Details of Valuation:

Sr. No.	Description	RERA Carpet	Rate per unit	T. W.
1	Present value of the flat	710 sq ft	Rs. 29000/-	Estimated Value Rs.
	Car Parking : 1			Rs. 2,05,90,000/-
7			Rs. 10,00,000/-	Rs. 10,00,000/-
2	Wardrobes/Furniture	96 96 96 pa	****	
3	Showcases	90 W 60 W		Nil
4	Kitchen	N to to an	H H D N	Nil
	Arrangements		M M M M	Nil
5	Superfine Finish	20 10 to 10		
6	Interior Decorations			Nil
7			****	Nil
	Electricity deposits / electrical fittings, etc.			Nil
8	Extra collapsible gates/grill works etc.			Nil
9	Potential value, if any			Nil
10	Others			
				Nil
	Total Value			Rs. 2,15,90,000
	Proportiona	Rs. 21,59,000/-		

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening/ public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i)saleability ii) Likely rental value in future & iii) any likely income it may generated may be discussed: Approach: Land & Building and Market Approach

As a result of my appraisal & analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is

Rs. 2,15,90,000/- In Words - Rs. Two Crore Fifteen Lakh Ninety Thousand.

The Distress Value Is Rs.1,83,51,500/- (In Words: One Crore Eighty Three lakh Fifty One Thousand Five Hundred.

The Insurable Value is Rs. 21,30,000/- (In Words: Twenty One lakh Thirty Thousand)

The Rental Value is **Rs. 45,000/- (In Words: Forty Five Thousand)** per month.

For subhash shah and associates

SUBHASH NARANDAS SHAH Digitally signed by SUBHASH NARANDAS SHAH
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subhash shah

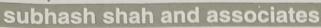
b.arch, f.i.i.a., arbitrator, mediator, conciliator

tel.: 226/16020 / 22610744 / 6659 5781 / 66314190 / 66310739 resi.: 2890 1493

e-mail: sapvtvaluation@gmail.com

sapvtmumbai1@gmail.com web site : www.ssapvt.com

arbitrator valuers, designers and project consultants



admn office: lunat mansion, 2nd floor, 118/120, mint back road, fort, mumbai - 400 001,



VALUATION REPORT

OF

AISHWARYA JAYCHANDRAN AZHIKODE & JAYACHANDRAN VASU AZHIKODE & SEEMA JAYCHANDRAN AZHIKODE

At

Flat No. 1202, 12th floor, F - wing, Flamingo, Arkade Nest, P. K. Road, Near Raja Industrtial Estate, Mulund (W), Mumbai - 400080.

> For, SBI -RACPC BHAYANDER BRANCH

> > BY

SUBHASH N. SHAH

Proprietor for subhash shah and associates

Govt. Approved Valuer

Office Address: Fort Office - 118/120, Lunat Mansion, Mint Back Road, Fort, Mumbai - 400 001 Contact No. 022- 22616020 / 22610744

/66595781 / 66314190

SUBHASH NARANDAS SHAH

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