



AON FinTech

Technical and Financial Advisor

VALUATION REPORT OF BANK OF BARODA

THE CHIEF MANAGER,
BANK OF BARODA
BRANCH: WORLI BRANCH

VALUATION REPORT FOR MRS. SONAL BALUSAI CHITRODA



Flat No. 1001, 10th floor, B wing, Ahuja Tower Co-Operative Housing Society Ltd,
Abhau Desai Road, Prabhadevi, Mumbai – 400 025

REPORT NO. VAL/0020/2023-24

DATE: 17th APRIL, 2023

AON FinTech PRIVATE LIMITED

Technical and Financial Advisor and Asset Valuers

REGD OFFICE: 15, KAMAT ESTATE, 396, VEER SAVARKAR MARG, PRABHADEVI, MUMBAI 400 025

Tel: 022 – 40024320, support@aonfintech.in

VAL/0020/2023-24

The Branch Manager,
Bank of Baroda,
Worli Branch

Subject: Valuation Report for Fair Market Value of the Property.

Client Name: Mrs. Sonal Chitroda

Dear Sir,

Please find enclosed herewith the valuation Report of the subject property.

Location of the Property	Flat No. B-53, 52 nd floor, B wing, Ahuja Tower Co-Operative Housing Society Ltd, Rajabhau Desai Road, Prabhadevi, Mumbai - 400 025.
Area	<ul style="list-style-type: none">As per Agreement copy = 332.89 Sq. Mtrs. i. e. 3583.23 Sq. Ft. Carpet AreaAs per Index II = 399.47 sq.mtrs i.e. 4299.89 Sq. Ft. Built up area
% of Work Completion	Based on 100% Completion
Fair Market Value	Rs.40,37,39,825/-
Realizable Value	Rs.36,33,65,842/-
Distress Value	Rs.32,29,91,860/-
Government Value	Rs.16,54,89,866/-
Insurance Value	Rs.1,28,99,670/-
Agreement value	Rs.21,18,00,000/-

This report Contains 19 Pages (Including Photographs)

Kindly Acknowledge

Thanking You,

Valuer.Regn.No.NSK/CCIT/Tech./34AB/(58/66)(Imm.Prop.)/CAT-I/2012-13
Mr.Shriharsh Khadilkar
Valuer - M/s. AON FinTech Pvt. Ltd.



Director
AON FinTech Pvt. Ltd.

Place: Mumbai
Date: 17/04/2023