


PRESIDENT
ER. ANIL PAI KAKODE
B.E., D.M.S., C.ENG.,
FIE, FIV, MICC, MIICHE
CHARTERED ENGINEER


**KAKODE
& ASSOCIATES**
VALUES · EXCELLENCE · RELATIONSHIPS
SINCE 1982

KA/R/SBI/13-14/600

26th February 2014.

The Deputy General Manager,
State Bank of India,
Stressed Assets Management Branch,
The Arcade, 2nd Floor,
World Trade Centre, Cuffe Parade,
Mumbai- 400 005.

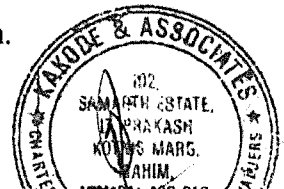
Subject:- Valuation of the residential flat No.C-203, Blue Heaven building,
Rebello Road, Bandra (W), Mumbai, for M/s. Allwyn Alloys Pvt. Ltd.

We refer to the request from your official on the above subject and subsequent visit of our associate to the residential flat No.C-203 on 2nd floor of Blue Heaven building, Rebello Road, Bandra (W), Mumbai – 400 050, for valuation of the said residential flat. We have taken reference of the relevant documents and other related records submitted by the bank and that by the party at the time of the visit. We have collected the necessary data during our visit to the said building for inspection of the flat on 19th February 2014. Based on the facts, we have to report as under:

01. Purpose : To assess the present market value of the said residential flat.
02. Date of inspection : 19th February 2014.
03. Name of the company / borrower : M/s. Allwyn Alloys Pvt. Ltd.
04. Address of the premises being valued. : Flat No.203, 1st floor, C Wing,
Blue Heaven Co-Op. Hsg. Soc. Ltd.,
Rebello Road, Bandra (W),
Mumbai – 400 050.



05. Proximity with means : Appx. 1.5 km on western side of Bandra Railway Station (WR).
06. Plot area : 2,508.8 sq. mtrs.
07. Plot / Survey no. : Plot No.1029, 1030 & 1033, CTS No. 1003 & B-1005 in Village Bandra, within H-West Ward of Brihanmumbai Municipal Corporation, Taluka Andheri, Registration District & Sub-District Mumbai Suburban.
08. Bounded by
 East : Utsahi Maratha Mandal.
 West : Road / Public Garden.
 North : Blue Heaven – B wing.
 South : Blue Heaven – D wing.
09. Tenure : Freehold.
10. Area of the premises as per agreement : 488 sq. ft. (Built-up)
 610 sq. ft. (Super built-up).
11. Actual area of the flat inclusive of enclosed balcony. : 407 sq. ft. (Carpet) i.e.
 488 sq. ft. (Built-up).
12. Year of construction : 1981 - 82.
13. Type of construction. : R.C.C. framed with brick wall masonry.
14. Estimated future life. : 27 years depending on the regular preventive maintenance of the building.
15. Number of floors : Ground plus six upper floors.
16. Classification : Residential
17. Flooring : Granamite tiles.
18. Lift : Provided.
19. Society name and Registration No. : Blue Heaven Co-Op. Hsg. Soc. Ltd.
 BOM/HSG/HW/6776/13-12-1982.
20. Share certificate details : Not submitted for verification.
21. Agreement details : Not submitted for verification.



22. **Remarks.**

- Open car park is available in the compound of the building.
- Security service for the building is provided round the clock.
- All the civic amenities are within the proximity of the building.
- The possession of the flat is with Mr. Rangoonwala family.

23. **Valuation Methodology.**

The valuation of the residential flat 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 residential flat. We have based the valuation on built-up area for the said flat as identified in our above referred report, which is an increase of 20% over that of its carpet area.

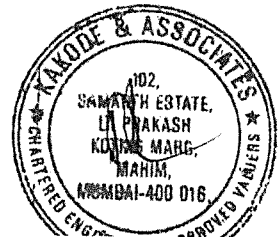
The realizable value of the said residential flat is considered at 90 % of the present market value of the said flat, while the forced sale value for the said residential flat is considered at 80% of its present market value.

24. **Valuation of the flat at Bandra.**

The built-up area of Flat No.C-203 on 2nd floor is 488 sq. ft. We value the same at Rs. 25,000/- per sq. ft. Thus, the total value of the said flat works out to (488 sq. ft. @ Rs. 25,000/- per sq. ft.) **Rs. 1,22,00,000/- (Rupees one crore twenty two lakh only).**

25. **Conclusion.**

Thus, the present market value, the realizable value and the distress value of the residential flat No.C-203 on 2nd floor of Blue Heaven building, Rebello Road, Bandra (W), Mumbai – 400 050, and valued as detailed above as on date of inspection 19th February 2014, for M/s. Allwyn Alloys Pvt. Ltd., shall be:



Description	Value in Rs.
Present Market Value of the said flat	: 1,22,00,000/-
Realizable Value of the said flat	: 1,09,80,000/-
Distress / Forced Sale Value of the said flat	: 97,60,000/-
Insurable Value of the said flat	: 20,00,000/-

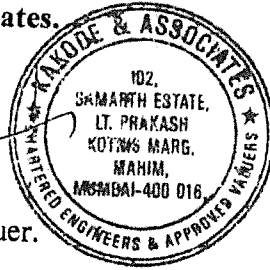
We attach the photographs of the said residential flat and the building for your kind perusal and records.

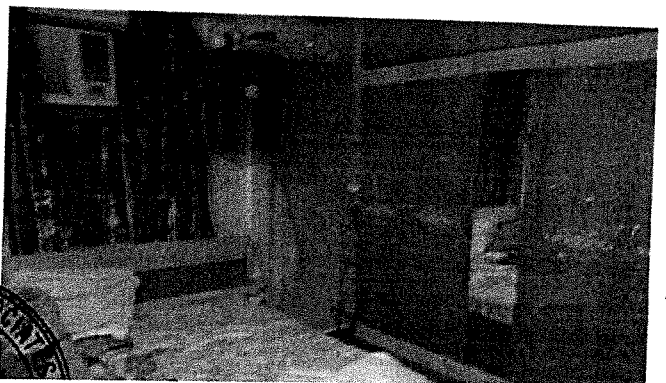
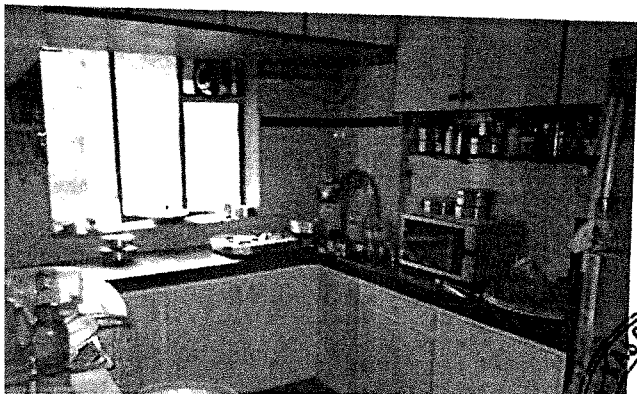
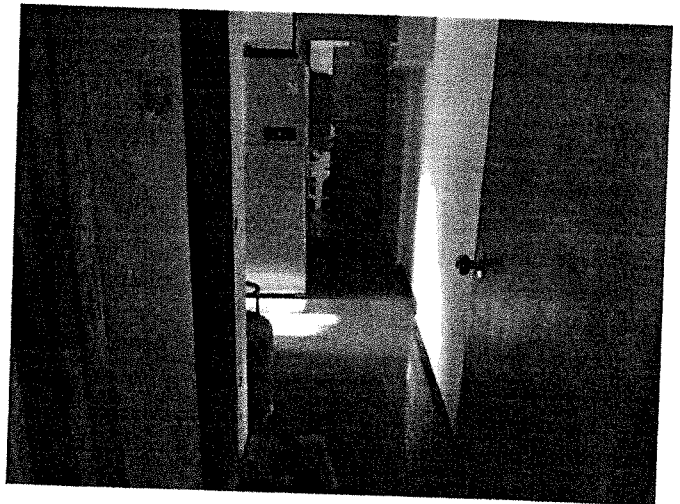
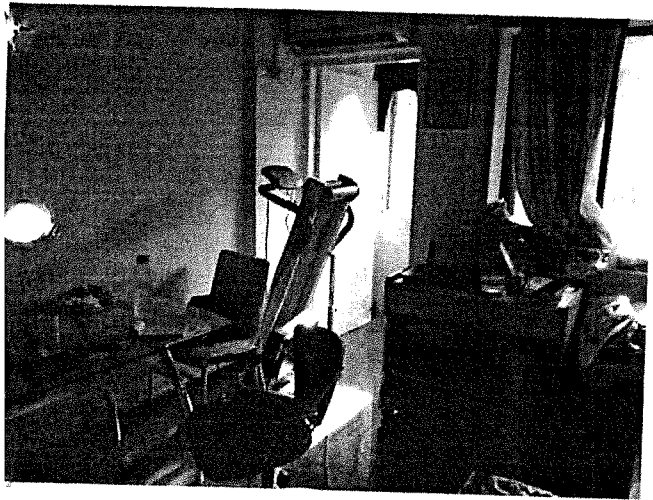
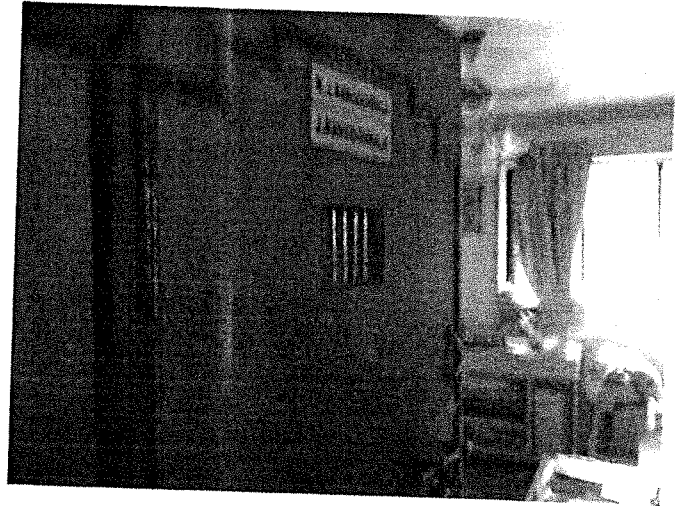
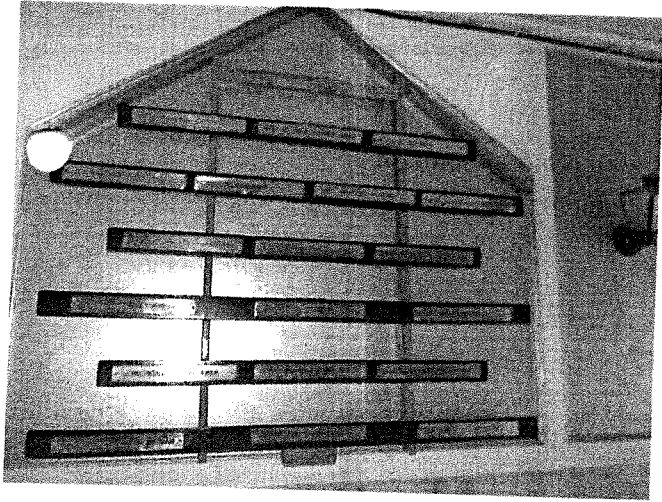
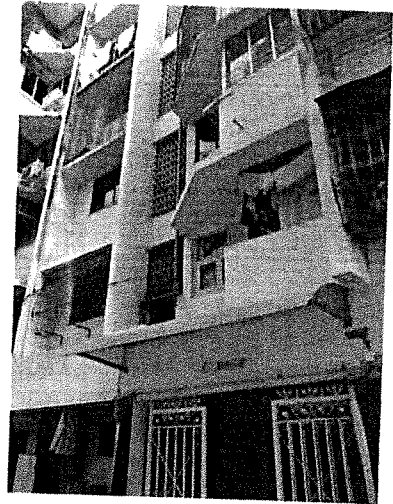
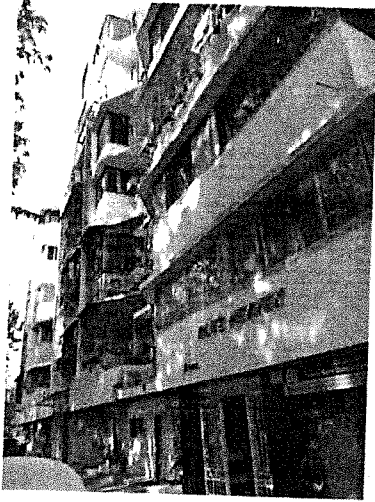
The above information is true and correct to the best of our knowledge and belief. We have not checked the title clearance or the legality of the said flat. This valuation report is purely an opinion and has no legal or contractual obligation on our part. We have no direct or indirect interest in the company / the borrower, its directors, the residential flat and / or its owner.

for Kakode & Associates.

Anil B. Pai

Anil B. Pai Kakode
Bank's Approved Valuer.





102.
SMAARTH ESTATE