



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

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

**FLAT PREMISES AT VARTAKNAGAR, THANE (W)**

**SHREE TECHNICAL CONSULTANTS & VALUERS**

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

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

### 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. Nilesh Bhagwan Sambre & Mrs. Namrata Nilesh Sambre**
5. Classification of Assets : FLAT PREMISES  
Area of Flat = 690.87 sft Carpet Area as per Agreement.  
Considering 40% loading on Carpet Area i.e. 967 sft Saleable Area.
6. Situated at : Flat No. 701, Seventh Floor, Building No.D-1, "**Vedant D-1**" CHSL (Soc. Reg. No.(TNA/HSG/(TC)/17459/2006), Survey No. 143/1,3,4,5, 144/1 of Village Panchpakhadi, Opp. Kores India Ltd, Vartaknagar, Pokharan Road No.1, Thane (West), Thane-400606.
7. Date of Inspection : 15.03.2023
8. Inspected by : Mr. Ashish K. Hanumante
9. Key Person & Identified : Mr. Rupesh Jage - 9673295949
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 No. V.P. No.94/149/TMC/TDD/2010 Dt. 17.08.2002 issued by Thane Municipal Corporation.
13. Residual Life Left : The building is reportedly 20 Years old. Residual Life of building is 40 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. 967 sft Saleable Area @ Rs.17,000/- per sft as Rs. 1,64,39,000.00  
**Fair Market Value Rs.1,64,39,000/- [Rupees One Crore Sixty Four Lakh(s) Thirty Nine Thousand only]**
- 2) Realizable Value can be estimated as Rs. 1,56,17,050.00
- 3) Distress Value can be estimated as Rs. 1,31,51,200.00
- 4) Value for Cost of Insurance purpose @ Rs.2,000/- per sft as Rs. 19,34,000.00
- 5) Govt. Market Rate for Residential premises is Rs.1,30,100/- 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-42-AKH



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

- Agreement for Sale dated 06.08.2011 between Mr. Krishna Arun Ghoda & Mrs. Parvati Krishna Ghoda (The Vendors) and Mr. Nilesh Bhagwan Sambre & Mr. Namrata Nilesh Sambre (The Purchasers) is registered at The Sub-Registrar's Office Thane-1 having Sr. No. TNN-1-5503-2011.
- Occupancy Certificate No. V.P. No.94/149/TMC/TDD/2010 Dt. 17.08.2002 issued by Thane Municipal Corporation.
- Society Shares Certificate No. 01 having Shares from 191 to 195 in the name of Mr. Krishna Arun Ghoda & Mrs. Parvati Krishna Ghoda.
- Copy of Electricity Bill for the Month of June-2019 in the name of Mr. Nilesh Bhagwan Sambre & Mr. Namrata Nilesh Sambre.
- 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. FLAT PREMISES, 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	<b>GENERAL DETAILS</b>	
	Type of Property	
	Commercial	-
	Residential	3 BHK Residential Flat.
	Commercial cum Residential	-
2	<b>SURROUNDING DETAILS</b>	
	EAST	Vijay Nagar.
	WEST	Road.
	SOUTH	Building No.D-2.
	NORTH	Society Garden.
3	<b>STRUCTURAL DETAILS</b>	
	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	<b>SANCTIONED DETAILS</b>	
	Perusal of Plans	Occupancy Certificate No. V.P. No.94/149/TMC/TDD/2010 Dt. 17.08.2002 issued by Thane Municipal Corporation.
	Agreement For Sale	Agreement for Sale dated 06.08.2011 between Mr. Krishna Arun Ghoda & Mrs. Parvati Krishna Ghoda (The Vendors) and Mr. Nilesh Bhagwan Sambre & Mr. Namrata Nilesh Sambre (The Purchasers) is registered at The Sub-Registrar's Office Thane-1 having Sr. No. TNN-1-5503-2011.
	Tax Details	It should be kept on Bank's Records.
	Original Title Deed	It should be kept on Bank's Records.
5	<b>UNIT DETAILS</b>	
	Area of Plot	Not mentioned in Agreement.
	Survey no.	Survey No. 143/1, 3, 4, 5, 144/1 of Village Panchpakhadi.



	Numbers of Floors.	Stilt + 7 Upper Floor Building with 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 door at main entrance, Concealed wiring, 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 Seventh 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	<b>TENANTS IN THE PROPERTY</b>	
	Name of the Tenant	NA
7	<b>VALUATION PART</b>	
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.16,000/- to Rs.17,000/- per sft.
iv	Depreciation - Rate of Depreciation	10% Depreciation in Market Rate.
8	<b>CONCLUSIONS</b>	Over all Good.
9	<b>CERTIFICATE FROM VALUER</b>	Valuation Report is already submitted.
10	<b>PHOTOGRAPHS OF THE PROPERTY</b>	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	<b>M/S. JIJAU INFRASTRUCTURE MU PROJECT PVT. LTD.</b>
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	<b>Mr. Nilesh Bhagwan Sambre &amp; Mrs. Namrata Nilesh Sambre</b>
b)	Extent of Area (in Acres / Hectors / Sq. meter / Sq. feet)	Area of Flat = 690.87 sft Carpet Area as per Agreement. Considering 40% loading on Carpet Area i.e. 967 sft Saleable Area.
c)	Survey No / Gut No. / CTS No. / House No.	Survey No. 143/1,3,4,5, 144/1 of Village Panchpakhadi.
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	<b>Fair Market Value Rs.1,64,39,000/- [Rupees One Crore Sixty Four Lakh(s) Thirty Nine Thousand only]</b>
j)	Realizable Value of the Property	Rs.1,56,17,050/-
k)	Distress Value of the Property	Rs.1,31,51,200/-
l)	Govt. Market Rate for Residential Premises	Rs.1,30,100/- 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

  
Shreeniwas Kelkar

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

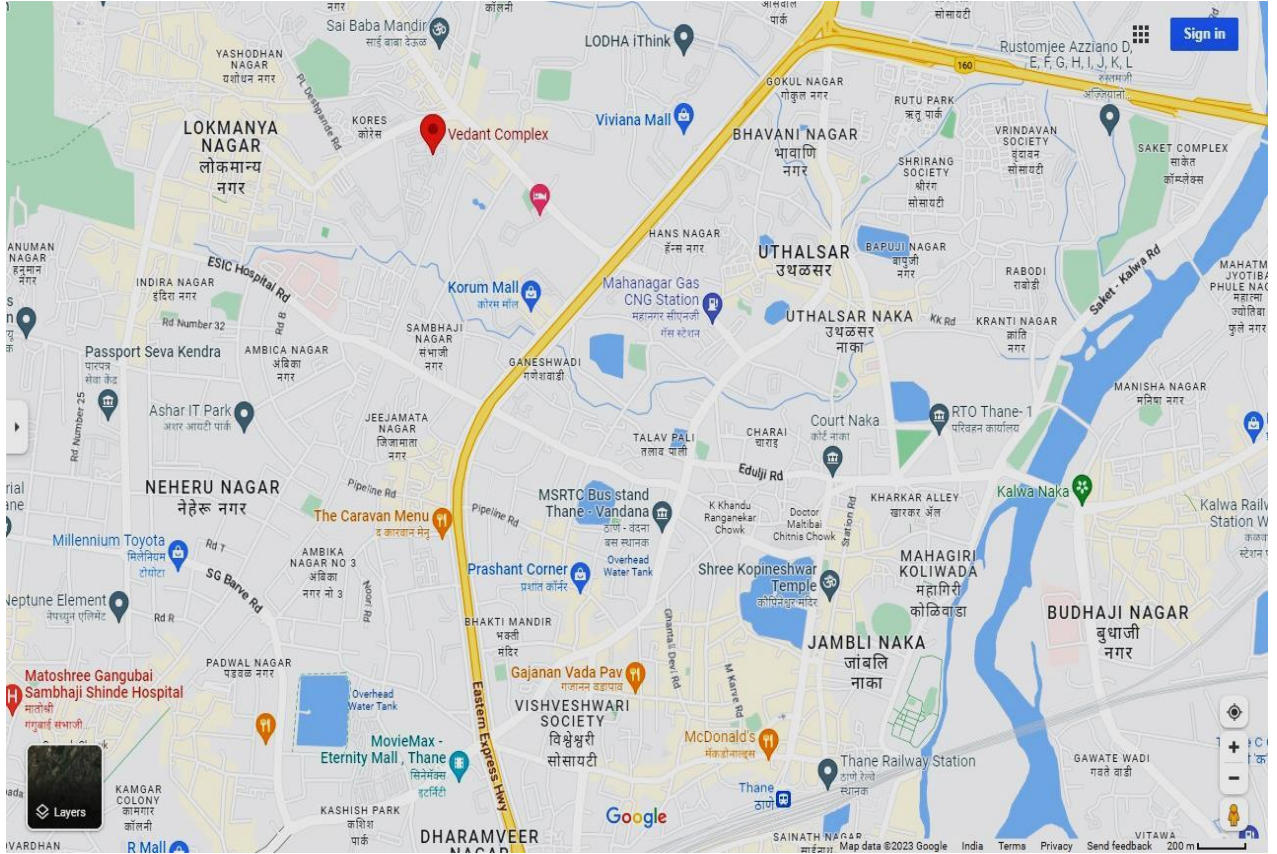
APPROVED VALUERS [A-25901] & CHARTERED ENGINEER [M – 1759420]  
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Government Registered Valuer (CAT-I / 350 / 9 / 31/2005-2006)





Latitude: 19°12'29.2N & Longitude: 72°57'41.3E



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

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**Year** 20222023 **Language** English

**Selected District** ठाणे

**Select Taluka** ठाणे

**Select Village** गावाचे नाव : पांचपाखाडी

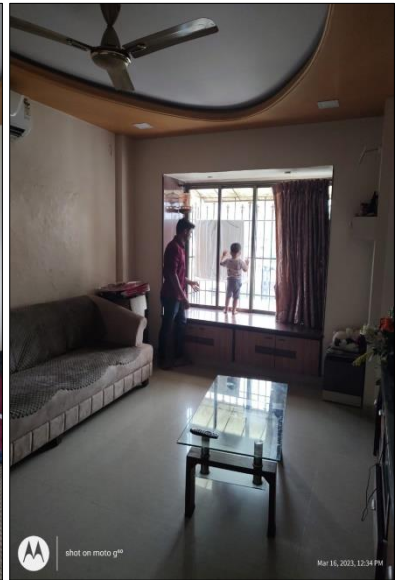
**Search By**  Survey No  Location

**Enter Survey No** 144

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
5/15/A-5ब) वागळे औद्योगिक वसाहतीतील भुखंड क्रमांक अे-टाईप	46000	101800	117500	127200	117500	चौ. मीटर	प्लॉट नंबर
5/16/G-5क) सर्वे नंबर	45100	130100	143000	161400	143000	चौ. मीटर	सर्वे नंबर
5/17-5ड) मुंबई आग्रा द्रुतगति महामार्ग व तानसा पाईप लाईन यांच्या मधील भुभाग नगर रचना योजना क्रमांक1 अंतिम भुखंड/ सर्वे नंबर	52100	124100	142800	155000	142800	चौ. मीटर	सर्वे नंबर

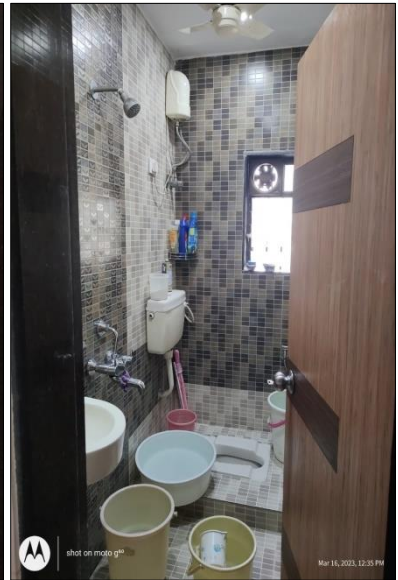
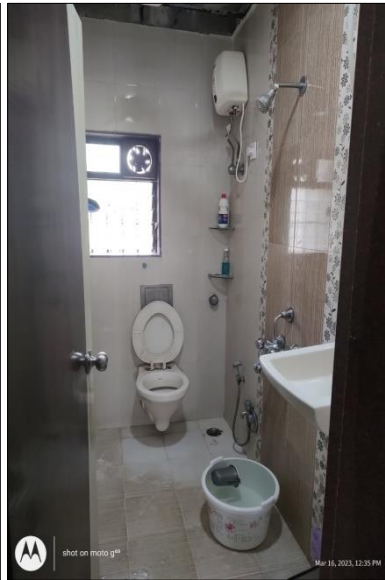
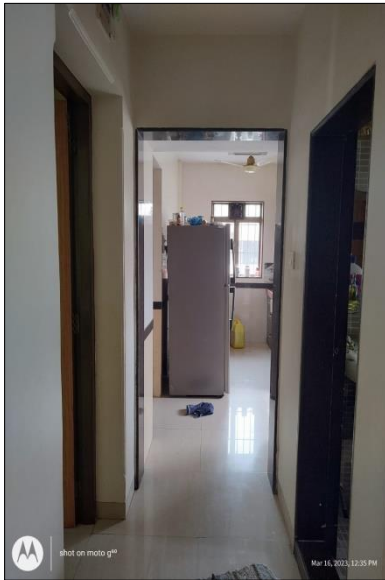


**PHOTOGRAPHS SHOWING THE DETAILS OF THE PROPERTY**

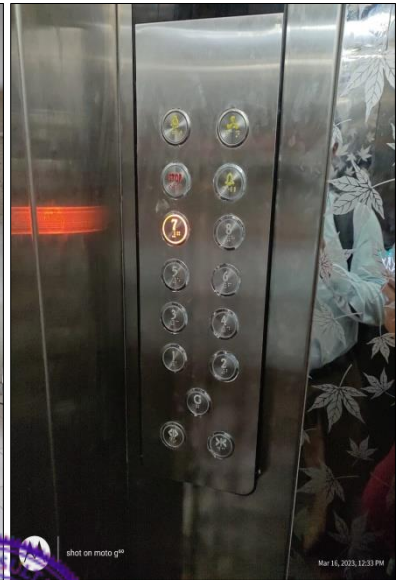
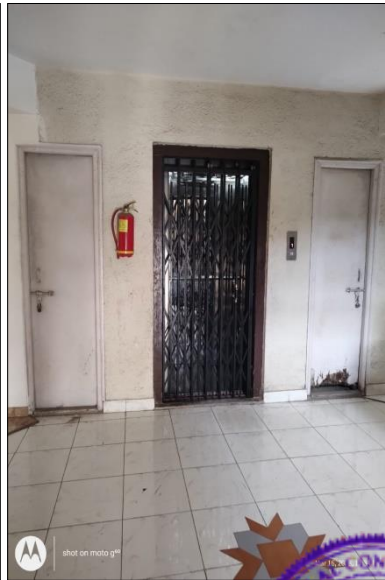




**PHOTOGRAPHS SHOWING THE DETAILS OF THE PROPERTY**



VEDANT D1 CO. OP. HSG. SOCIETY			
Gr FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR
+01 MR. NODDAPATI T. SURESH	+01 MR. NODDAPATI A. NARAYAN	+01 MR. SHAM K. VESAR	+01 MR. R. K. SHREYAS
+02 MR. NODDAPATI T. SURESH	+02 MR. NODDAPATI A. NARAYAN	+02 MR. S. H. SHARMA	+02 MR. PRADEEP V. JADHAV
+03 MR. SHREKHANNA SURESH	+03 MR. N. N. N. N. N.	+03 MR. P. P. P. P. P.	+03 MR. S. S. S. S. S.
+04 MR. SHREKHANNA SURESH	+04 MR. N. N. N. N. N.	+04 MR. P. P. P. P. P.	+04 MR. S. S. S. S. S.
+05 MR. S. S. S. S. S.	+05 MR. S. S. S. S. S.	+05 MR. S. S. S. S. S.	+05 MR. S. S. S. S. S.
+06 MR. S. S. S. S. S.	+06 MR. S. S. S. S. S.	+06 MR. S. S. S. S. S.	+06 MR. S. S. S. S. S.
+07 MR. S. S. S. S. S.	+07 MR. S. S. S. S. S.	+07 MR. S. S. S. S. S.	+07 MR. S. S. S. S. S.
+08 MR. S. S. S. S. S.	+08 MR. S. S. S. S. S.	+08 MR. S. S. S. S. S.	+08 MR. S. S. S. S. S.
+09 MR. S. S. S. S. S.	+09 MR. S. S. S. S. S.	+09 MR. S. S. S. S. S.	+09 MR. S. S. S. S. S.
4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR
+01 MR. S. S. S. S. S.	+01 MR. S. S. S. S. S.	+01 MR. S. S. S. S. S.	+01 MR. S. S. S. S. S.
+02 MR. S. S. S. S. S.	+02 MR. S. S. S. S. S.	+02 MR. S. S. S. S. S.	+02 MR. S. S. S. S. S.
+03 MR. S. S. S. S. S.	+03 MR. S. S. S. S. S.	+03 MR. S. S. S. S. S.	+03 MR. S. S. S. S. S.
+04 MR. S. S. S. S. S.	+04 MR. S. S. S. S. S.	+04 MR. S. S. S. S. S.	+04 MR. S. S. S. S. S.



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Posted on Mar 14, 2023 | Ready to move

₹1.6 Cr

@ 16,824 per sq.ft.

Estimated EMI ₹1,27,793

2BHK 2Baths

Flat/Apartment for Sale

in Kores Tower, Vartak Nagar, Thane, Mumbai

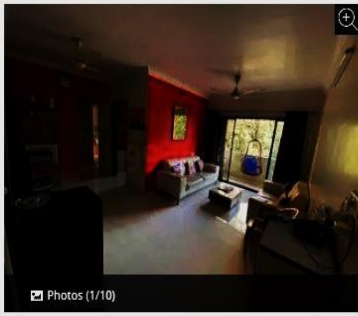
Contact Owner FREE

☆ Shortlist

RERA STATUS NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in>

Overview
Owner Details
Price Trends
Registry Record
Recommendations
Article >

Property (10)



Photos (1/10)

Area

Built Up area: 951 sq.ft. v

(88.35 sq.m.)

Carpet area: 689 sq.ft. (64.01 sq.m.)

Price

₹ 1.6 Crore+ Govt Charges & Tax @ 16,824 per sq.ft.

Floor Number

4<sup>th</sup> of 7 Floors

Possession in

undefined

Configuration

2 Bedrooms , 2 Bathrooms, 1 Balcony

Address

Kores Tower  
Vartak Nagar, Thane

Facing

North-East

Send Feedback

Rate Quoted Rs.16,580/- per sft on Saleable Area

99acres

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Posted on Feb 23, 2023 | Ready to move

₹1.5 Cr

@ 23,584 per sq.ft.

Estimated EMI ₹1,19,806

2BHK 2Baths

Flat/Apartment for Sale

in Maithili Pride, Vartak Nagar, Thane, Mumbai

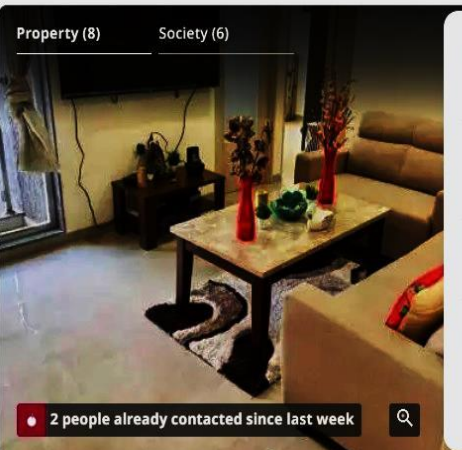
Contact Owner FREE

☆ Shortlist

RERA STATUS REGISTERED | Registration No: P51700001574 | Website: <https://maharera.t.mahaonline.gov.in>

Overview
Society
Owner Details
Price Trends
Registry Record
Recommendation >

Property (8)    Society (6)



2 people already contacted since last week

Area

Carpet area: 636 sq.ft. v

(59.09 sq.m.)

Price

₹ 1.5 Crore+ Govt Charges & Tax @ 23,584 per sq.ft. (Negotiable)

Floor Number

27<sup>th</sup> of 28 Floors

Property Age

1 to 5 Year Old [View Construction Status](#)

Configuration

2 Bedrooms , 2 Bathrooms, 2 Balconies

Address

Maithili Pride  
Vartak Nagar, Thane

Overlooking

Main Road

Send Feedback

Rate Quoted Rs.16,854/- per sft on Saleable Area