

* Govt. Regd. Valuer (CAT- I)

* Chartered Engineer

* Surveyor & Loss Assessor

* Competent Person (Factory Act-1948)

301, Anita Building No.-8, Lokhandwala Township, Akurli Road, Kandivali(E), Mumbai - 400101

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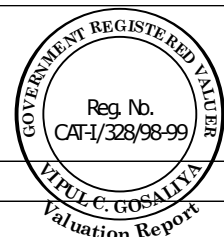
E-mail - vipul.valuer@gmail.com

Ref. No. - 197 / VAL / MU / 24

Date - 13-02-2024

STATE BANK OF INDIA DIAMOND BRANCH, BDB, BKC, BANDRA(E)**VALUATION REPORT (IN RESPECT OF LAND & BUILDING)**

I. General	
1	Purpose for which the valuation is made : To Assess Realisable Value for Business Loan
2	a) Date of inspection : 11-02-2024
	b) Date on which the valuation is made : 13-02-2024
3	List of documents produced for perusal : Agreement, N.A. Order
4	Name of the owner(s) : Nilesh Bhagwan Sambare
	Name of the borrower : M/s. Jijau Infrastructure MU Project Pvt. Ltd.
	Address(es) : As mentioned in the Document
	Contact no(s) : C/o.- 7507745722
	Ownership : Individual
	Shares of each owners : 100%
5	Brief description of the property (including Lease hold / Freehold Etc.) : It is a Free Hold Property
6	Location of property
	a) Plot No. / Survey No. : Plot No.- 21 To 27, 30 To 40, 43 To 46, Revenue Survey No.-93
	b) Door No. : --
	c) T. S. No. / Village : Onde
	d) Ward / Taluka : Vikramgad
	e) Mandal / District : Palghar
7	Postal address of the property : Revenue Survey No.-93, Plot No.-21 To 27, 30 To 40, 43 To 46, Nr. Rishi Poultry Feed, Nr. Bharat Petrol Pump, Vikramgad-Wada Road, Palghar-401605
8	City / Town : Palghar
	Area is a : Mixed Type
9	Classification of the area
	i) High / Middle / Poor : Mixed Type
	ii) Urban / Semi Urban / Rural : Rural
10	Coming under Corporation limit / Village Panchayat / Municipality : Village Panchayat
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / Cantonment area : Data Not Available



12	In case it is an agriculture land, any conversion to house site plot is contemplated	:	Data Not Available	
13	Boundaries of the property	:	<i>As per the Document</i>	<i>As per Site</i>
	North	:	Plot No.- 20,28,5,6	Poultry Feed
	South	:	plot no.- 41+42	Petrol Pump
	East	:	Pali-Vikramgath road	Shiv Tej Dhaba
	West	:	Gut no.- 12 Land	Viramgad-Vada Road
14.1	Dimensions of the site in Sq.m.	:	A	B
		:	<i>As per the Deed</i>	<i>Actuals</i>
	North M.	:	The sanctioned Sub plotting / Lay-out plan is not produced by client. Demarcation for plots on site is also not possible.	
	South M.	:		
	East M.	:		
West M.	:			
14.2	Latitude, Longitude, Co-ordinates of site	:	19° 48' 8" N 73° 5' 13" E	
15	Extent of the site - Plot Area - Sq.m.-	:	12624.08	<i>Not possible to measure because there is no demarcation on site</i>
16	Extent of site considered for valuation (least of 15 A & 15 B)	:	12624.08 Sq.m. = (15098.40 Sq.yds.)	
17	Whether occupied by the owner/tenant?	:	It's a Vacant Land	
	If occupied by tenant, since how long? Rent received per month.	:	Not applicable	

II. CHARACTERISTICS OF THE SITE

1	Classification of locality	:	Mixed Type	
2	Development of surrounding areas	:	Moderate	
3	Possibility of frequent flooding/sub-merging	:	Somewhat Possible	
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Available within 10 Km.	
5	Level of land with topographical conditions	:	It's a Level Land	
6	Shape of land	:	Lay out is not available	
7	Type of use to which it can be put	:	Residential	
8	Any usage restriction	:	Yes, Plotting Is Sanctioned For Residential Use	
9	Is plot in town planning approved layout?	:	Data Not Available	
10	Corner plot or intermittent plot?	:	It's Intermittent Plot	
11	Road facilities	:	Road on one Side(s)	
12	Type of road available at present	:	It's a Natural Road	
13	Width of road—is it below 20 ft. or more than 20 ft.	:	Road is more than 20' wide	
14	Is it a land – locked land?	:	No	
15	Water potentiality	:	Yes	
16	Underground sewerage system	:	No	
17	Is power supply available at the site?	:	No	
18	Advantage of the site	:	Moderate Connectivity By Road	
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be	:	Data Not Available	



Part – A (Valuation of land)		
1	Size of plot	: 12624.08 Sq.m.
	North & South (Considered-least of all)	: Data not available and there is no demarcation on
	East & West (Considered-least of all)	: site. The plots were shown by the representative of
2	Total extent of the plot	: 12624.08 Sq.m.
3	Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	: There is no comparable price trends found on real estate web sites.
4	Guideline rate obtained from the Registrar’s Office (an evidence thereof to be enclosed)	: ₹2,720
5	Assessed / adopted rate of valuation	: ₹2,800
<i>This rate is adopted because of the odd shaped plots and the conditions mentioned in the Notes</i>		
6	Estimated value of land	: ₹3,53,47,424

Total Abstract of Entire Property		
	Part-A Land	₹3,53,47,424
	Say Fair Market Value	₹3,53,48,000
	Realisable Value- 90% of above	₹3,18,13,000
	Distressed Sale Value- 80% of above	₹2,82,78,000
	Value for Insurance purpose	₹0

Notes:

The property under assessment includes plots converted for Non-Agricultural (N.A.) use in 1993, with a condition stipulating that open plots must be developed within one year of N.A. permission being issued. Upon inspection, it was noted that the intended use for which N.A. permission was granted has not yet begun. This situation poses a risk of the N.A. permission being revoked by the relevant authority. The valuation is dependent on the client obtaining a renewal for the N.A. permission, which must be periodically renewed. Therefore, it is crucial for these plots to maintain valid permission at all times. The bank is advised to request the client's renewed N.A. permission to validate this valuation.



Valuation is derived based on Land & Building method. Calculation is as mentioned in the report Data regarding Land Aquisition for Road widening, public service purposes, threat of surbmergance, applicability of CRZ provisions etc. can't be judged at this time and hence, Not Applicable. Distance from Sea coast and Tidal level are not available and so not incorporated.

Photographs of property under valuation are enclosed.

As a result of my appraisal and analysis, it is my considered opinion that the Realsable Value of the above property in the prevailing condition with aforesaid specifications is ₹3,18,13,000 (₹ Three Crore Eighteen Lac Thirteen Thousand Only)

VIPUL C. GOSALIYA
(BE, MIE, FIV, FIIISLA)
GOVT. REGD. VALUER
CAT-I/LIC. No. 328

Place: Mumbai

Signature

Date: 13-02-2024

(Name and Seal of Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is ₹ _____ (₹ _____ only).

Date:

Signature

(Name of the Branch Manager with office Seal)

Encl:

1. Comments
2. Caveats
3. Declaration-cum-undertaking from the valuer (Annexure-I)
4. Model code of conduct for valuer (Annexure II)
5. Site Photos, 6. Google Map, 7. R.R. Page