K&A

BEYOND VALUE



Valuation of Residential Flat for

Mr. Dinesh Hanumant Idate

Indian Bank

Dombivli (West) Branch, District Thane

July 2026

Kakode Associates

Consulting Private Limited

B-4510, Kohinoor Square, Dadar (W), Mumbai - 28

+91-7710085394

KACPL/IB/NH/RS/VT/26-27/MI1085 July 31, 2026

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		Mr. Dinesh Hanumant Idate
Name of Panel Engineer		M/s. Kakode Associates Consulting Private Limited
Date of Visit		July 30, 2026
Site Inspection done by		By our representative Mr. Nehumathulla Hydroos
Survey in presence of		No one available at site (Flat was locked)
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. Dinesh Hanumant Idate Residence Address : Rahul Niwas, Telkos wadi, Near New Radha Krushna Mandir, Dr. Nemade Galli, Old Dombivli, Dombivli West (As identified in the agreement dated October 03, 2016)
02. *Survey No. and Registrar Office wherein the title deeds are registered*		Survey No. 66, Hissa Nos. 4, 5 & 6 of Village Katai & register office Kalyan 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. 304, 3rd Floor, A Wing, Vaibhav Nagari Co-op. Hsg. Soc. Ltd., Katai, Dombivli (East), Taluka Kalyan, District Thane – 421 201
a) *Landmark*		Near Katai Naka
b) *Latitude, Longitude & Co-ordinates of flat*		Latitude : 19.173774 Longitude :73.084910
c) *Boundaries of Flat*	*East*	Open to sky
	West	Flat No. 303
	North	B Wing
	South	Lobby & Staircase

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d)	*Boundaries of Building*	*East*	Parking Area
		West	Kalyan Shilphata Road
		North	B Wing
		South	Internal Road / Sai Hospital
04.	*Details of recent registration*		As per Sale Agreement
	a. Purchaser		Mr. Dinesh Hanumant Idate
	b. Seller		Mr. Vijendra J. Bhoir
	c. Extent of the area		47.86 sq. mtr. i.e. 515 sq. ft. (Built-up area)
	d. Registered for INR		INR 34,00,000
	e. Date of Registration		October 03, 2016
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.*		It is freehold land; however, this valuation report is for residential flat
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)?		Complies with Building Plan No. KDMP/NRV/BP/ DV/95-28 dated May 17, 2002 approved by Kalyan Dombivli Municipal Corporation
	b. Whether any major deviations observed from the approved plan?		No
09.	*Age of the Property*		18 years (as per BCC)
10.	*Estimated Residual life*		42 years with 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		N. A.

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13.	*Any other relevant details*	
	Whether premises utilized for residential / commercial purposes?	Residential
	Own / rental occupation / Long lease	The said flat was locked during our site inspection
	If rented, rent yield per month	It may fetch a rent in the range of INR 5,000 to INR 7,000
	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	No
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*	The said flat was locked during our site inspection, as such we cannot ascertain the
	No. of floors	Ground + 3 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*	Opposite of Kole Village Bus Stop
24.	*Nearest Railway Station*	Dombivali railway station is approx. 5.8 km from the said property

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25.	*VAO / Guideline value maintained at Registrar Office (Stamp Duty Ready Reckoner Rate 2026-27)*	INR 42,500 per sq. mtr. i.e. INR 3,948 per sq. ft. on Built-up area for new building **(After considering depreciation for building age)** INR 36,272 per sq. mtr. i.e. INR 3,370 per sq. ft. on Built-up area
26.	*Local / Market rate prevailing at the time of valuation (Basis of valuation)*	**INR 6,500 per sq. ft.** on Built-up area considering the locational attributes and marketability of the said flat
27.	*Area of the premises as per agreement*	515 sq. ft. (Built-up area)
28.	*Area of the premises as per measurements*	The said flat was locked during our site inspection, as such we could not take the physical measurements of the said flat
29.	***Area adopted for valuation***	**468 sq. ft. (Built-up area)** ***(As per mentioned in the report under reference)***
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 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 premises which is 20% increase based on the physical measured carpet area. (As per mentioned in the report under reference)***

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.

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

33. *List of documents produced for perusal*

Ownership Documents:-

1. Agreement for Sale dated October 03, 2016 executed between the Transferor – Mr. Vijendra J. Bhoir and the Transferee – Mr. Dinesh Hanumant Idate
2. Registration Receipt No. 4869 and the Registration No. KLN3-3104-2016 dated October 03, 2016 indicating Purchase Price INR 34,00,000 and the Market Value INR 16,33,000
3. Index II dated October 03, 2016 indicating 515 sq. ft. (Built-up area)

Technical documents:-

4. Construction permission No. KDMP/NRV/BP/DV/95-28 dated May 17, 2002, issued by Kalyan Dombivli Municipal Corporation for building constructed on Survey No. 66, Hissa Nos. 4, 5 & 6 of Village Katai
5. Building Plan No. KDMP/NRV/BP/DV/95-28 dated May 17, 2002, approved by Kalyan Dombivli Municipal Corporation for building constructed on Survey No. 66, Hissa Nos. 4, 5 & 6 of Village Katai
6. Building Completion Certificate dated October 18, 2008 issued by Grampanchayat Katai

Other Documents:-

7. Valuation Report No. KA/VK/ALB/16-17/786 dated October 13, 2016
8. Valuation Report No. KACPL/ IB/KK/DP/VT/23-24/MF1369 dated July 28, 2023

34.	***Valuation***	***Area in sq. ft.***	***Unit Rate INR /sq. ft.***	***Total Value INR***
i.	*Guideline Value (**Agreement Built-up area**)*	515	3,370	**17,35,550**
ii.	***Current Market Value***	***Area in sq. ft.***	***Unit Rate INR/ sq. ft.***	***Total Value INR***
	Flat No. 304 (Built-up area)	468	6,500	**30,42,000**

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.

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36.	*Remarks if any*	➢ The said property is a 1 BHK residential flat. ***(As per mentioned in the report under reference)*** ➢ ***The said building has no lift.*** ➢ ***There are 4 flats on the said floor.*** ➢ ***There was no number plate on main door.*** ➢ ***The said property was inspected from outside only.*** ➢ During our site inspection, we observed that the notices on the door were torn. ➢ The said flat was locked during our site inspection, as such we could not take the physical measurements & internal photographs of the said flat. ➢ At time of our site inspection, the said flat was locked. We are not aware about the internal upkeep and condition of the said flat. ➢ ***The value of the said property may vary depending upon the internal condition of the said flat.*** ➢ 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 10,30,000**
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 Market Value of Flat No. 304, 3rd Floor, A Wing, Vaibhav Nagari Co-op. Hsg. Soc. Ltd., Katai, Dombivli (East), Taluka Kalyan, District Thane – 421 201, and valued for Mr. Dinesh Hanumant Idate, in the prevailing condition with aforesaid specifications is:

Summary of Valuation	Value in INR
Market Value (MV)	30,42,000
Realizable Value (90% of MV)	27,38,000
Forced / Distress Sale Value (80% of MV)	24,34,000
Insurable Value (Replacement Cost)	10,30,000
Purchase Price (Year 2016)	34,00,000

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

d) 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.

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

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

g) 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.

h) 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 correctness of provided documents.

i) 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 PRIVATE LIMITED

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ANIL B. PAI KAKODE
Govt. Approved & Registered Valuer
Wealth Tax Regn. No. CAT VII-20 of 1988
DATE : JULY 31, 2026

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

AMEET PAI KAKODE
Founder & CEO

PHOTOGRAPHS





VIEW OF BUILDING



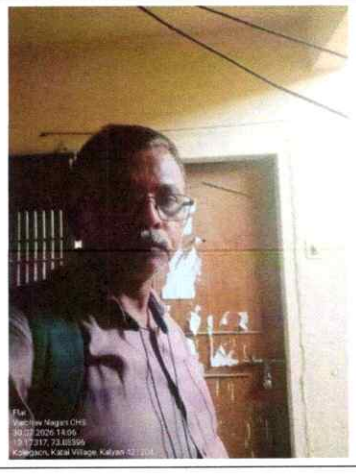
VIEW OF ENTRANCE OF THE BUILDING



VIEW OF MAIN DOOR



VIEW OF TORN NOTICE



SELFIE AT SITE

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STAMP DUTY READY RECKONER RATE 2026-27

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

Home | Valuation Guidelines | User Manual

Note : eASR Ver. 2.0 is a Beta site for testing. Citizens are ac

Year 2026-2027 Language English

Selected District Thane

Select Taluka Kalyan

Select Village Gavache Nav : Katai (Kalyan-Dombivli Maha

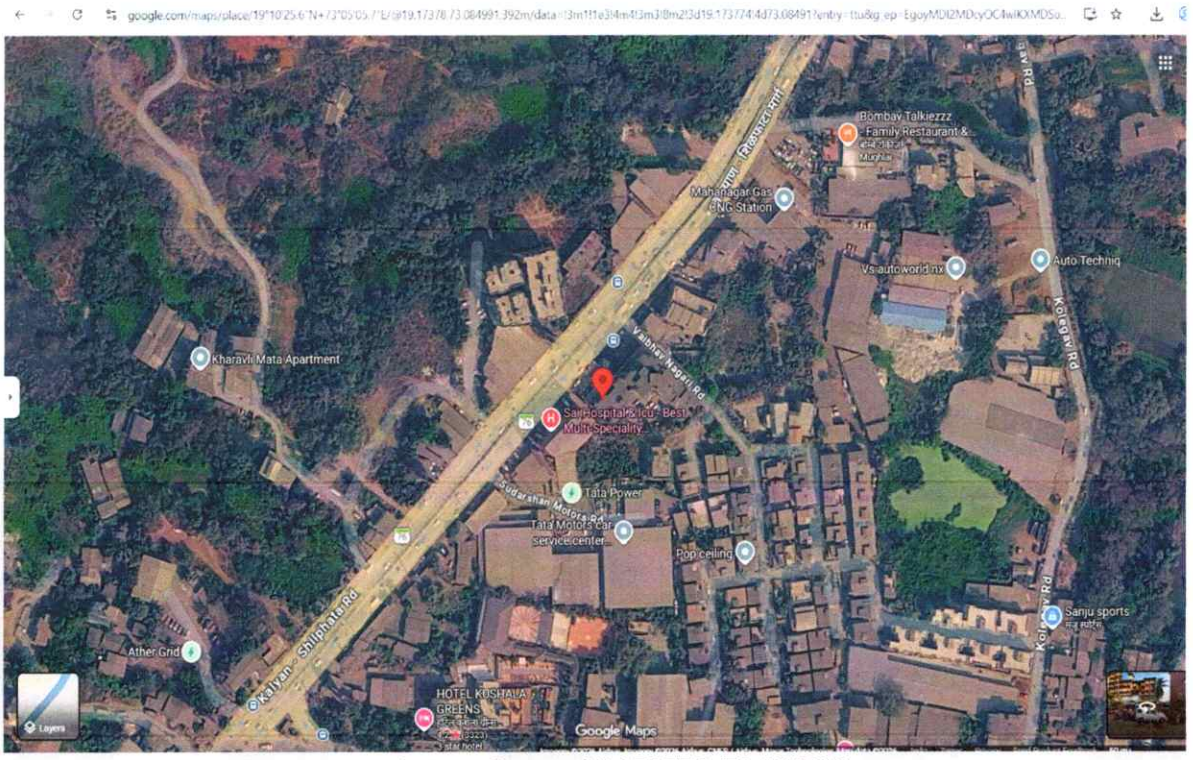
Search By Survey No. SubZones

Enter Survey No 66 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
44/138-मौजे काटई गावातील वाणिज्य वापर विभागातील मिळकती	7900	42500	48600	54100	48600	चौ. मीटर	सर्वेक्षण नंबर

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GOOGLE MAP



Google Co-ordinates: 19.173774, 73.084910

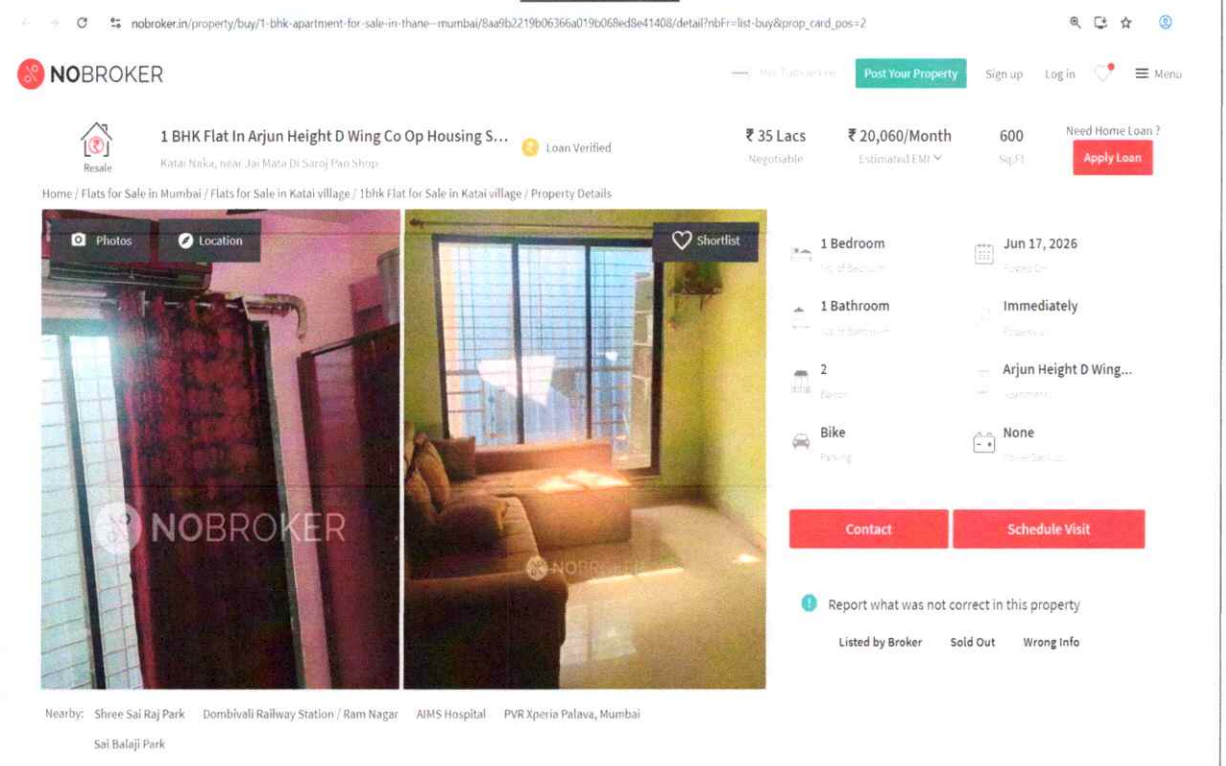


Distance from the nearest railway station

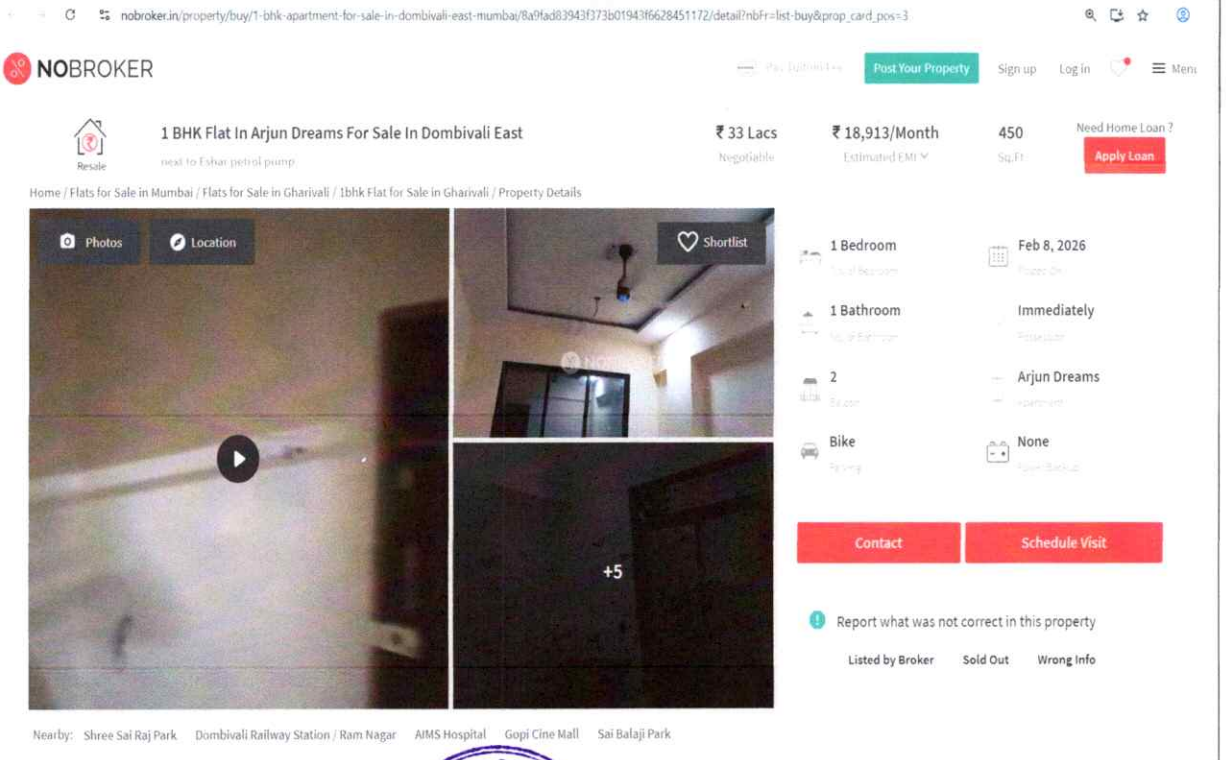
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COMPARABLE RATE

Benchmark 1



Benchmark 2



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RATE MATRIX

Particulars	Benchmark 1	Benchmark 2
Transaction / Listing	Comparable	Comparable
Year	2026	2026
Property Location	Arjun Height, Gharivali	Arjun Dream Building, Gharivali
Distance from the property	85 mtr	550 mtr
Property Type	Residential flat	Residential flat
Built up Area in sq. ft.	600	450
Asking Value (INR)	35,00,000	33,00,000
Asking Rate (INR per sq. ft.)	5,833	7,333
Adjustments		
Listing Discount	-2.00%	-2.00%
Discount for size	0.00%	0.00%
Discount for floor	0.00%	0.00%
Location & Access	0.00%	0.00%
Market Liquidity Discount	0.00%	0.00%
Total Adjustments	**-2.00%**	**-2.00%**
Adjusted Rate in INR	**5,717**	**7,187**
Adjusted Rate on Built up area per sq. ft.	**6,452**	
Adopted Rate on Built up area per sq. ft.	**6,500**	

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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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