



**VALUATION OF THE IMMOVABLE PROPERTY
FOR BANK OF MAHARASHTRA
VARTAK NAGAR, THANE**

M/S. JIJAU INFRASTRUCTURE MU PROJECT PVT. LTD.

**FLAT AT SUMEET ENCLAVE, PANCHPAKHADI,
THANE (WEST)**

SHREE TECHNICAL CONSULTANTS & VALUERS

701, GANESH TOWERS, DADA PATIL WADI, OPP. STATION, THANE WEST – 400 602.

 9522 – 25375771  (0) 9322404204, [0] 9820047808

Date: 16.03.2023

CERTIFICATE OF VALUE

1. Intended Use : Principle/Collateral Security against Financial Assistance
2. Intended User : Bank of Maharashtra; Branch: Vartaknagar, Thane
3. Client : **M/S. JIJAU INFRASTRUCTURE MU PROJECT PVT. LTD.**
4. Owner of the Asset : **Mr. Bhagwan Mahadeo Sambre**
5. Classification of Assets : FLAT PREMISES
Area of Flat = 1117 sft Carpet Area as per Agreement.
Considering 40% loading on Carpet Area i.e. 1564 sft Saleable Area.
6. Situated at : Flat No. 1402, Fourteenth Floor, Building No.B-1, "**Sumeet Enclave**",
Final Plot No.340, TPS No.1 (Final) of Village Panchpakahdi, Sant
Dnyaneshwar Road, Banacha Pada, Thane (West), Thane-400602.
7. Date of Inspection : 15.03.2023
8. Inspected by : Mr. Ashish K. Hanumante
9. Key Person & Identified : Mr. Nikhil – 9004166277.
10. Date of Valuation : 16.03.2023
11. Purpose : To assess the Fair Market Value of the assets offered as
Principle/Collateral Security to the BANK OF MAHARASHTRA;
BRANCH: VARTAKNAGAR, THANE against the financial assistance.
12. Structural Stability : Good. Occupancy Certificate dated 30.03.2012 by Thane Municipal
Corporation as per record.
13. Residual Life Left : The building is reportedly 10 Years old. Residual Life of building is
50 Years under normal conditions & general maintenance.

VALUATION

We hereby certify that, the above property i.e. FLAT PREMISES, described in the Annexure A-1, P-1, P-2 & P-3 forming the part of this certificate and are enclosed, is assessed by us, for the purpose recorded herein above and in our considered opinion, it is valued at:

- 1) Fair Market Value of Flat i.e. 1564 sft Saleable Area @ Rs.20,000/- per sft as Rs. 3,12,80,000.00
**Fair Market Value Rs.3,12,80,000/- [Rupees Three Crore Twelve Lakh(s) Eighty
Thousand only]**
- 2) Realizable Value can be estimated as Rs. 2,97,16,000.00
- 3) Distress Value can be estimated as Rs. 2,50,24,000.00
- 4) Value for Cost of Insurance purpose @ Rs.2,000/- per sft as Rs. 31,28,000.00
- 5) Govt. Market Rate for Residential premises is Rs.1,46,400/- per sqm.

For SHREE TECHNICAL CONSULTANTS & VALUERS


Shreeniwas Kelkar B.E. [Civil.], A.I.V

APPROVED VALUERS [A-25901] & CHARTERED ENGINEER [M – 1759420]
& STRUCTURAL ENGINEER [STATE/R/2022/APL/02509]

Ashok Kelkar B.E. [Mech.], F.I.V. & F.I.E.

APPROVED VALUERS [F - 8209] & CHARTERED ENGINEER [F – 108272 / 4]
Government Registered Valuer (CAT-I / 350 / 9 / 31/2005-2006)
STCV-2022-23-MAR-39-AKH



ANNEXURE A-1
DOCUMENTS AVAILABLE FOR INSPECTION
FOLLOWING DOCUMENTS WERE AVAILABLE FOR PERUSAL

- Agreement for Sale dated 09.09.2010 between M/s. Vedant Construction (The Promoter) and Mr. Bhagwan Mahadeo Sambre (The Purchaser) is registered at The Sub-Registrar's Office Thane-1 having Sr. No. TNN-1-7470-2010.
- Commencement Certificate dated 20.03.2010 issued by Thane Municipal Corporation.
- Occupancy Certificate dated 30.03.2012 by Thane Municipal Corporation as per record.
- Title & Search report should be kept on Bank's record.

ANNEXURE P-1
DEFINITION OF VALUATION FOR THIS SPECIFIC PURPOSE - EXPLAINED

The purpose of this valuation is to assess the Fair Market Value of the Property, i.e. NA OPEN PLOT, as on date of inspection, which has been offered as PRINCIPLE/COLLATERAL SECURITY to the Finance availed from the BANK OF MAHARASHTRA; VARTAK NAGAR BRANCH.

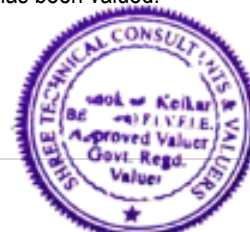
The Fair Market Value of the assets implies that the net realizable value in the hands of the Bank in case of recovery of debts. This valuation is subject to change, considering the market trends then at that time.

METHOD OF VALUATION

Prevailing rates of construction in this area of similar type of construction are being considered, and necessary depreciation is applied to the fair market value of an identical property considering its estimated residual life left. A little premium is loaded as the property is situated in an area where several new & old constructions are situated, and the area is now under fast developing Township of Thane Municipal Corporation. Additional premium is loaded for the nearness of the various facilities such as bus stop, cinema house, educational institutes, collages, and hospitals, in the vicinity of 1 to 2 Kms distance. Also the condition of the premises is considered and premium is added since the property is residential premises, and hence some premium is loaded considering good satisfactory appearance of the Premises as well as the Flat. Hence on the basis of projected prevailing rates of similar type of construction, the valuation is being considered.

DECLARATION & UNDERLYING ASSUMPTIONS

- We declare that we have got no direct or indirect interest in the said property & valuation thereof.
- Valuation is a function of time, and 'Value' varies with the purpose i.e. to say that value of the same property is different, when purpose is different. Valuation is a process of estimating value, depending on the circumstances of the case & purpose for which valuation is needed, at a given time, place & under specific Market Condition & our report is an opinion expressed keeping in mind the purpose. Buying & Selling Assets is a totally different activity & is out of scope of the valuation assignment. In the case of account becoming NPA, the Forced Sale Value or Auction Sale Value [Realizable] of the Assets will depend on the prevailing market conditions at that time.
- The valuation of the property is carried out as per the prevailing rates in that area on the date of inspection, as per information's & documents submitted by clients or Bank, we do not undertake any measurements at site.
- The realizable value of the property is subject to proper & fair advertisements in leading & principal news papers in that area, when offered for sale at the time of recovery of debts.
- We assumed no responsibility for matters of legal nature affecting the properties appraised or the title thereto, nor do we render our opinion as to the title. Title/Ownership Certificate by paneled Advocate should be kept on records.
- This report does not certify or confirm any ownership or title of the property that has been valued.
- Genuineness of original documents to be verified by bank Authorities.



SR. NO.	PARTICULARS	
1	GENERAL DETAILS	
	Type of Property	
	Commercial	-
	Residential	3 BHK Residential Flat.
	Commercial cum Residential	-
2	SURROUNDING DETAILS	
	EAST	Road & Oasis Heritage.
	WEST	Dandekar Datta Chayya.
	SOUTH	Residential Chawl.
	NORTH	Oasis Royale.
3	STRUCTURAL DETAILS	
	Quality of Construction	Good
	FSI	Detail drawing was not available at the time of Inspection.
	Parking Place	Open parking space.
	Floor wise Area	Detail drawing was not available at the time of Inspection.
4	SANCTIONED DETAILS	
	Perusal of Plans	<ul style="list-style-type: none"> • Commencement Certificate dated 20.03.2010 issued by Thane Municipal Corporation. • Occupancy Certificate dated 30.03.2012 by Thane Municipal Corporation as per record.
	Agreement For Sale	Agreement for Sale dated 09.09.2010 between M/s. Vedant Construction (The Promoter) and Mr. Bhagwan Mahadeo Sambre (The Purchaser) is registered at The Sub-Registrar's Office Thane-1 having Sr. No. TNN-1-7470-2010.
	Tax Details	It should be kept on Bank's Records.
	Original Title Deed	It should be kept on Bank's Records.
5	UNIT DETAILS	
	Area of Plot	3955.92 sqm as per Agreement.
	Survey No.	Final Plot No.340, TPS No.1 (Final) of Village Panchpakahdi.



	Numbers of Floors.	Stilt + 15 Upper Floor Building with 2 Nos of Lift.
	Internal Amenities	The premises is provided with Vitrified Ceramic tiles flooring, Powder coated Aluminium frame glazed sliding windows, Wooden frame with solid core flush doors with additional safety door at main entrance, Concealed wiring with good quality, Decorative spot lights, Old Bound Distemper Paint internally, Concealed plumbing with good quality sanitary fixtures, Ceramic tiles flooring in bathroom with glazed tiles dado on walls, Granite Kitchen Platform with glazed tiles dado on walls.
	Floor No.	Flat is situated on Fourteenth Floor.
	Floor Wise Area	Detail drawing was not available at the time of Inspection.
	Parking Space	Open Parking space.
	FSI	Detail drawing was not available at the time of Inspection.
	External Appearance	Good.
	Maintenance of the Premises	Good.
	Common Amenities	General amenities.
6	TENANTS IN THE PROPERTY	
	Name of the Tenant	NA
7	VALUATION PART	
i	Method of Valuation	
	Land & Building Method	No.
	Composite Method	Yes.
	Reason for Considering the Method	Flat premises, Hence Market Rate are considered.
ii	Area Calculation	As per Agreement Copy
iii	Assumptions & rationale for Assumptions considered	Market Value in this area for Flat Premises are ranging from Rs.18,000/- to Rs.20,000/- per sft.
iv	Depreciation - Rate of Depreciation	10% Depreciation in Market Rate.
8	CONCLUSIONS	Over all Good.
9	CERTIFICATE FROM VALUER	Valuation Report is already submitted.
10	PHOTOGRAPHS OF THE PROPERTY	Photographs are inserted along with Valuation Report.



Summary Valuation Report of Client

SR. NO.	PARTICULARS	DETAILS / INFORMATION
1.	Name of the Bank & Branch	Bank of Maharashtra; Vartaknagar, Thane
2.	Name of Borrower	M/S. JIJAU INFRASTRUCTURE MU PROJECT PVT. LTD.
3.	Name of the Valuer	Shree Technical Consultants & Valuers
4.	Date of Visit by Valuer	15.03.2023
5.	Name of the Bank Official accompanied/ visited with Valuer	-
6.	Description of Property / Properties	
a)	Name of the Owner / Mortgagor	Mr. Bhagwan Mahadeo Sambre
b)	Extent of Area (in Acres / Hectors / Sq. meter / Sq. feet)	Area of Flat = 1117 sft Carpet Area as per Agreement. Considering 40% loading on Carpet Area i.e. 1564 sft Saleable Area.
c)	Survey No / Gut No. / CTS No. / House No.	Final Plot No.340, TPS No.1 (Final) of Village Panchpakahdi.
d)	Type of Land	Freehold Land.
e)	Nature of Property	Residential premises.
f)	In Possession of / Occupancy	Owner occupied.
g)	Location	Metro
h)	Boundaries	Identified (Details in the main report)
i)	Market Value of the Property	Fair Market Value Rs.3,12,80,000/- [Rupees Three Crore Twelve Lakh(s) Eighty Thousand only]
j)	Realizable Value of the Property	Rs.2,97,16,000/-
k)	Distress Value of the Property	Rs.2,50,24,000/-
l)	Govt. Market Rate for Residential Premises	Rs.1,46,400/- per sqm

Certified that the property is properly demarcated and the boundaries of the property are identified.

Date : 16.03.2023

Place : Thane

For SHREE TECHNICAL CONSULTANTS & VALUERS

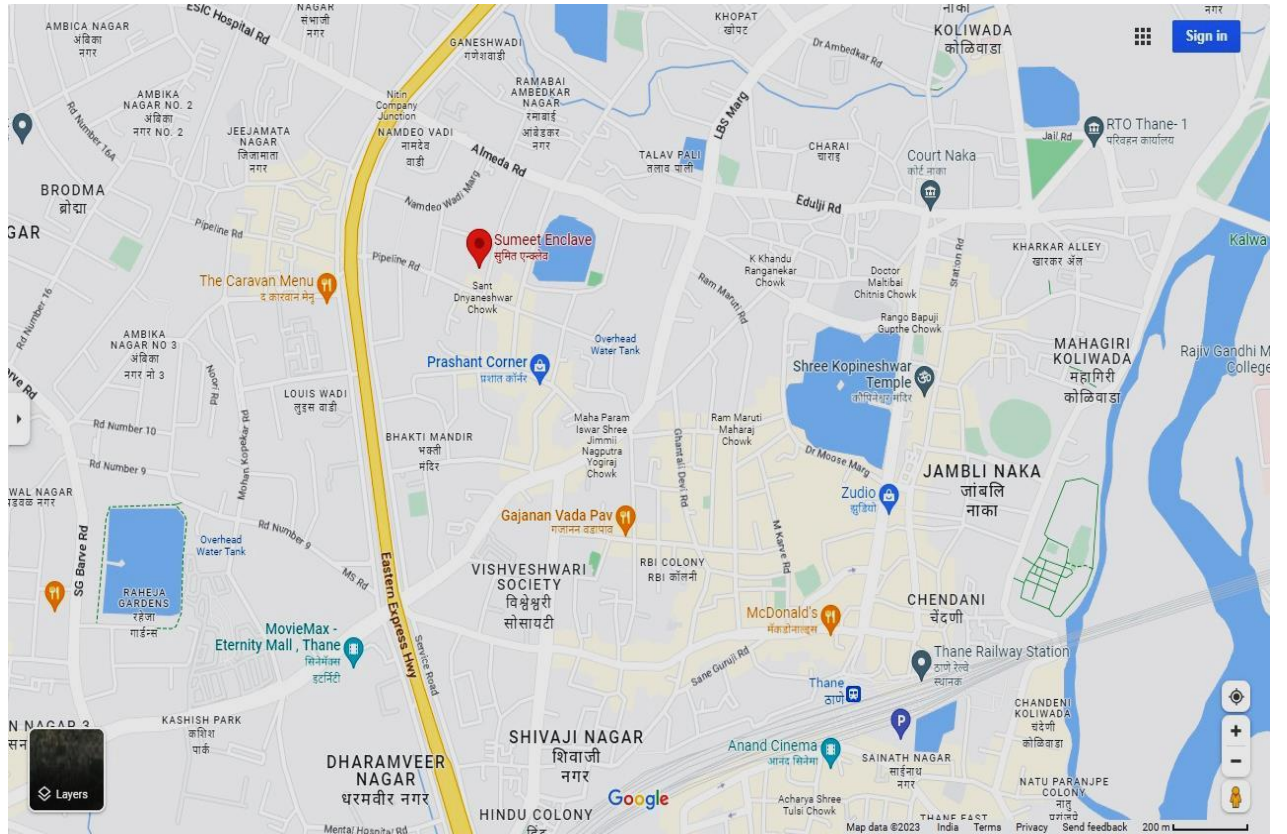

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Latitude: 19°11'45.6N & Longitude: 72°57'56.8E



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Home	Valuation Rules	User Manual	Close	Feedback
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Year 20222023 **Language** English

Selected District ठाणे

Select Taluka ठाणे

Select Village गावाचे नाव : पांचपाखाडी

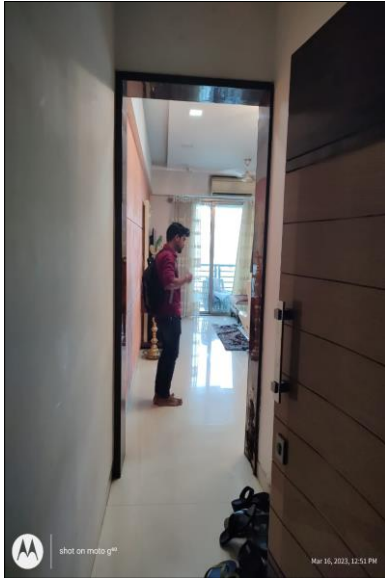
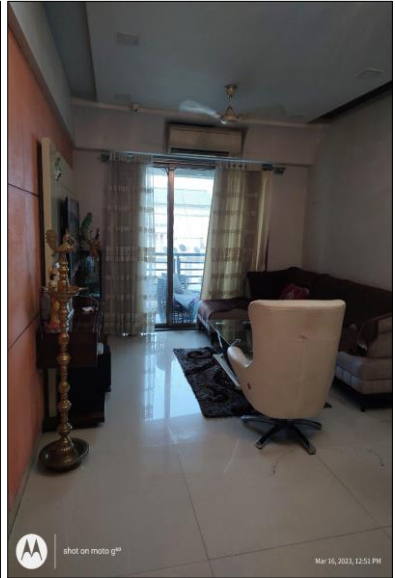
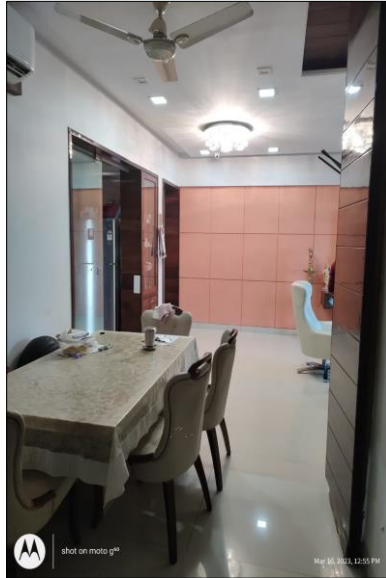
Search By Survey No Location

Enter Survey No 340

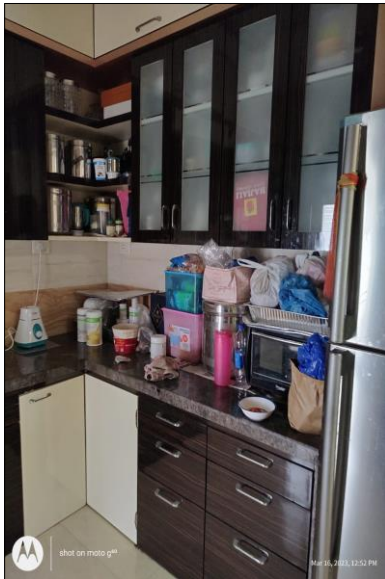
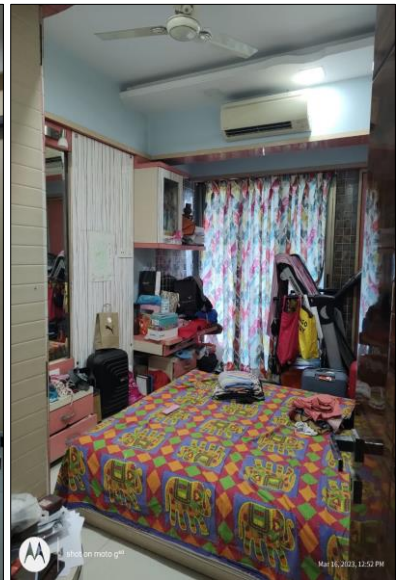
उपविभाग	चुकीची जमीन	निवासी स्वदलिका	बॉकस	डुफने	बौचोविक	एकूट (Rs.)	Attribute
5/15/A-5(ब) वागळे औद्योगिक वसाहतीतील भुखंड क्रमांक अ-टाईप	46000	101800	117500	127200	117500	चौ. मीटर	प्लॉट नंबर
5/19/4-5(फ) उत्तरेस नुरी बाग रोडवरून अल्मेडा रोडने पूर्व द्रतगती महामार्ग पर्यंत दक्षिणेस पाचपाखाडी गावाची हदद, पूर्वस लालबहादूर शास्त्री मार्ग, पश्चिमेस पूर्व द्रतगती महामार्ग यातील सर्व भूभाग	56000	146400	168300	183300	168300	चौ. मीटर	सर्व्हे नंबर
5/19/4-5(फ) उत्तरेस नुरी बाग रोडवरून अल्मेडा रोडने पूर्व द्रतगती महामार्ग पर्यंत दक्षिणेस पाचपाखाडी गावाची हदद, पूर्वस लालबहादूर शास्त्री मार्ग, पश्चिमेस पूर्व द्रतगती महामार्ग यातील सर्व भूभाग	56000	146400	168300	183300	168300	चौ. मीटर	अंतीम प्लॉट नंबर
5/19/5-5(फ) उत्तरेस पाचपाखाडी गावाची हदद, दक्षिणेस नुरी बाग रोडवरून अल्मेडा रोडने पूर्व द्रतगती महामार्गपर्यंत पश्चिमेस पूर्व द्रतगती महामार्ग, पूर्वस लालबहादूर शास्त्री मार्ग यातील भूभाग	62400	116900	135800	178300	135800	चौ. मीटर	सर्व्हे नंबर



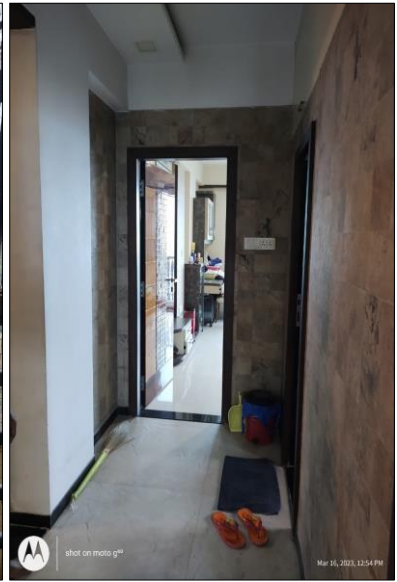
PHOTOGRAPHS SHOWING THE DETAILS OF THE PROPERTY



PHOTOGRAPHS SHOWING THE DETAILS OF THE PROPERTY



PHOTOGRAPHS SHOWING THE DETAILS OF THE PROPERTY



SALE ADVERTISEMENTS

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Posted on: Mar 05, 23
Property ID: 63125705

₹1.55 Cr Get ₹46,500 cashback on Home Loan

2 BHK 617 Sq-ft Flat For Sale **Panch Pakhdi, Thane**

2 Beds | 2 Baths | 3 Balconies | 1 Covered Parking

Carpet Area
617 sqft
₹25,122/sqft

Floor
5 (Out of 22 Floors)

Facing
North - East

Developer
Mahakali Developers

Transaction Type
New Property

Lifts
2

Project
Kalika Heights

Status
Ready to Move

Furnished Status
Unfurnished

+4 Photos

Contact Agent

Shashank Sawant -91-98XXXXXX91

Your Name

Email

IND +91 ▾ Mobile Number

I Agree to MagicBricks' [Terms of Use](#)

Get Contact Details

Contact Agent

Get Phone No.

Rate Quoted Rs.17,940/- per sft on Saleable Area

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My Bookings | Pay Rent | Post Your Property | Sign up | Login | Menu

2 BHK Flat In Centre Point Society For Sale In Sant Dnyaneshwar Road...

Sant Dnyaneshwar Marg, behind TMC

₹2.4 Crores
Non-negotiable

₹1.38 Lacs/Month
Estimated EMI ▾

975
Sq.Ft

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Property Details

+7

2 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

NA
Balcony

None
Parking

Dec 17, 2022
Posted On

Immediately
Possession

Centre Point Society
Apartment

None
Power Backup

Get Owner Details

Price trends by NBEstimate

Check Now

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: Dev Corpora | Ashar IT Park | Viviana Mall | Korum Mall | Shirin Apartments

Overview

<small>Age of Building</small> >10 Years	<small>Ownership Type</small> Self Owned
<small>Maintenance Charges</small> ₹8.2 Per Sq.Ft/M	<small>Flooring</small> Marble/Granite
<small>Builtup Area</small> 975 Sq.Ft	<small>Carpet Area</small> 750 Sq.Ft

Activity On This Property

131
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties

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Rate Quoted Rs.22,857/- per sft on Saleable Area