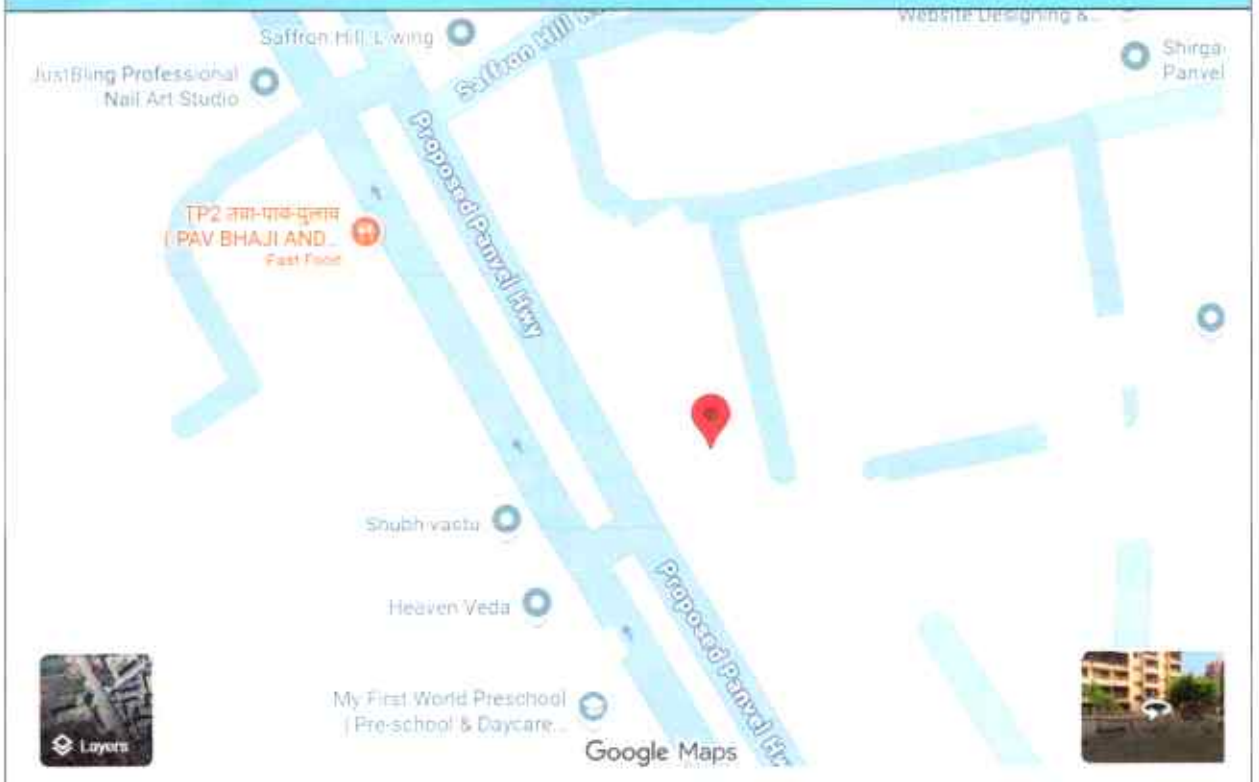
Select Village: Mauje [Gav] Shirgaon No. 10 (Kulgaon Badl

Search By: Survey No. | SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	11/27-एफ2 1) कात्रप शिरगांव माणकिवली गावातील सर्व मिळकती -शिरगाव - कर्जत रोडच्या नवीन डायव्हर्शन रोडवर दर्शनी भाग असलेल्या मिळकती व 200मी आतपर्यंतचा भाग प्र चौ मी	8920	53400	59400	66700	59400	चौ. मीटर
SurveyNo	11/28-एफ2 /(2अ) शिरगाव गावातील उत्तर पूर्वकडील एम आय डी सी पर्यंत असलेल्या त्रिकोणी भागातील मिळकती	8540	42700	49700	54900	49700	चौ. मीटर
SurveyNo	11/29-एफ2 /(2ब) शिरगावातील वरील एफ 2(1) च्या पूर्व व एफ 2(अ) च्या व पश्चिम व शिरगावच्या पूर्व हदद यामधील नकाशात दाखविल्याप्रमाणे मिळकती	9120	57600	64800	71200	64800	चौ. मीटर
SurveyNo	11/30-एफ2 /(2क) शिरगावातील उर्वरित मिळकती	6580	37700	39100	45000	39100	चौ. मीटर
SurveyNo	11/31 - एफ2 (2क) शिरगावातील नाविकास विभागातील जमीनी प्र चौ मी. अंतर्गत	2800	0	0	0	0	चौ. मीटर

MAKODE ASSOCIATES CONSULTING PVT. LTD. MUMBAI 400028

GOOGLE MAP



Google Co-ordinates 19°09'14.1"N 73°13'38.4"E:



Distance from nearest railway station

SALE TRANSACTION & COMPARABLE RATE

Benchmark 1

1436678
25-10-2024
Note -Generated Through eSearch Module.For original report please contact concern SRO office

सूची क्र.2

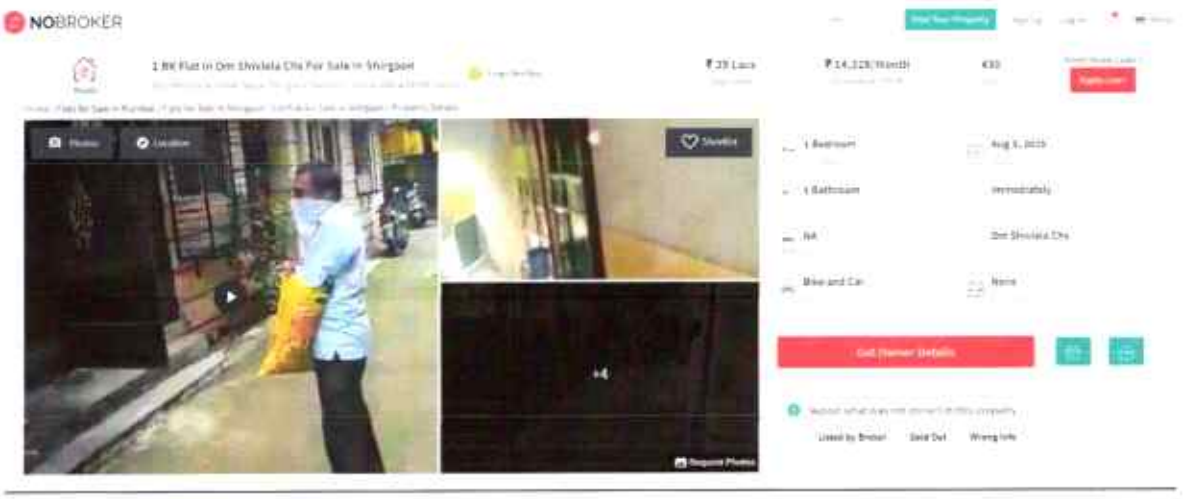
दुय्यम निबंधक सह दु.नि. उल्हासनगर 2
दस्त क्रमांक : 14366/2024
नोंदणी
Regn 63m

गावाचे नाव : शिरगाव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1600000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1336000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगाव-बदलापूरइतर वर्णन :, इतर माहिती: मौजे- शिरगाव,ता. अंबरनाथ,जि.ठाणे येथील स.नं.143,हि.नं.2 अ,क्षेत्र 1810 चौ.मी. यावरील स्प्रिंग वुड पार्क मधील न्यू स्प्रिंग वुड पार्क को ऑप हौ सोसायटी लि , सदनिका क्र.101,पहिला मजला,विंग -ए,एकूण क्षेत्र 21.24 चौ. मी. कारपेट.((Survey Number : 143 ;))
(5) क्षेत्रफळ	21.24 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करुन देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव :प्रशांत जे शेट्टी वय :39 पत्ता :प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं 7 ,राजकरण शुक्ला निवास नं 1 ,हिंदी बाल विद्या मंदिर ,असल्फा बर्वे नगर ,मुंबई, महाराष्ट्र, मुम्बई पिन कोड:-400084 पॅन नं:-FTZPS1410K 2) नाव :रितेश जयेश शेट्टी वय :37 पत्ता :प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं 7 ,राजकरण शुक्ला निवास नं 1 ,हिंदी बाल विद्या मंदिर ,असल्फा बर्वे नगर ,मुंबई, महाराष्ट्र, मुम्बई पिन कोड:-400084 पॅन नं:-CJAPS3412H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव :-सतिश कमलाकर सुर्वे वय :-31, पत्ता :प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अंबेरकर वाडी, मु पोस्ट अंबेरे, गावडे, अंबेरे रत्नागिरी, महाराष्ट्र, रत्नागिरी पिन कोड:-415626 पॅन नं:-EJKPS3671A 2) नाव :निर्जरा सतिश सुर्वे वय :-30, पत्ता :प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अंबेरकर वाडी, मु पोस्ट अंबेरे, गावडे, अंबेरे रत्नागिरी, महाराष्ट्र, रत्नागिरी पिन कोड:-415626 पॅन नं:-LQUPS2015L
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	14366/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	96000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	16000
(14)शेरा	
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.

MAKODE ASSOCIATES CONSULTING PVT LTD. MUMBAI 400028

Benchmark 2



Rate Matrix

Particulars	Benchmark 1	Benchmark 2
Transaction / Listing	Sale Transaction	Comparable
Year of Listing	2024	2025
Property Location	Spring Wood Park, Badlapur	Om Shivlela CHS, Shirgaon
Property Type	Residentil flat	Residentil flat
Carpet Area in sq. ft.	229	358
Built up Area in sq. ft.		430
Asking Value (INR)	16,00,000	25,00,000
Asking Rate (INR per sq. ft.)	6,998	6,977
Adjustments		
Listing Discount	0.00%	(5.00%)
Discount for condition	0.00%	0.00%
Discount for Size	0.00%	0.00%
Location & Access	0.00%	0.00%
Appreciation for floor rise	0.00%	0.00%
Market Liquidity Discount	(3.00%)	(3.00%)
Total Adjustments	(3.00%)	(8.00%)
Adjusted Rate in INR	**6,788**	**6,419**
Average Adjusted Rate on Carpet area per sq. ft.	**6,603**	
Rate adopted for Valuation on Carpet area per sq. ft.	**6,500**	

KARODE 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.**