



BEYOND VALUE

Valuation of Non-Agricultural Land at Village Vasangaon for

MSM Steel Private Limited

**State Bank of India
SAM Branch-2, Mumbai
October 2021**

Kakode Associates

Consulting Private Limited

102, Samarth, Mahim (W), Mumbai-16

+91-77448 86645 +91-22-2447 2040/41

www.kakode.com | info@kakode.com

KACPL/SBI/AK/YW/21-22/MD1975A

October 13, 2021

To,
State Bank of India,
Stress Assets Management Branch II,
 Raheja Chambers,
 Ground Floor, B Wing,
 Free Press Journal Marg,
 Nariman Point, Mumbai – 400 021

VALUATION REPORT
(IN RESPECT OF NON-AGRICULTURAL LAND)

I. GENERAL		
1.	Purpose for which the valuation is made	To ascertain the Market Value, Realizable Value and Distress Sale Value of Non-Agricultural Land bearing Gut No. 26, Plot Nos 1 to 23, Village - Vasangaon, Taluka and District – Latur, Maharashtra
2.	a) Date of inspection	September 24, 2021
	b) Date on which the valuation is made	September 24, 2021
3.	List of documents produced for perusal: 1. Sale Deed dated June 1, 2010 executed between seller – Mr. Dnyaneshwar Ramesh Jadhav & Mr. Akash Ramesh Jadhav and purchaser – Mrs. Manisha Shivkumar Patil for land bearing Gut No. 26 admeasuring 23,300 sq. mtr. 2. Proposed Residential Layout Plan approved by CIDCO 3. Valuation report No. RKA/FY18-19/MUM-220 dated March 11, 2019 issued by M/s. RK Associates	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mrs. Manisha Shivkumar Patil
5.	Brief description of the property (freehold land) The said property is Non-Agricultural (NA) land bearing Gut No. 26, Plot Nos 1 to 23, Village - Vasangaon, Taluka and District – Latur, Maharashtra. The said land is freehold land. The approved residential Layout plan is provided for said land parcel. As per the said layout, after road, curvature, etc. the land divided for Plot No. 1 to 23 is 12,776.73 sq. mtr. The said property is located at approx. 14.0 km from Harangul railway station and 5.0 km from Bandhakam Bhavan bus stop.	

6.	<i>Location of property</i>	
a)	<i>Plot No. /-Survey No.</i>	Gut No. 26 & Plot Nos 1 to 23
b)	<i>Door No.</i>	N.A.
c)	<i>T. S. No. / Village</i>	Vasangaon
d)	<i>Ward / Taluka</i>	Latur
e)	<i>Mandal / District</i>	Latur
7.	<i>Postal address of the property</i>	
		Land bearing Gut No. 26, Plot Nos 1 to 23, Village - Vasangaon, Taluka and District - Latur, Maharashtra
8.	<i>City / Town</i>	
	<i>Residential Area</i>	No (The Residential Layout plan for the said land is approved but there is no development carried out in the said area or land)
	<i>Commercial Area</i>	No
	<i>Industrial Area</i>	No
9.	<i>Classification of the area</i>	
i)	<i>High / Middle / Lower</i>	Lower class
ii)	<i>Metro / Urban / Semi Urban / Rural</i>	Rural
10	<i>Coming under Corporation limit / Village Panchayat / Municipality</i>	
		Village Panchayat of Vasangaon
11	<i>Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area</i>	
		We have not received the data
12	<i>In case it is an agricultural land, any conversion to house site plots is contemplated</i>	
		N.A.
13	<i>Boundaries of the property (As per sale deed)</i>	
	<i>North</i>	Latur – Gangapur road
	<i>South</i>	Land parcel
	<i>East</i>	Land parcel
	<i>West</i>	Land parcel

14.1	Dimensions of the site	A	B
		As per the Deed	Actuals
	North	Not applicable	Not applicable
	South		
	East		
West			
14.2	Latitude, Longitude and Coordinates of the site	18°21'27.2"N, 76°32'28.0"E	
15	Extent of the site	12,776.73 sq. mtr.	
16	Extent of the site considered for valuation	Land – 12,776.73 sq. mtr.	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Open land	
II.	CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Lower class	
2.	Development of surrounding areas	Undeveloped areas	
3.	Possibility of frequent flooding /sub-merging	No	
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	No	
5.	Level of land with topographical conditions	Leveled	
6.	Shape of land	Regular	
7.	Type of use to which it can be put	Residential	
8.	Any usage restriction	Residential	
9.	Is plot in town planning approved layout?	Yes	
10	Corner plot or intermittent plot?	Intermittent plot	
11	Road facilities	Yes	
12	Type of road available at present	Kuccha road	
13	Width of road – is it below 20 ft. or more than 20 ft.	below 25 ft.	
14	Is it a land – locked land?	No	
15	Water potentiality	Yes	
16	Underground sewerage system	No	
17	Is power supply available at the site?	No	

18	Advantages of the site								
	1.	No							
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast/tidal level must be incorporated)		No						
PART – A (VALUATION OF LAND)									
1.	Size of plot		12,776.73 sq. mtr.						
	North & South		-						
	East & West		-						
2.	Total extent of the plot		12,776.73 sq. mtr.						
3.	Prevailing market rate (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)		INR 4,200 to INR 4,500 per sq. mtr.						
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Land - INR 2,220 per sq. mtr.						
	In case of Variation of 20% or more in the Valuation proposed by the valuer and the guideline value provided in the State Govt. Notification or Income Tax Gazette Justification on variation has to be given		It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular property vis-à-vis its locations. Rates of plots vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.						
	Details of last two transaction in the locality / area to be provided, if available		No comparable sale instances are found for Non-Agricultural land						
5.	Assessed / adopted rate of valuation		INR 4,500 per sq. mtr.						
6.	Estimated value of land		<table><tr><th>Land area in sq. mtr.</th><th>Unit Rate INR/ sq. mtr.</th><th>Total Value in INR Lakh</th></tr><tr><td>12,776.73</td><td>4,500</td><td>574.95</td></tr></table>	Land area in sq. mtr.	Unit Rate INR/ sq. mtr.	Total Value in INR Lakh	12,776.73	4,500	574.95
Land area in sq. mtr.	Unit Rate INR/ sq. mtr.	Total Value in INR Lakh							
12,776.73	4,500	574.95							

PART – B (VALUATION OF BUILDING)			
1.	Technical details of the building		
	a)	Type of Building (Residential / Commercial / Industrial)	
	b)	Type of construction (Load bearing / RCC / Steel Framed)	
	c)	Year of construction	
	d)	Number of floors and height of each floor including basement, if any	
	e)	Plinth area floor-wise	
	f)	Condition of the building	N.A. (The said valuation report is only for NA Land)
	i)	Exterior – Excellent, Good, Normal, Poor	
	ii)	Interior - Excellent, Good, Normal, Poor.	
	g)	Date of issue and validity of layout of approved map / plan	
	h)	Approved map / plan issuing authority	
	i)	Whether genuineness or authenticity of approved map / plan is verified	
	j)	Any other comments on authentic of approved plan	

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF :			
S. No.	Description	Ground floor	Other floors
1.	Foundation		
2.	Basement		
3.	Superstructure		
4.	Joinery / Doors & Windows (furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		
5.	RCC works	N.A. (The said valuation report is only for NA Land)	
6.	Plastering		
7.	Flooring, Skirting, dadoing		
8.	Special finish as marble, granite, wooden paneling, grills, etc.		

9.	Roofing including weather proof course	
10.	Drainage	
S. No.	Description	
1.	Compound wall	
	Height	
	Length	
	Type of construction	
2.	Electrical installation	N.A. (The said valuation report is only for NA Land)
	Type of wiring	
	Class of fittings (superior / ordinary / poor)	
	Number of light points	
	Fan points	
	Spare plug points	
	Any other item	
3.	Plumbing installation	
	a) No. of water closets and their type	
	b) No. of wash basins	
	c) No. of urinals	
	d) No. of bath tubs	
	e) Water meter, taps, etc.	
	f) Any other fixtures	

DETAILS OF VALUATION -

PART C- (EXTRA ITEMS)		
1.	Portico	
2.	Ornamental front door	
3.	Sit out/ Verandah with steel grills	N.A. (The said valuation report is only for NA Land)
4.	Overhead water tank	
5.	Extra steel/ collapsible gates	
	Total	

PART D- (AMENITIES)		
1.	Wardrobes	N.A. (The said valuation report is only for NA Land)
2.	Glazed tiles	
3.	Extra sinks and bath tub	
4.	Marble / Ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Panelling works	
8.	Aluminium works	
9.	Aluminium hand rails	
10.	False ceiling	
	Total	

PART E- (MISCELLANEOUS)		
1.	Separate toilet room	N.A. (The said valuation report is only for NA Land)
2.	Separate lumber room	
3.	Separate water tank/ sump	
4.	Trees, gardening	
5.	Total	

PART F- (SERVICES)		
1.	Water supply arrangements	N.A. (The said valuation report is only for NA Land)
2.	Drainage arrangements	
3.	Compound wall	
4.	C. B. deposits, fittings etc.	
5.	Pavement	
6.	Total	

TOTAL ABSTRACT OF THE ENTIRE PROPERTY			
Part- A	Land	INR	574.95 Lakh
Part- B	Building	INR	N.A.
Part- C	Extra Items	INR	N.A.
Part- D	Amenities	INR	N.A.
Part- E	Miscellaneous	INR	N.A.
Part- F	Services	INR	N.A.
	Total	INR	574.95 Lakh

Valuation Methodology

We have adopted the **Market Approach of Valuation** for estimating the Market Value of land. In this approach, the **Sales Comparison Method** of Valuation is adopted in which due weightages have been given to factors such as:

- ❖ The Right to Sell / Transfer / Lease the land.
- ❖ Demand and prospective buyers for such type of Residential plots.
- ❖ Shape, Size, Prominence and Location of land.
- ❖ The Marketability, Utility, Demand and Supply of Residential land in the surrounding area. The land rates as evident from the Sale Instances of comparable land found upon market enquiry.
- ❖ Legal and Physical Encumbrance on land.
- ❖ Freehold or Leasehold nature of land etc.

The Realizable Value of the said immovable property is considered at **85%** of its Market Value, while the Forced Sale Value for the said immovable property is considered at **75%** of its Market Value.

Remarks:

- We have inspected the said site as per the site identification done by the representative present on site
- Land has access through kuccha road.
- There was vegetation cover over the land.
- Internal roads have not been developed.
- The said property is only Non Agricultural land there and rest all surrounding land parcels are agricultural lands.
- We observe that the Guideline rate of the said land is significantly less as compared to its Market rate.
- We have adopted the Sale Rate based on our local inquiries and as per prevailing Market Rate in the vicinity.
- We were informed by the local enquiry that the similar lands in the locality are being sold in the range of INR 4,200 to INR 4,500 per sq. mtr. depending on the location and condition of the property. Accordingly, suitable rate has been adopted for valuation.
- The site inspection is done in presence of Mr. Kulkarni N. K. (9604049488- Representative of MSM Steel Private Limited) and Mr. Ankit Wahane (Assistant manager- SBI Representative)

As a result of our appraisal and analysis, it is our considered opinion that the value of the immovable assets such as Non-Agricultural Land bearing Gut No. 26, Plot Nos 1 to 23, Village - Vasangaon, Taluka and District – Latur, Maharashtra, in its present condition with aforesaid specifications is as under:

SUMMARY OF VALUATION		
i.	Market Value (MV)	INR 574.95 Lakh
ii.	Realizable Value (85% of MV)	INR 488.71 Lakh
iii.	Forced / Distress Sale value (75% of MV)	INR 431.21 Lakh
iv.	Book Value (Purchase price)	INR 20.00 Lakh (Year 2010)
v.	Insurable value of the property	N.A.

FOR KAKODE ASSOCIATES CONSULTING PVT. LTD.

ANIL B. PAI KAKODE
Director & Govt. Approved Valuer
DATE : October 13, 2021

ASHOK AKERKAR
Director & Govt. Approved Valuer
PLACE : MUMBAI

The undersigned has inspected the property detailed in the Valuation Report dated October 13, 2021 on We are satisfied that the ***Fair and Reasonable Market Value*** of the property is **INR 574.95 Lakh**

Signature
(Name of the Branch Manager with Office Seal)

Draft for Discussion

DECLARATION-CUM- UNDERTAKING

We, Anil B. Pai Kakode son/~~daughter~~ of late Mr. Bhaskar Pai Kakode and Mr. Ashok S. Akerkar son/~~daughter~~ of late Mr. Shantaram G. Akerkar, do hereby solemnly affirm and state that:

- a. We are citizen of India.
- b. We will not undertake valuation of any assets in which we have a direct or indirect interest or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c. The information furnished in our valuation report dated October 13, 2021 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property. We have not been convicted of any offence and sentenced to a term of Imprisonment;
- d. Our engineer has personally inspected the property on September 24, 2021. The work is not subcontracted to any other valuer and carried out by our team.
- e. Valuation report is submitted in the format as prescribed by the Bank. We have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during our empanelment with you. We will inform you within 3 days of any such depanelment.
- f. We have not been removed / dismissed from service/ employment earlier.
- g. We have not been convicted of any offence and sentenced to a term of imprisonment.
- h. We have not been found guilty of misconduct in our professional capacity.
- i. We have not been levied a penalty under section 271.
- j. We are not an undischarged bankrupt, or have not applied to be adjudicated as a bankrupt.
- k. We are not undischarged insolvent.
- l. We have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income Tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m. We have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958.
- n. Our PAN Card number/Service Tax number as applicable – Anil Kakode – AAFPP1215R and Ashok Akerkar – ABKPA2220P.
- o. We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p. We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q. We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability.

- r. We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- s. We abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- t. We are registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. I, Mr. Anil B. Pai Kakode is a valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. We are the ~~proprietor / partner /~~ authorized officials of the ~~firm /~~ company, who are competent to sign this valuation report.
- x. We will undertake the valuation work on receipt of Letter of Engagement generated from the system (Le. LLMS/LOS) only.
- y. Further, we hereby provide the following information:

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued	Non Agricultural Land
2	Purpose of valuation and appointing authority	Official of the State Bank of India to ascertain Market Value of the property.
3	Identity of the valuer and any other experts involved in the valuation	Kakode Associates Consulting Pvt. Ltd.
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment, valuation date and date of report	September 23, 2021 September 24, 2021 October 13, 2021
6	Inspections and/or investigations undertaken	Photographs of the property with data collection
7	Nature and sources of the information used or relied upon	Based on our site visit & the information collected at site
8	Procedures adopted in carrying out the valuation and valuation standards followed	As per standards
9	Restrictions on use of the report, if any;	-
10	Major factors that were taken into account during the valuation	Nil
11	Major factors that were taken into account during the valuation	Nil
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall	-

	not be for the purpose of limiting his responsibility for the valuation report.	
--	---	--

FOR **KAKODE ASSOCIATES CONSULTING PVT. LTD.**

ANIL B. PAI KAKODE
Director & Govt. Approved Valuer
DATE : October 13, 2021

ASHOK AKERKAR
Director & Govt. Approved Valuer
PLACE : MUMBAI

Draft for Discussion

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empaneled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5 A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.

18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation– For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

FOR **KAKODE ASSOCIATES CONSULTING PVT. LTD.**


ANIL B. PAI KAKODE
Director & Govt. Approved Valuer
DATE : OCTOBER 13, 2021

ASHOK AKERKAR
Director & Govt. Approved Valuer
PLACE : MUMBAI

PHOTOGRAPHS



STAMP DUTY READY RECKONER RATE YEAR 2021-22



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

[Home](#)
[Valuation Rules](#)
[User Manual](#)
[Close](#)
[Feedback](#)

Year
20212022

Annual Statement of Rates

Selected District लातूर

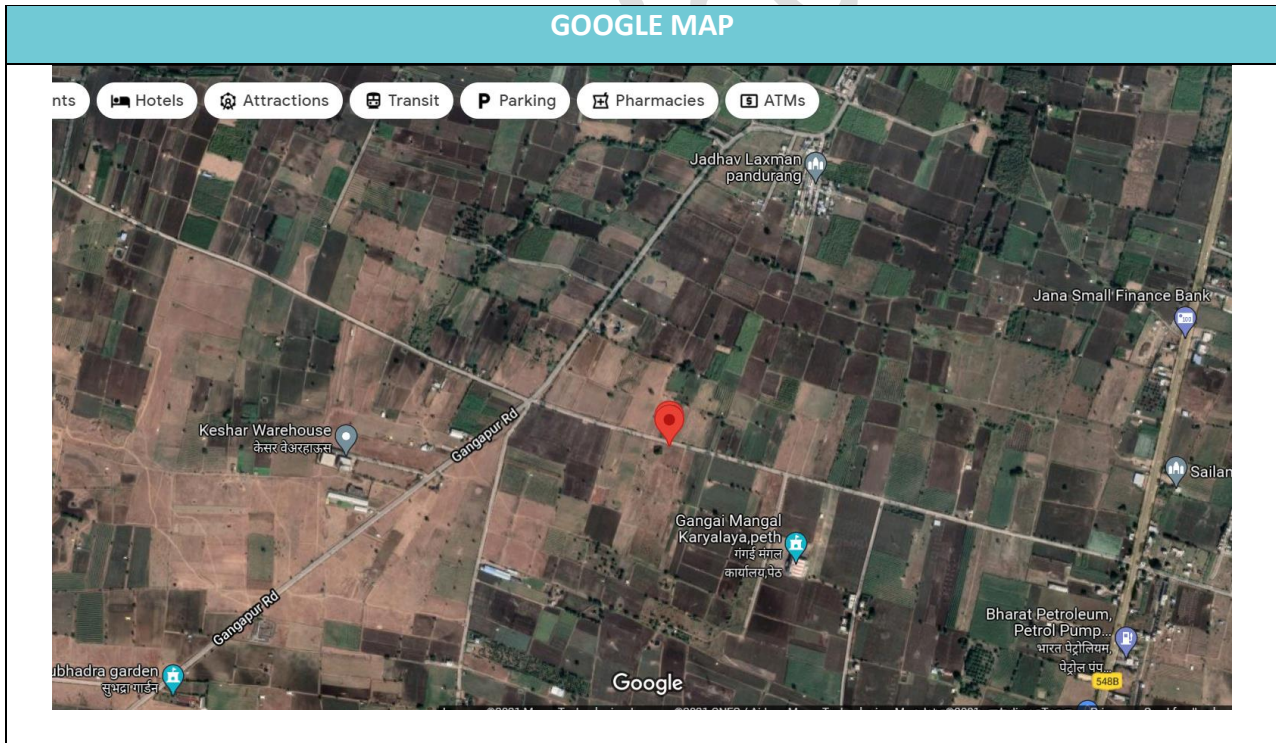
Select Taluka लातूर

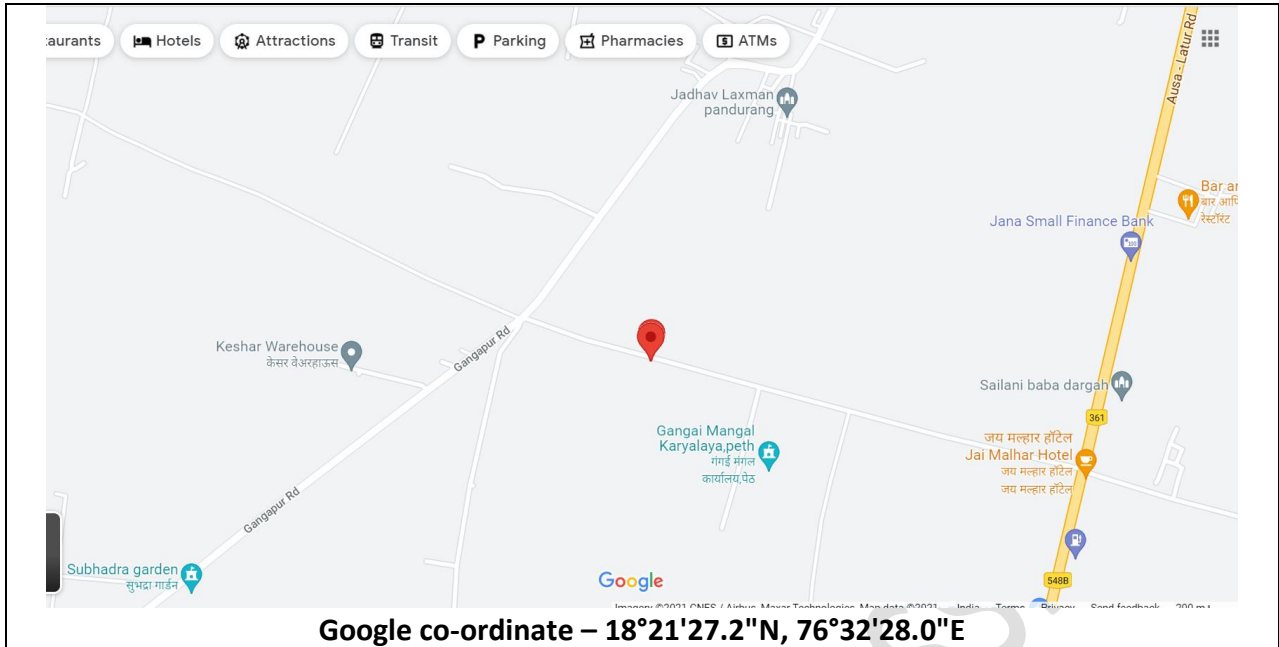
Select Village मोजा : वासनगाव

Search By ☐ Survey No ☒ Location

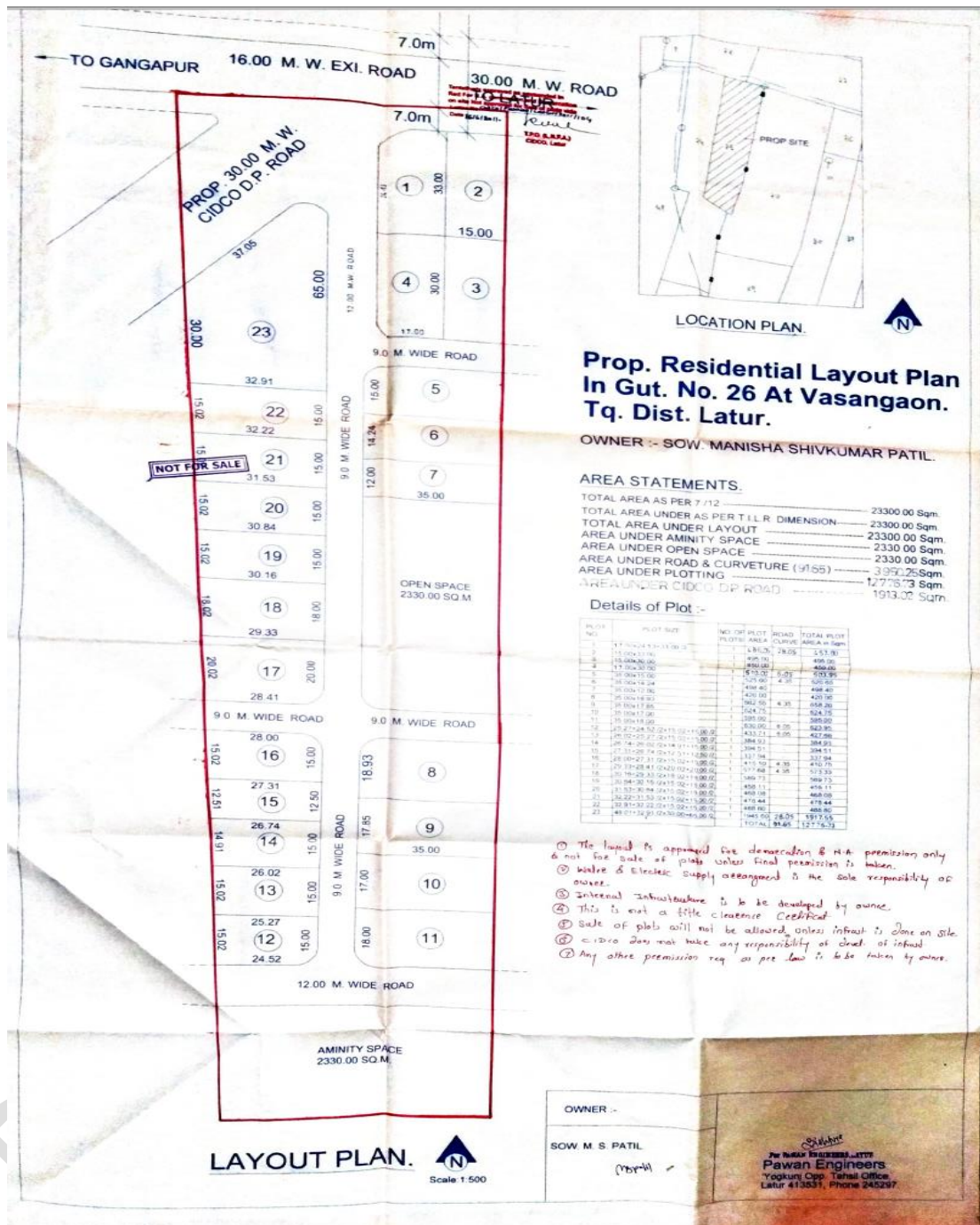
Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	4.168 - औसा रोडवरील मिलकती (विराट हनुमानकडे जाणा-या रस्त्यापासुन नगरपरिषद हद्दीपर्यंत)	5810	21200	26000	43900	0	चौ. मीटर
SurveyNo	4.169 - रींगरोडवरील मिलकती (औसा रोड ते खांद्यांव हद्दपर्यंत)	5810	20500	24800	35600	0	चौ. मीटर
SurveyNo	4.170 - इतर मिलकती	2220	16300	20000	30000	0	चौ. मीटर

GOOGLE MAP





Layout Plan



- ① The land is approved for demarcation & H.A. permission only & not for sale of plots unless final permission is taken.
- ② Water & Electric supply arrangement is the sole responsibility of owner.
- ③ Internal Infrastructure is to be developed by owner.
- ④ This is not a title clearance Certificate.
- ⑤ Sale of plots will not be allowed unless initial is done on site.
- ⑥ CIDCO does not take any responsibility of deed of initial.
- ⑦ Any other permission req. as per law is to be taken by owner.

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**.