

K&A

BEYOND VALUE

Valuation of Residential Flat for

Mr. Akash Anand & Mrs. Swati (Proposed Buyer)

**Punjab National Bank,
Versova Branch, Andheri (W), Mumbai
August 2024**

Kakode Associates

Consulting Private Limited

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

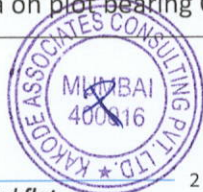
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www.kakode.com | operations@kakode.com

To,
Punjab National Bank
Versova Branch,
68, Kamal Apartment,
Lokhandwala Complex, Versova,
Andheri (West), Mumbai - 400 053

VALUATION REPORT IN RESPECT OF FLAT

Sr. No.	Particulars	Content
I.	GENERAL	
1.	Name & address of the valuer	Kakode Associates Consulting Private Limited
2.	<i>Purpose of Valuation</i>	To ascertain the Market Value of the Flat No. 504, 5th floor, B-Wing, Millenium Court Co-Op. Hsg. Soc. Ltd., Near Adarsh Nagar Behram Baug, Link Road, Jogeshwari (West), Mumbai – 401 102
3.	a) <i>Date of inspection</i> b) <i>Title Deed Number and Date</i> c) <i>Date of Valuation</i>	August 10, 2024 Agreement yet to be registered August 16, 2024
4.	<i>Document produced for perusal</i> <u>Seller Documents: -</u> i. Agreement for sale dated March 26, 2012, executed between the Seller – M/s. Micro Ankur Developers and the Purchaser – Mr. Wigbert Stanley Rodricks & Mrs. Sushma Wigbert Rodricks ii. Registration Receipt No. 2407 and Registration No. BDR4-02393-2012 dated March 27, 2012, indicating Purchase Price INR 59,37,500 and Market Value INR 1,09,11,000 iii. Index II dated March 27, 2012, indicating Built-up area 78.07 sq. mtr. i.e., 840 sq. ft. iv. Maintenance Receipt No. 34 dated August 01, 2024 in the name of Mr. Wigbert S Rodricks v. Electricity CA No. 153195797 dated June 11, 2024 in the name of Mr. Wigbert Stanley Rodricks & Mrs. Sushma Wigbert Rodricks vi. Property Tax Assessment No. KW1514015630039 dated February 26, 2024 in the name of Mr. Wigbert Rodricks vii. RERA Certificate No. P51900007933 dated August 18, 2017 <u>Technical Documents: -</u> viii. Part Occupancy Certificate No. MH/EE/(B.P.)/GM/MHADA-113/333/2019 dated June 20, 2019, issued by Maharashtra Housing and Area Development Authority comprising of Stilt (for parking + entrance) + 1 st level podium (for parking) + 2 nd level podium (for parking) + 3 rd level podium (for fitness centre) + 4 th to 22 nd + 23 rd (Pt.) upper floors for Wing-B on plot bearing CTS No. 9/B/1 of village Oshiwara ix. Approved plan No. CE/9374/WS/AK dated May 22, 2014, issued by Brihan Mumbai Mahanagar Palika on plot bearing CTS No. 9/B/1 of village Oshiwara	



	<u>Other Documents: -</u>	
	x. Memorandum of understanding dated July, 2024, executed between the Seller – Mr. Wigbert Stanley Rodricks & Mrs. Sushma Wigbert Rodricks and the Purchaser – Mr. Akash Anand & Mrs. Swati	
5.	<i>Name of the owner(s) and his/ their address (es) with Phone No. (details of each owner in case of joint ownership)</i>	Mr. Akash Anand & Mrs. Swati (Proposed Buyer) +91-8130694288 Residence Address: F-215, Gali No. 1/2, 3 rd Floor, Pandav Nagar, Shamas Pur, Patparhanj, East Delhi, Delhi – 110 091.
6.	<i>Brief description of the property</i>	The said flat is on 5 th floor of Millenium Court Co-op. Hsg. Soc. Ltd., which is approx. 2.5 Km on western side of Jogeshwari railway station. The said property is a 2 BHK residential flat
7.	<i>Location of property</i>	
	a) <i>Plot No./ Survey No.</i>	C. S. No. 9B/1
	b) <i>Door No.</i>	Flat No. 504
	c) <i>T.S. No. / Village</i>	Oshiwara
	d) <i>Ward / Taluka</i>	Andheri
	e) <i>Mandal / District</i>	Mumbai Suburban
	f) <i>Date of issue and validity of layout of approved map/plan</i>	Approved plan No. CE/9374/WS/AK dated May 22, 2014, issued by Brihan Mumbai Mahanagar Palika on plot bearing CTS No. 9/B/1 of village Oshiwara
	g) <i>Approved map/plan issuing authority</i>	Brihan Mumbai Mahanagar Palika
	h) <i>Whether genuineness or authenticity of approved map/plan is verified?</i>	N. A.
	i) <i>Any other comments by our empanelled valuers on authentic of approved plan</i>	N. A.
	j) <i>Comment on unauthorized construction if any</i>	N. A.
	k) <i>Comment on demolition proceedings if any</i>	N. A.
8.	<i>Postal address of the property</i>	Flat No. 504, 5 th floor, B-Wing, Millenium Court Co-Op. Hsg. Soc. Ltd., Near Adarsh Nagar Behram Baug, Link Road, Jogeshwari (West), Mumbai – 401 102
9.	<i>City / Town</i>	
	<i>Residential Area</i>	Yes / No
	<i>Commercial Area</i>	Yes / No
	<i>Industrial Area</i>	Yes- / No



10.	<i>Classification of the area</i> i). High / Middle / Lower ii). Urban / Semi Urban / Rural	Middle class Urban area	
11.	<i>Coming under Corporation limit / Village Panchayat / Municipality</i>	Municipal Corporation of Greater Mumbai	
12.	<i>Whether covered under any State /Central Govt. enactment's (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area?</i>	Not apparent from documents perused	
13.	<i>Boundaries of the property</i> North South East West	Under Construction Building Link Road Aaradhna Building Open Plot	
14.	<i>Dimensions of the site</i>	A As per the Deed N. A.	B Actuals N. A.
15.	<i>Extent of the site (Flat)</i>	700 sq. ft. (Carpet area) (As per Agreement for sale)	
15.1	<i>Latitude, Longitude & Co-ordinates of flat</i>	19°08'46.0"N 72°49'55.6"E 19.146111, 72.832111	
16.	<i>Extent of the site considered for valuation</i>	700 sq. ft. (Carpet area) (As per Agreement for sale)	
17.	<i>Whether occupied by the owner / tenant?</i> <i>If occupied by tenant since how long?</i>	Vacant N. A.	
II. FLAT BUILDING:			
1.	<i>Nature of Apartment</i>	Residential Flat	
2.	<i>Description of the locality Residential / Commercial / Mixed</i>	Residential	
3.	<i>Year of Construction</i>	Year 2019 (As per Part OC)	
4.	<i>Number of Floors</i>	Stilt (Parking) + 2 Podiums (Parking) + 3 rd (Amenities) + 4 th to 23 rd floors	
5.	<i>Type of structure</i>	RCC framed structure with brick wall masonry	
6.	<i>Number of dwelling units in the Building</i>	3 Flats on 5 th floor	
7.	<i>Quality of construction</i>	Good	



8.	Appearance of the building	Good
9.	Maintenance of the building	Good
10.	Facilities available	
	Lift	2 Lifts is provided for the said building
	Protected water supply	Yes
	Underground Sewerage	Yes
	Car Parking	1 Car parking slot is allotted to the said flat
	Open/Covered	Covered
	Is Compound wall existing?	Yes
	Is Pavement laid around the building?	Chequered tiles

III	Flat					
1.	The floor on which the Flat is situated?	5 th Floor				
2.	Door no. of the Flat	Flat No. 504				
3.	Specification of the Flat					
	Roof	RCC				
	Flooring	Vitrified tiles				
	Doors	Wooden frame door				
	Windows	Aluminum sliding window				
	Fittings	Standard				
	Finishing	Standard				
4.	House Tax Assessment No.	KW1514015630039				
	Tax paid in the name of	Mr. Wigbert Rodricks				
	Tax amount	INR 10,215				
5.	Electricity service connection no.	153195797				
	Meter Card is in the name of	Mr. Wigbert Stanley Rodricks & Mrs. Sushma Wigbert Rodricks				
6.	How is the maintenance of the flat?	Good				
7.	Draft Agreement executed in the name of?	Mr. Akash Anand & Mrs. Swati (Proposed Buyer)				
8.	What is the undivided area of land as per sale deed?	N. A. – Valuation is only for residential flat				
9.	What is the plinth area of the flat?	700 sq. ft. (Carpet area) (As per Seller Agreement)				
10.	What is the floor space index (Approx.)?	As per local norms				
11.	What is the carpet area of the Flat?					
	Flat No. 504					
		<table border="1"> <thead> <tr> <th>Area - as per Agreement for sale (Area in sq. ft.)</th> <th>Area – as per site measurement</th> </tr> </thead> <tbody> <tr> <td>700 (Carpet area)</td> <td>700 (Carpet area)</td> </tr> </tbody> </table>	Area - as per Agreement for sale (Area in sq. ft.)	Area – as per site measurement	700 (Carpet area)	700 (Carpet area)
Area - as per Agreement for sale (Area in sq. ft.)	Area – as per site measurement					
700 (Carpet area)	700 (Carpet area)					



12.	<i>Area Calculation for Valuation</i>	<i>Carpet area in sq. ft.</i>	<i>Built-up area in sq. ft. (20% loading)</i>
	<i>Flat No. 504</i>	700	840
	Area considered for valuation	840 sq. ft. (Built-up area)	
13.	<i>Is it Posh/I Class/Medium/ Ordinary?</i>	Medium	
14.	<i>Is it being used for residential or commercial?</i>	Residential	
15.	<i>Is it owner occupied or let out?</i>	Vacant	
16.	<i>If rented, what is the monthly rent?</i>	If rented, it may fetch a rent anywhere between INR 50,000 to INR 60,000 per month	

IV	MARKETABILITY	
1.	<i>How is the marketability?</i>	Good
2.	<i>What are the factors favouring for an extra potential value?</i>	Nil
3.	<i>Any negative factors observed which affect the market value in general?</i>	Nil

V	RATE	
1.	<i>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)</i>	INR 20,000 to INR 21,000 per sq. ft. on Built-up area
2.	<i>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)</i>	INR 21,000 per sq. ft. on Built-up area considering the locational attributes and marketability of the said flat
3.	BREAK UP FOR THE RATE	
	<i>Building + Services</i>	INR 2,500 per sq. ft. on Built-up area
	<i>i) Land + others</i>	INR 18,500 per sq. ft.
4.	<i>Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)</i>	INR 2,16,220 per sq. mtr. i.e. INR 20,087 per sq. ft. on Built up Area (For new building) INR 2,27,031 per sq. mtr. i.e. INR 21,092 per sq. ft. on Built-up area (Considering the benefit of lift and higher floor as per ready reckoner guidelines)



		INR 2,21,484 per sq. mtr. i.e. INR 20,576 per sq. ft. on Built-up area Guideline rate after depreciation: Depreciation as per age of the property (95% for building of 5 years)		
	<i>Guideline Value</i>	<i>Built-up Area in sq. ft.</i>	<i>Unit Rate INR/ sq. ft.</i>	<i>Total Value INR</i>
		840	20,576	1,72,83,840

VI		COMPOSITE RATE ADOPTED AFTER DEPRECIATION:
a.	<i>Depreciated Building Rate</i>	INR 2,500 – INR 188 = INR 2,313 per sq. ft. on Built-up area
	<i>Replacement cost of flat with Services(v(3)i)</i>	INR 2,500 x 840 sq. ft. = INR 21,00,000
	<i>Age of the building</i>	Approx. 5 years (as per site Part Occupancy Certificate)
	<i>Life of the building estimated</i>	55 years depending on the regular preventive maintenance of the building
	<i>Depreciation percentage assuming the salvage value as 10%</i>	7.50%
	<i>Depreciated Ratio of the building</i>	92.50%
b.	<i>Total Composite rate arrived for valuation</i>	Flat - INR 20,813 per sq. ft. on Built-up area
	<i>Depreciated Building rate VI(a)</i>	INR 2,313 per sq. ft. on Built-up area
	<i>Rate for Land & other V(3) ii</i>	INR 18,500 per sq. ft.
	<i>Total Composite Rate</i>	INR 20,813 per sq. ft. on Built-up area. However, we have considered INR 21,000 per sq. ft. for valuation purpose



C. DETAILS of VALUATION:				
Sr. No.	Description	Area in sq. ft.	Unit Rate (INR/ sq. ft.)	Present Value (INR)
	<i>Present value of the Flat No. 504 (incl. car parking, if provided)</i> (Built-up area)	840	21,000	1,76,40,000

Remark

- The said property is a 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 our local inquiries and as per prevailing Market Rate in the vicinity.
- All the civic amenities are within proximity of the building.



As a result of our appraisal and analysis, it is our considered opinion that the Present Market Value of Flat No. 504, 5th floor, B-Wing, Millenium Court Co-Op. Hsg. Soc. Ltd., Near Adarsh Nagar Behram Baug, Link Road, Jogeshwari (West), Mumbai – 401 102, and valued for Mr. Akash Anand & Mrs. Swati (Proposed Buyer), in the prevailing condition with aforesaid specifications is **INR 1,76,40,000 (Rupees One Crore Seventy Six Lakh Forty Thousand only)**.

Summary	
Market Value (MV)	INR 1,76,40,000
Realizable Value (90% of MV)	INR 1,58,76,000
Distress Sale Value (80% of MV)	INR 1,41,12,000
Guideline Value (Value as per Circle Rates) (Year 2024-25)	INR 1,72,83,840



For KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED



ANIL B. PAI KAKODE
Director & Govt. Approved Valuer

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

DATE : AUGUST 16, 2024




ASHOK S. AKERKAR
Director & Govt. Approved Valuer

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

PLACE : MUMBAI

DECLARATION FROM VALUERS

We hereby declare that:

- a. The information furnished in our valuation report dated August 16, 2024, is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- b. We have no direct or indirect interest in the property valued.
- c. Our associate personally inspected the property on August 10, 2024. The work is not sub-contracted to any other valuer and carried out by our firm.
- d. We have not been convicted of any offence and sentenced to a term of Imprisonment.
- e. We have not been found guilty of misconduct in our professional capacity.
- f. 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.
- g. 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.
- h. We abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure F signed copy of same to be taken and kept along with this declaration)
- i. The individual valuers are registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. We are banks approved valuers, who are competent to sign this valuation report.
- k. 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 Punjab National Bank to ascertain Market Value
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.	i. Date of Appointment ii. Date of Valuation iii. Date of Report	August 10, 2024 August 14, 2024 August 16, 2024
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



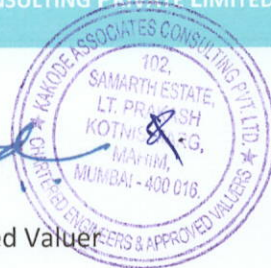
8.	Procedures adopted in carrying out the valuation and valuation standards followed	As per standards
9.	Restrictions on use of the report, if any	This report is prepared for Punjab National Bank
10.	Major factors that were taken into account during the valuation	The location, condition and type of structure is taken into consideration while valuing the subject property
11.	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>

For KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED



ANIL B. PAI KAKODE
Director & Govt. Approved Valuer

DATE : AUGUST 16, 2024




ASHOK S. 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

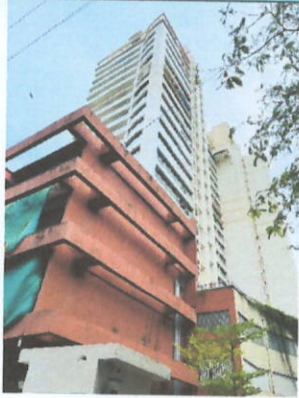


ANIL B. PAI KAKODE
 Director & Govt. Approved Valuer
 DATE : AUGUST 16, 2024




ASHOK S. AKERKAR
 Director & Govt. Approved Valuer
 PLACE : MUMBAI

PHOTOGRAPHS



VIEW OF BUILDING



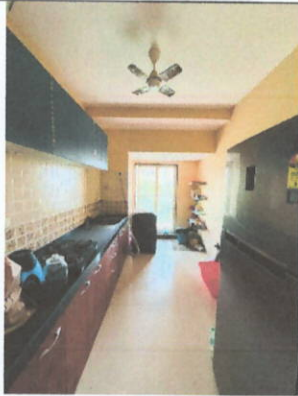
VIEW OF ENTRANCE OF BUILDING



VIEW OF MAIN DOOR



VIEW OF LIVING ROOM



VIEW OF KITCHEN



VIEW OF BEDROOM-1

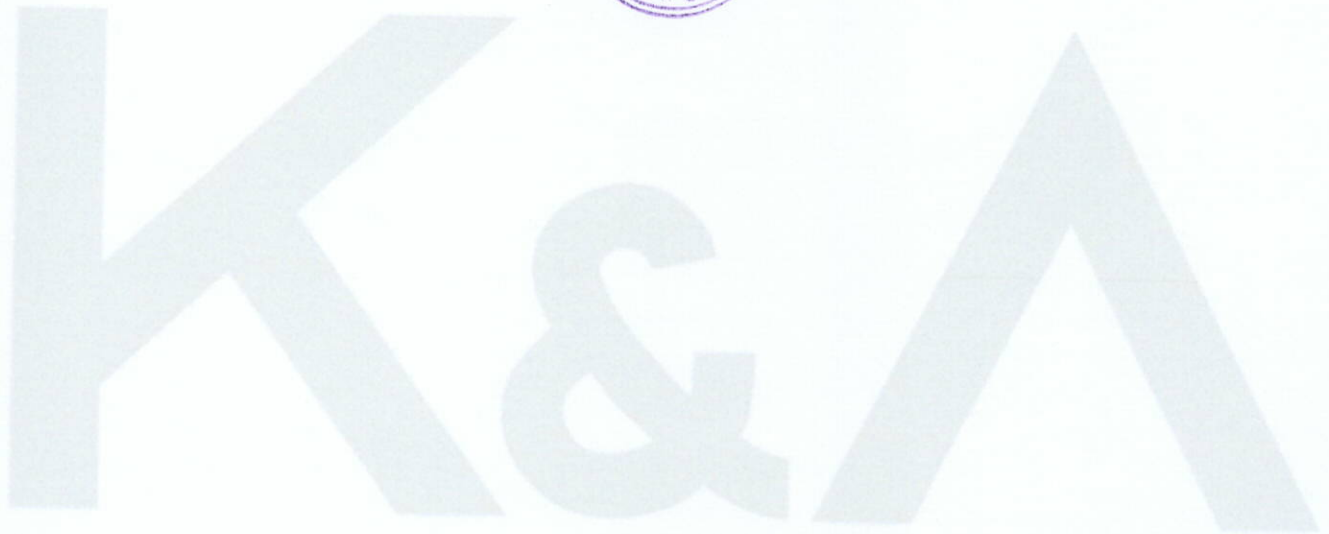




VIEW OF BEDROOM-2



SELFIE AT SITE



STAMP DUTY READY RECKONER RATE YEAR 2024-25

Department of Registration and Stamp
Government of Maharashtraनोंदणी व मुद्रांक विभाग
महाराष्ट्र शासनAnnual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home

Valuation Guidelines | User Manual

Year 2024-2025

Language English

Selected District MumbaiSubUrban

Select Village ओशिवरे (अंधेरी)

Search By Survey No. Location

Enter Survey No

9

Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक एकक (Rs./)	Attribute
50/240-भुभाग: उत्तरेस 36.60 मी. रंद वि.यो. रस्ता, पुर्वेस वीरा देसाई मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस लिंक रोड.	116090	216220	248650 275700	216220	चौ. मीटर सि.टी.एस. नंबर



GOOGLE MAP



**Google Co-ordinates – 19°08'46.0"N 72°49'55.6"E
19.146111, 72.832111**



Distance from nearest railway station



SALE TRANSACTION & COMPARABLE MARKET RATE

Benchmark 1 (SALE TRANSACTION)

14310401 14-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 4 दस्त क्रमांक : 14310/2024 नोंदणी : Regn 63m
गावाचे नाव : ओशिवरा		
(1)विलेखाचा प्रकार	सर्टिफिकेट ऑफ सेल	
(2)मोबदला	23300000	
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22806658.69	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पातिकेचे नाव-मुंबई मनपाइतर वर्णन : इतर माहिती: प्लॉट नं. 2302,23 वा मजला,मिल्लेनिम कोर्ट,सर्वे नं.30,हिस्सा नं.8,दिलेव ओशिवरा,तालुका-अंधेरी(प),मुंबई,महाराष्ट्र,400058...क्षेत्रफळ 893 चौ. फूट कार्पेट,मोजे ओशिवरा....सोबत एक कारपार्किंग((C.T.S. Number : 9,10,13,15 ;))	
(5) क्षेत्रफळ	893 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा.या तिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-आय आय एफ एल होम फायनान्स लिमिटेड तर्फे हेड सीनर मनोज कुमार तर्फे कु. मु. म्हणून शैलेश राम हजूर शर्मा वय:-32 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. आय आय एफ एल हाऊस, सन इन्कोटेक पार्क, ब्लॉक नं. रोड नं. 14,पि. प्लॉट नं.बी-23, रोड नं. ठाणे इंडस्ट्रियल एरिया, वागले इस्टेट, ठाणे, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं.-AABC16154K	
(8)दस्तावेज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-शाहिद अहमद इफतेखार अहमद खान वय:-62; पत्ता:-प्लॉट नं. रो हाऊस न. ८, माळा नं. , इमारतीचे नाव. जिमी टॉवर, ब्लॉक नं. प्लॉट नं.३०, रोड नं. ठाणे, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं.-AAIPK3982F	
(9) दस्तावेज करून दित्याचा दिनांक	05/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	14310/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1398000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Benchmark 2 (SALE TRANSACTION)

9291512 14-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 5 दस्त क्रमांक : 9291/2024 नोंदणी : Regn 63m
गावाचे नाव : ओशिवरा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	19100000	
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18568324.94	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पातिकेचे नाव-मुंबई मनपाइतर वर्णन .सदनिका नं. सदनिका क्र.1704,बी -विंग, माळा नं. 17 वा मजला, इमारतीचे नाव: मिलेनियम कोर्ट को ऑफ हौसिंग सोसायटी लिमिटेड, ब्लॉक नं. नियर ओशिवरा पोलीस स्टेशन, रोड : ओशिवरा,जोगेश्वरी वेस्ट मुंबई - 400102, इतर माहिती: महसूल व वन विभाग यांचे आदेश क्रं मुद्रांक-2021/अनौ.सं.क्रं.12 प्र.क्रं.12 प्र.क्रं.107/म1(धोरण)दि.31/03/2021 अन्वये सदर दस्तात महिला खरेदीदार असल्याने मुद्रांक शुल्क मध्ये 1% सूट घेण्यात आली आहे((C.T.S. Number : 9,10 ;))	
(5) क्षेत्रफळ	78.07 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा.या तिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-अदित्य पुरी वय:-42 पत्ता:-प्लॉट नं. 529, माळा नं. , इमारतीचे नाव: पुरीनिकेतन 401 /501, ब्लॉक नं. 12 वा रोड, चेंबूर, मुंबई, रोड नं. , , पिन कोड:-400071 पॅन नं.-AIXPP2279B 2): नाव.-अक्षय पुरी वय:-44 पत्ता:-प्लॉट नं. 529, माळा नं. , इमारतीचे नाव: पुरीनिकेतन 401 /501, ब्लॉक नं. 12 वा रोड चेंबूर, मुंबई, रोड नं. , महाराष्ट्र, मुंबई पिन कोड:-400071 पॅन नं.-AHMPP8432G	
(8)दस्तावेज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-कांचन ठाकूर वय:-35; पत्ता:-प्लॉट नं. 304 / बी. माळा नं. , इमारतीचे नाव: सॉयल क्लासिक, ब्लॉक नं. न्यू लिंक रोड, नेबस्ट टू सिटी मॉल, अंधेरी वेस्ट, मुंबई, रोड नं. , महाराष्ट्र, MUMBAI पिन कोड:-400053 पॅन नं.-ALVPT2575P 2): नाव.-सुधीरा एस ठाकूर वय:-58; पत्ता:-प्लॉट नं. जी 151, माळा नं. , इमारतीचे नाव. , ब्लॉक नं. पटेल वाडी, मार्बे मड रोड, मातलवाडी, रोड नं. नियर आईएनएस हमला, माताळ वेस्ट, मुंबई, महाराष्ट्र, मुंबई पिन कोड:-400095 पॅन नं.-AUHPT3612N	
(9) दस्तावेज करून दित्याचा दिनांक	11/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	11/06/2024	




Benchmark 3 (COMPARABLE)

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2 BHK Flat For Sale in Millennium Court, **Andheri West, Mumbai**



2 Beds 2 Baths Unfurnished Visitor Parking

Super Built-Up Area: 1250 sqft ₹19,200/sqft
 Developer: **Kamla Builders**
 Project: **Millennium Court**
 Floor: 18 (Out of 21 Floors)

Rate Matrix

Particulars	Benchmark 1	Benchmark 2	Benchmark 3
Transaction / Listing	Sale Transaction	Sale Transaction	Comparable
Property Location / Name	Millennium Court	Millennium Court	Millennium Court
Property Type	Residential Flat	Residential Flat	Residential Flat
Carpet Area in sq. ft	893	-	-
Built-up Area in sq. ft.	1,072	840	1,250
Asking Value (INR)	2,33,00,000	1,91,00,000	2,40,00,000
rate per sq. ft. on Built-up	21,743.00	22,738.00	19,200.00
Adjustments			
Listing Discount	0.00%	0.00%	-3.00%
Discount for Type	0.00%	0.00%	0.00%
Discount for Size	2.00%	0.00%	3.00%
Location & Access	0.00%	0.00%	0.00%
Market Liquidity Discount	0.00%	0.00%	0.00%
Total Adjustments	2.00%	0.00%	0.00%
Adjusted Rate for Flat on built-up per sq. ft.	22,178	22,738	19,200
Average Adjusted Rate for Flat on built-up per sq. ft.	21,372		
Round off	21,000		



About Kakode Associates Consulting Private Limited

KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED (K&A) is a professionally managed consultancy organization promoted by Mr. Anil B. Pai Kakode, who is the proprietor of **KAKODE & ASSOCIATES**, a firm established since **1982**, and providing Engineering and Project Consultancy Services, including valuation of land, building, plant & machinery for variety of projects. **K&A** was incorporated in **November 2015**, to undertake all the activities of the proprietary firm and widen the scope of the field of operation. 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. **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**.

