

Details of Valuation:

| Sr. No. | Description | RERA Carpet | Rate per unit Rs. | Estimated Value Rs. |
|--|--|-------------|-------------------|------------------------|
| 1 | Present value of the flat | 710 sq ft | Rs. 29000/- | Rs. 2,05,90,000/- |
| | Car Parking : 1 | ---- | Rs. 10,00,000/- | Rs. 10,00,000/- |
| 2 | Wardrobes/Furniture | ---- | ---- | Nil |
| 3 | Showcases | ---- | ---- | Nil |
| 4 | Kitchen Arrangements | ---- | ---- | Nil |
| 5 | Superfine Finish | ---- | ---- | Nil |
| 6 | Interior Decorations | ---- | ---- | Nil |
| 7 | 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 |
| Proportionately Recommended 10% | | | | 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
DN: cn=, postalCode=400103, st=MAHARASHTRA,
street=FLAT NO 3020 TOWER ACUMARA GRANDE CHS LTD
DEVIDAS LANE PLOT NO 14488 ADKUMBAI
SUBURBAN BONDVALU WEST 400103, o=MUMBAI SUBURBAN,
ou=Personal, serial=45651,
serialNumber=d4f560064c1766ad932578e92c83e32ce
167648e6c8262a996658875,
pseudoym=20240524094640060606118299971,
2.5.4.20=64653232c9711c3467896c47267a19edf6b7857a
9AC094E303866A605,
email=SSAPYCRATZ@YAHOO.COM, ou=SUBHASH
NARANDAS SHAH
Date: 2024.05.24 12:56:54 +05'30'



subhash shah
b.arch, f.i.i.a., arbitrator, mediator, conciliator
tel. : 22616020 / 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

subhash shah and associates

adm 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 Industrial 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

Digitally signed by SUBHASH NARANDAS SHAH
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Date: 2010.04.14 10:48:10 +05'30'

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203, parmar chamber, 2nd floor, sadhu vaswani chowk, 3 & 4 b. j. road, pune - 411 001 off : 91-020-2612 2354 / 2612 5551 • fax : 020-2612 4441
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