

Nilesh J Pathak

B.E. Civil, FIV

Govt. Approved Valuer

Plot No 441, Hanuman Nagar, Nagpur

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Format -A1

Format of Valuation Report (To be used for All Properties of value Above Rs.5Cr)

Name & Address of Branch		STATE BANK OF INDIA BRANCH SME,Chembur (With reference to Your Letter No SBI/SMEC/SME/ST/2023-24/66 Dtd: 01/05/2023)
Name of Customer (s)/ Borrowal unit: (for which valuation report is sought)		M/s. Aion Pipes Pvt.Ltd
Introduction		
Name of the Property Owner(with address & phone nos.)		M/s. Aion Pipes Through Rajesh Bansal and Raju Bansal.
Purpose of Valuation		Assessment of the Fair Market Value of the property in connection with the financial dealing with the State Bank Of India, Chembur Branch
Date of Inspection of Property		26-04-2023
Date of Valuation Report		10-05-2023
Name of the Developer of Property (in case of developer built properties)		NA
2 Physical Characteristics of the Property		
i)	Location of the Property	Umred Industrial Area
ii)	Nearby landmark	Near ira Company
iii)	Postal Address of the Property	Plot No.D-8,MIDC Umred Industrial Area, Village Belgaon. Tah. Umred, Distt-Nagpur
iv)	Area of the plot/land (supported by a plan)	22000 Sq.Mtr
v)	Type of Land: Solid, Rocky, Marsh land,	Rocky
vi)	Reclaimed land, Water-logged, Land locked.	No
vii)	Independent access/approach to the property etc.	Independent Access with Tar Road
viii)	Google Map Location of the Property with a neighborhood layout map	Latitude:- 20.9533967 Longitude: 78.9579438
ix)	Details of roads abutting the property	45 Mtr Wide road
xx)	Description of adjoining property ix. Plot No. Survey No.	Plot no.D-8
xi)	Ward/Village/Taluka	Belgaon
xii)	Sub-Registry/Block	NA
xiii)	District	Nagpur
xiv)	Any Other Aspect	Industrial Property
xv)	Plinth Area, Carpet Area, and saleable are to be mentioned separately and clarified in Sq. Mtr	Nilesh J. Pathak B.E. Civil, FIV, MIV 3819033 Approved Valuer CAT-1, 128/2010-11 Approved Valuer (IVA)