

04/09/2025
902



BEYOND VALUE

Valuation of Residential Flat for

Mrs. Ruqsana Rehman Shaikh,
Mrs. Rehana Ibrahim Shaikh &
Mr. Ibrahim Shaikh

State Bank of India

S. V. Road, Borivali West Branch, Mumbai

September 2023

Kakode Associates

Consulting Private Limited

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

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To,
State Bank of India,
S. V. Road, Borivali West Branch,
 101, 1st Floor, Landmark Building,
 Near Petrol Pump, S. V. Road,
 Borivali (West), Mumbai – 400 092

VALUATION REPORT
(IN RESPECT OF RESIDENTIAL FLAT)

I. GENERAL	
1. Purpose for which the valuation is made	To ascertain the Market Value of Flat No. 903, 9 th floor, Rehana Heights Co-op. Hsg. Soc. Ltd., Chapel Lane, Santacruz (W), Mumbai – 400 054
2. a) Date of inspection	September 01, 2023
b) Date on which the valuation is made	September 01, 2023
3. Document produced for perusal	<p><u>Ownership Documents:-</u></p> <p>i. We have not received any ownership documents.</p> <p><u>Technical Documents:-</u></p> <p>ii. We have not received any technical documents.</p> <p><u>Other Documents:-</u></p> <p>iii. Valuation Report No. KACPL/SBI/BH/BH/MA/20-21/MC1140 dated November 26, 2020</p>
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. Ruqsana Rehman Shaikh, Mrs. Rehana Ibrahim Shaikh & Mr. Ibrahim Shaikh Mob.: 98199 99054
5. Brief description of the property	<p>The said flat is on 9th floor of Rehana Heights Co-op. Hsg. Soc. Ltd., which is approx. 500 mtr. on western side of Santacruz railway station.</p> <p>The said flat comprises of 3 BHK converted to 2 BHK</p>



6.	Location of property	
a)	Plot No./ Survey No./CTS No.	CTS No. H-341
b)	Door No.	Flat No. 903
c)	T.S. No. / Village	Bandra
d)	Ward / Taluka	Andheri
e)	Mandal / District	Mumbai Suburban
f)	Date of issue and validity of layout of approved map/plan	We have not received approved building plan for our perusal
g)	Approved map/plan issuing authority	N. A.
h)	Whether genuineness or authenticity of approved map/plan is verified?	N. A.
i)	Any other comments by our empaneled valuers on authentic of approved plan	N. A.
7.	Postal address of the property	
	Flat No. 903, 9 th floor, Rehana Heights Co-op. Hsg. Soc. Ltd., Chapel Lane, Santacruz (W), Mumbai – 400 054	
8.	City / Town	
	Residential Area	Yes
	Commercial Area	No
	Industrial Area	No
9.	Classification of the area	
	i). High / Middle / Lower	Middle
	ii). Urban / Semi Urban / Rural	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	
	Municipal Corporation of Greater Mumbai	
11.	Whether covered under any State /Central Govt. enactment's (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area?	
	Not apparent from documents perused	
12.	Boundaries of the property	
	North	Chapel Lane
	South	Nani Baug CHSL
	East	Ayesha Apartment
	West	Chapel Lane
13.	Dimensions of the site	
		A
		B
		As per the Deed
		Actuals
	North	N. A.
	South	N. A.
	East	
	West	



14.	Extent of the site	819 sq. ft. (Carpet area) (As per measurement)
14.1	Latitude, Longitude & Co-ordinates of property	19°04'48.0"N 72°50'22.5"E
15.	Extent of the site considered for valuation	983 sq. ft. (Built-up area) (based on measurement)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Tenant occupied We have not received the details We have not received the details
II. APARTMENT BUILDING		
1.	Nature of Apartment	Residential flat
2.	Location T.S. No. Block No. Ward No. Village/ Municipality Corporation Door No., Street or Road (Pin Code)	- - - Bandra Municipal Corporation of Greater Mumbai Flat No. 903, Chapel Lane, Santacruz (W), Mumbai – 400 054
3.	Description of the locality Residential / Commercial/ Mixed	Residential
4.	Year of construction	Approx. Year 2003 (As per site information)
5.	Number of floors	Stilt + 10 upper floors
6.	Type of structure	RCC framed structure with brick wall masonry
7.	Number of dwelling flats in the building	Not known
8.	Quality of construction	Good
9.	Appearance of the building	Good
10.	Maintenance of the building	Good
11.	Facilities available Lift Protected water supply Underground Sewerage Car Parking - Open/Covered Is compound wall exiting Pavement around the building	2 lifts are provided for the said building Available Available Open space in the compound is available for car parking Yes Chequered tiles



III RESIDENTIAL FLAT			
1.	The floor in which the flat is situated?	9 th floor	
2.	Door number of the flat	Flat No. 903	
3.	Specification of the Flat		
	Roof	RCC	
	Flooring	Vitrified tiles	
	Doors	Plywood doors	
	Windows	Aluminum Sliding window	
	Fittings	Standard	
	Finishing	Standard	
4.	Property Tax		
	Assessment No.	We have not received the Property Tax Bill	
	Tax paid in the name of	N. A.	
	Tax amount	N. A.	
5.	Electricity service connection number	We have not received the Electricity Bill	
	Meter Card is in the name of	N. A.	
6.	How is the maintenance of the flat?	Good	
7.	Sale Deed executed in the name of	We have not received agreement	
8.	What is the undivided area of land as per sale?	N. A. - Valuation is only for flat	
9.	What is the plinth area of the flat	983 sq. ft. (Built-up area) (based on measurement)	
10.	What is the floor space index (App.)?	As per local norms	
11.	What is the area of the flat?		
	Area of the premises as per Valuation Report No. KACPL/SBI/BH/BH/MA/20-21/MC1140 dated November 26, 2020	Merged Flat Nos. 901, 902 & 903	: 2,885 sq. ft. (Carpet area)
	Area of the premises as per measurements	Flat No. 903	: 819 sq. ft. (Carpet area)
	Area calculation for valuation	Carpet area in sq. ft.	Built-up area in sq. ft. (20% loading on Carpet area)
	Flat No. 903	819	983
	Area considered for valuation	Flat No. 903 : 983 sq. ft. (Built-up area)	
	Note: Our valuation report is based on the area which is physically measured by us at the time of inspection.		
12.	Is it Posh/I Class/Medium/ Ordinary	Medium	
13.	Is it being used for residential or commercial purpose?	Residential	
14.	Is it owner occupied or let out?	Tenant occupied	
15.	If tenanted, what is the monthly rent?	We have not received the details	



IV. MARKETABILITY								
1.	How is the marketability	Good						
2.	What are the factors favouring for an extra potential value?	Nil						
3.	Any negative factors observed which affect the Market Value in general	Nil						
V. RATE								
1.	After analysing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? (Along with details / reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	INR 41,000 to INR 42,000 per sq. ft. on Built-up area (No sale transaction was found in and around the locality and hence we have adopted sale rate based on comparable attached below)						
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (Give details)	INR 42,000 per sq. ft. on Built-up area considering the locational attributes and marketability of the said flat						
	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 road i.e. it doesn't take into account the advantage/disadvantage of particular property vis-a-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	We have not found any sale transaction in spite of our detailed search in Govt. official website. We have adopted the Sale Rate based on our local enquiries and as per market Comparable found in various property websites.						
3.	Break- up for the rate Building + Services i) Land + others	INR 2,500 per sq. ft. on Built-up area INR 39,500 per sq. ft.						
4.	Guideline rate obtained from the Registrar's office - Stamp Duty Ready Reckoner Rate 2023-24 (an evidence thereof to be enclosed)	INR 2,32,730 per sq. mtr. i.e. INR 21,621 per sq. ft. on Built-up area for new building Considering the benefit of lift and higher floor as per ready reckoner guidelines: INR 2,44,367 per sq. mtr. i.e. INR 22,702 per sq. ft. on Built-up area (After considering depreciation for building age) INR 2,20,448 per sq. mtr. i.e. INR 20,480 per sq. ft. on Built-up area						
Guideline Value		<table><tr><th>Built-up area in sq. ft.</th><th>Unit Rate INR/ sq. ft.</th><th>Total Value INR</th></tr><tr><td>983</td><td>20,480</td><td>2,01,31,840</td></tr></table>	Built-up area in sq. ft.	Unit Rate INR/ sq. ft.	Total Value INR	983	20,480	2,01,31,840
Built-up area in sq. ft.	Unit Rate INR/ sq. ft.	Total Value INR						
983	20,480	2,01,31,840						



VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	<p><i>Depreciated Building Rate</i></p> <p><i>Replacement cost of Flat with Services(v(3)i) (Insurable Value)</i></p> <p><i>Age of the building</i></p> <p><i>Life of the building estimated</i></p> <p><i>Depreciation percentage assuming the salvage value as 10%</i></p> <p><i>Depreciated Ratio of the building</i></p>
	<p>INR 2,500 – INR 750 = INR 1,750 per sq. ft. on Built-up area</p> <p>INR 2,500 X 983 sq. ft. = INR 24,57,500</p> <p>Say INR 24,50,000</p> <p>Approx. 20 years (As per site information)</p> <p>40 years depending on the regular preventive maintenance of the building</p> <p>30%</p> <p>70%</p>
b.	<p><i>Total Composite rate arrived for valuation</i></p> <p><i>Depreciated Building rate VI(a)</i></p> <p><i>Rate for Land & other V(3) ii</i></p> <p><i>Total Composite Rate</i></p>
	<p>Flat – INR 41,250 per sq. ft. on Built up area</p> <p>INR 1,750 per sq. ft.</p> <p>INR 39,500 per sq. ft.</p> <p>INR 41,250 per sq. ft. on Built up area. However, we have considered INR 41,500 per sq. ft. on Built up area for valuation purpose</p>

VII. DETAILS OF VALUATION					
Sr. No.	Description		Area in Sq. ft.	Unit Rate (INR/ sq. ft.)	Estimated/ Present Value (INR)
1.	Present value of the flat (incl. car parking, if provided)	(Built up area)	983	41,500	4,07,94,500
2.	Wardrobes				
3.	Show cases				
4.	Kitchen arrangements				
5.	Superfine finish				
6.	Interior decorations				
7.	Electricity deposits/ electrical fittings, etc.,				
8.	Extra collapsible gates / grill works etc.,				
9.	Potential value, if any				
10.	Others				
Total INR					4,07,94,500



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 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 Built-up area of the premises, which is an increase of 20% over that of its measured Carpet area.

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 premises is considered at **80%** of its Present Market Value.

Remarks:

- The said property is a 3 BHK converted to 2 BHK residential 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 the below attached Comparable and as per our local inquiries and prevailing Market Rate in the vicinity.
- ***We have not received any technical documents of the said building.***
- ***We have not received any ownership documents.***
- ***This report is based on Valuation Report No. KACPL/SBI/BH/BH/MA/20-21/MC1140 dated November 26, 2020, received for our perusal.***
- All the civic amenities are within the proximity of the building.



As a result of our appraisal and analysis, it is our considered opinion that the value of the above referred Flat Nos. 903, 9th floor, Rehana Heights Co-op. Hsg. Soc. Ltd., Chapel Lane, Santacruz (W), Mumbai – 400 054, and valued for Mrs. Ruqsana Rehman Shaikh, Mrs. Rehana Ibrahim Shaikh & Mr. Ibrahim Shaikh, in its present prevailing condition with aforesaid specifications is as under:

Summary of Valuation

Market Value (MV)	INR 4,07,94,500	(Rupees Four Crore Seven Lakh Ninety Four Thousand Five Hundred only)
Realizable Value (90% of MV)	INR 3,67,15,000	(Rupees Three Crore Sixty Seven Lakh Fifteen Thousand only)
Distress Sale Value (80% of MV)	INR 3,26,36,000	(Rupees Three Crore Twenty Six Lakh Thirty Six Thousand only)
Insurance Value	INR 24,50,000	(Rupees Twenty Four Lakh Fifty Thousand only)
Purchase Price	We have not received the agreement	
Rental Value	We have not received the details	



For KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED

ANIL B. PAI KAKODE

Director & Govt. Approved Valuer

Wealth Tax Regn. No. CAT VII-20 of 1988

Place : Mumbai



ASHOK S. AKERKAR

Director & Govt. Approved Valuer

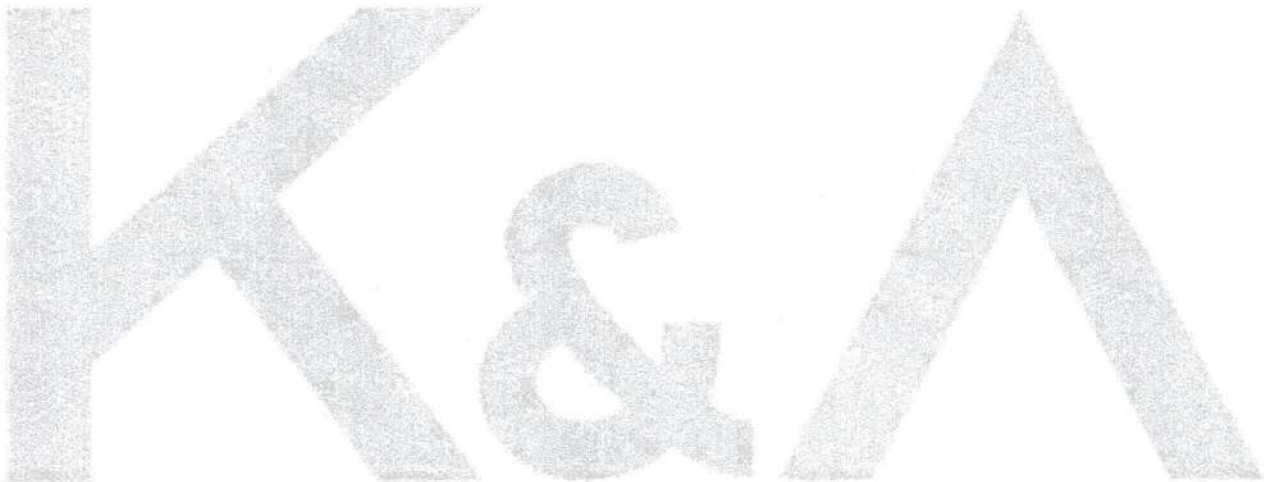
CCIT/PNJ/4(3)-Tech/2005-06

Date : September 04, 2023

The undersigned has inspected the property detailed in the Valuation Report dated September 04, 2023 on We are satisfied that the ***Fair and Reasonable Market Value*** of the property is **INR 4,07,94,500 (Rupees Four Crore Seven Lakh Ninety Four Thousand Five Hundred only).**

Signature

(Name of the Branch Manager with Office Seal).

A large, light gray watermark of the K&A logo is centered on the page. The letters 'K' and 'A' are in a bold, sans-serif font, with an ampersand between them. The watermark is semi-transparent and covers a significant portion of the middle of the page.

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 September 04, 2023 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 01, 2023. 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	Residential Flat
2	Purpose of valuation and appointing authority	Official of the State Bank of India to ascertain Fair Market Value of the property.
3	Identity of the valuer and any other experts involved in the valuation	Kakode Associates Consulting Private Limited
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment, Valuation date and Date of report	September 01, 2023 September 01, 2023 September 04, 2023
6	Inspections and/or investigations undertaken	Measurement and 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;	This report is prepared for State Bank of India
10	Major factors that were taken into account during the valuation	The location, condition and type of structure is taken into consideration while valuing the subject property



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.	<p>a) This report is issued to the best of our knowledge & ability & is without any prejudice.</p> <p>b) 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.</p> <p>c) 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.</p> <p>d) 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.</p>
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FOR KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED


ANIL B. PAI KAKODE
 Director & Govt. Approved Valuer
 DATE : SEPTEMBER 04, 2023




ASHOK AKERKAR
 Director & Govt. Approved Valuer
 PLACE : MUMBAI

MODEL CODE OF CONDUCT FOR VALUERS

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

All valuers empanelled 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 PRIVATE LIMITED

ANIL B. PAI KAKODE

Director & Govt. Approved Valuer

DATE : SEPTEMBER 04, 2023



ASHOK AKERKAR

Director & Govt. Approved Valuer

PLACE : MUMBAI

PHOTOGRAPHS



VIEW OF BUILDING



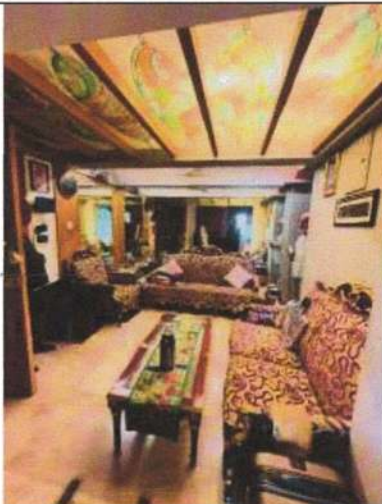
VIEW OF ENTRANCE OF BUILDING



VIEW OF NAME BOARD



VIEW OF MAIN DOOR



VIEW OF LIVING ROOM





VIEW OF BEDROOM 1



VIEW OF BEDROOM 2


VIEW OF KITCHEN



SELFIE AT SITE



STAMP DUTY READY RECKONER RATE YEAR 2023-24



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year 20232024

Annual Statement of Rates

Language English

Selected District मुंबई (उपनगर)

Select Village बांद्रा - एच (अधोरी)

Search By ☒ Survey No ☐ Location

Enter Survey No 341 Search

वृत्तविभाग	खुली जमीन	निवासी सवर्गिका	औद्योगिक	वृक्षाने	औद्योगिक (M.L.)	एकक	Attribute
27/160-19/66 ग. उत्तरेस गावाची सीमा पूर्वस रेल्वे, दक्षिणेस रामकृष्ण मिशन मार्ग व पश्चिमेस एस वी रोड	124770	232730	267640	184200	220660	चौरस मीटर	सि टी एस नंबर

GOOGLE MAP



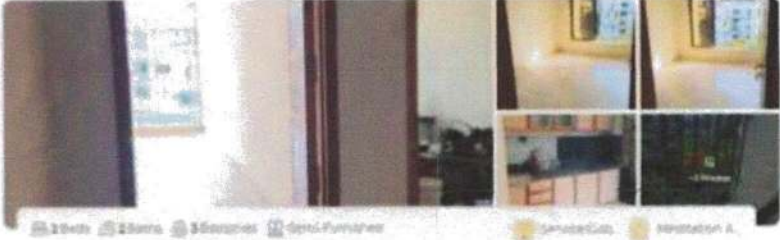
COMPARABLE RATE

Benchmark 1

magicbricks Buy Rent Sell Home Loans Login Post Property

₹3.60 Cr (₹54,000/sq.ft.)

2 BHK 1000 Sq Ft Flat For Sale in Santacruz West, Mumbai



2 Baths 2 BHK 3 Sources Semi-Furnished

Project: **Satana Heights CHS** | Floor: **7 (Out of 10 Floors)**

Transaction Type: **Resale** | Status: **Ready to Move** | Facing: **East** | Furnished Status: **Semi-Furnished**

Contact Agent: **Dinesh** +91 9760033006

Get Phone No.

Contact Agent Get Phone No.

LAST CONTACT made 36 days ago

Benchmark 2

NOBROKER Buy Rent Sell Home Loans

Satana Heights 1000 sq.ft. 2 BHK

Search

1 BHK Apartment in Auro Villa For Sale in Santacruz West

Plot V/Ld 16 Andrews Road, Santacruz West, Mumbai, Maharashtra, INDIA | Eastern Facing

₹2.75 Crores (₹27,500 per sq.ft.) | ₹1.58 Lacs/Month (Estimated EM)

800 sq.ft. Built-up

South-East Facing | 1 BHK Apartment Type

1 Bathroom | Car Parking

Get Owner Details

Auroville Building

7 min

Santacruz West



Rate Matrix

Particulars	Benchmark 1	Benchmark 2	Benchmark 3	Benchmark 4
Transaction / Listing	Comparable	Comparable	Comparable	Comparable
Year of Listing	2023	2023	2023	2023
Property Location	Rehana Heights, Santacruz-W	Auro Villa, Santacruz-W	Aristo Sapphire, Santacruz-W	Geetika Apartment, Santacruz-W
Property Type	Residential flat	1 BHK Residential flat	3 BHK Residential flat	2 BHK Residential flat
Carpet Area in sq. ft.	800	-	-	-
Built-up Area in sq. ft.	960	600	1,200	1,000
Asking Value (INR)	3,60,00,000	2,75,00,000	6,50,00,000	4,00,00,000
Asking Rate (INR per sq. ft.)	37,500	45,833	54,167	40,000
Adjustments				
Listing Discount	0.00%	(5.00%)	(5.00%)	(5.00%)
Discount for Type	0.00%	0.00%	0.00%	0.00%
Discount for Size	0.00%	0.00%	0.00%	0.00%
Location & Access	0.00%	0.00%	0.00%	0.00%
Market Liquidity Discount	0.00%	(3.00%)	(3.00%)	(3.00%)
Total Adjustments	0.00%	(8.00%)	(8.00%)	(8.00%)
Adjusted Rate in INR	37,500	42,167	49,833	36,800
Average Adjusted Rate on Built-up area per sq. ft.	41,575			
Rate adopted for Valuation on Built-up area per sq. ft.	41,500			



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**.

