



Details of the property under consideration:

Name of Owner: Mr. Anish Padam Jain – Flat No. 301 &
Mr. Nitish Padam Jain – Flat No. 302

Flat No. 301 & 302, 3rd Floor, "Monal Co-op. Hsg. Soc. Ltd.", Next to Juggilal Poddar High School,
Upper Govind Nagar, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India.

Latitude Longitude: 19°10'33.3"N 72°51'06.4"E

Valuation Prepared for:

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State Bank of India

SME Nariman Point Branch

Dalamal House, Jamnalal Bajaj Marg, Nariman Point, Mumbai, PIN Code - 400 021,
State – Maharashtra, Country – India

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SCAN - 24/11/23

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121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch Manager,
State Bank of India
SME Nariman Point Branch
Dalamal House, Jamnalal Bajaj Marg,
Nariman Point, Mumbai, PIN Code - 400 021,
State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF FLAT)

I. General	
1.	Purpose for which the valuation is made : To assess value of the property for MSME Loan Purpose.
2.	a) Date of inspection : 16.12.2022
	b) Date on which the valuation is made : 04.01.2023
3.	List of documents produced for perusal : i) Copy of Agreement for sale dated 24.12.2020 Between Mr. Gangadhar S. Payyade & Mrs. Naveena Gangadhar Payyade (the Transferors) and Mr. Anish Padam Jain (the Transferees) for Residential Flat No. 301. ii) Copy of Agreement for sale dated 24.12.2020 Between Mr. Gangadhar S. Payyade & Mrs. Naveena Gangadhar Payyade (the Transferors) and Mr. Nitish Padam Jain (the Transferees) for Residential Flat No. 302. iii) Copy of Commencement Certificate No. CHE / 9272 / BP(W.S) / AP dated 07.06.2007 issued by Municipal Corporation of Greater Mumbai. iv) Copy of Occupancy Certificate No. CHE / 9272 / BP(W.S) / AP dated 24.09.2012 issued by Municipal Corporation of Greater Mumbai.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mr. Anish Padam Jain - Flat No. 301 & Mr. Nitish Padam Jain - Flat No. 302 Address: Residential Flat No. 301 & 302, 3 rd Floor, "Monal Co-op. Hsg. Soc. Ltd.", Next to Juggilal Poddar High School, Upper Govind Nagar, Malad (East), Mumbai - 400 097, State - Maharashtra, Country - India. Contact Person: Mr. Anish Padam Jain (Owner) Contact No. 9867930501 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat No. 301 & 302 is located on 3 rd floor. At the time of site visit Flat No. 301 & 302 are internally merged with single entrance. The composition of flat is 3 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage. (i.e. 3BHK with 2 Toilets) The property is at 1.00 Km. travelling distance from nearest railway station Malad.



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SCAN-24/11/23

Valuation Report of the Immovable Property



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