

PM/59/2019

Date:-10/05/2019

To,  
The Senior Manager,  
The Catholic Syrian Bank Ltd,  
Pune Branch

Sub: Valuation Report for Bank Loan.

Client Name: **Mr. Nilesh Bhagwan Sambare**  
Borrower : **M/s. Jijau Constructions**

Dear Sir,

Please find enclosed herewith the subject valuation report

Location of the property	:	N.A. Open plot of land bearing Survey No. 2,37/1/1/P & 41,45/1/1 /P, Plot No. 1 to 45 situated at Tilse Road, Near Central Bank Of India Desai Branch , Village: Desai, Wada, Taluka: Wada , District: Palghar- 421 303 Maharashtra
a) Fair Market Value	:	<b>Rs. 14,83,05,600/-</b>
b) Realizable Value of Property is	:	<b>Rs.13,34,75,040/-</b>
c) Distress Value of Property is	:	<b>Rs.11,86,44,480/-</b>

Thanking You,

Yours Faithfully

**For Aher Valuers & Engineers**

**(P. M. Aher)**  
**B.E., Civil, FIV, FIE, Chartered Engineer**  
**Govt. Approved Valuer**

**PM/59/2019**

**Date:- 10/05/2019**

**To,  
The Senior Manager,  
The Catholic Syrian Bank Ltd,  
Pune Branch**

**VALUATION CERTIFICATE**

**Client Name: Mr. Nilesh Bhagwan Sambare  
Borrower : M/s. Jijau Constructions**

Dear Sir/ Madam

As per your instruction we valued following property

- |  |   |  |
|--|---|--|
| 1) Location of the property  | : | N.A. Open plot of land bearing Survey No. 2,37/1/1/P & 41,45/1/1 /P, Plot No. 1 to 45 situated at Tilse Road, Near Central Bank Of India Desai Branch , Village: Desai,Wada, Taluka: Wada , District: Palghar- 421 303 Maharashtra |
| 2) Inspection Date   | : | 09/05/2019   |
| 3) Area  | : | Total Land Area: 41,196 sq. mtrs   |
| a) Fair Market Value   | : | <b>Rs. 14,83,05,600/-</b>  |
| b) Realizable Value of Property is   | : | <b>Rs.13,34,75,040/-</b>   |
| c) Distress Value of Property is   | : | <b>Rs.11,86,44,480/-</b>   |
| 4) This Certificate is issued on actual inspection, to the best of my Knowledge & ability and is without prejudice |   |  |

Thanking You,

Date: 10/05/2019

Place: Mumbai

**For Aher Valuers & Engineers**

**(P. M. Aher)  
B.E., Civil, FIV, FIE, Chartered Engineer  
Govt. Approved Valuer**

ANNEXURE TO VALUATION CERTIFICATE			
<b>I.</b>	<b>BASIC INFORMATION</b>		
1.	Date of Inspection	:	09/05/2019
2.	Name of the owner	:	<b>Mr. Nilesh Bhagwan Sambare</b>
	Name of the Borrower	:	<b>M/s. Jijau Construction</b>
3.	Brief description of the property & Type of construction of building	:	It is a open Plot of Land
4.	Land S. No/. & Village	:	Survey No. 2,37/1/1/P & 41,45/1/1 /P, Plot No. 1 to 45 , Village: Wada
5.	Building No. And Ward Corp. Municipal / Panchayat	:	Within the limits of Wada Municipal Council
6.	Postal Address of the property	:	N.A. Open plot of land bearing Survey No. 2,37/1/1/P & 41,45/1/1 /P, Plot No. 1 to 45 situated Tilse Road, Near Central Bank Of India Desai Branch , Village: Desai, Wada , Taluka: Wada District: Palghar- 421 303 Maharashtra
7.	Type of the land and building	:	Residential
	a) Particulars of crops raised and yielding tress	:	N.A.
	b) purpose for which the Land is used	:	Residential
8.	Area – Land	:	Area : 41,196 sq.mtr
9	Boundaries		
	North	:	Open plot
	South	:	Tilse Road
	East	:	Wada-Malwada Road
	West	:	Open Plot
10.	Possession	:	Under Owner Possession
11.	Location and access (A Brief report on identification of property and distance from important roads, building and other land marks in the area .	:	Near Central Bank Of India Desai Branch
12.	Particulars of enquires with neighbors and other locals as to the Ownership of the property	:	From Local People
13.	Positive aspects taken into considering in valuation (Refer guidelines)	:	Property is situated in well developing Residential Locality
14.	Negative aspects of the properties	:	---
15.	Particulars of recent transaction of similar properties in the locality in the recent times	:	Not Known
16.	Value of the Land	:	Value of the land is considered for valuation
17.	Value of Building	:	--
	a) Water Supple, drainage and sewerage	:	Yes.
	b) Specification foundation super structure roof floor	:	It is a open Plot of Land

	c) Whether construction is as per approval plan	:	Yes
	d) Whether residential / Commercial / Industrial	:	Residential
<b>Valuation Details : Details in Annexure I</b>			
18.	Aggregate estimated value of the land, Building & Builders profit	:	N.A.
19.	Saleable value of the property as assessed by the owner	:	---
20.	The valuation of the property ( The Value as per clause 18 or 19 Whichever is less)	:	---
21.	Value of Property	:	Land Area: 41,196 sq. mtrs X Rs.3600/-Per sq.mtr = <b>Rs. 14,83,05,600/- (Rupees Fourteen Crores Eighty Three Lakhs Five Thousand Six Hundred Only)</b>
22.	Govt. Value	:	Rs1040/- per sq. mtrs.

**Remarks:**

- a. The valuation is based on the site visit & the information given by the borrower.
- b. The valuation is subject to clear and marketable title.
- c. The opinion about valuation is true and correct to the best of our knowledge & belief.
- d. We have no direct or indirect interest in the assets valued.
- e. Valuation has been done after taking into consideration the effect of recent developments in the property prices after demonetization.
- f. There is no physical demarcation to said subject plot under consideration for valuation. Any display board of ownership, Plot Number, Survey No, Etc. does not exhibited at the site. The above description of land is based on plot which were shown / identified by Mr. Prakash Baswant. I have completely relied on the identification of plot under valuation.

**ANNEXURE – I**

- Fair Market Value: **Rs. 14,83,05,600/- (Rupees Fourteen Crores Eighty Three Lakhs Five Thousand Six Hundred Only)**
- Realizable Value of Property is **Rs.13,34,75,040/-**
- Distress Value of Property is **Rs.11,86,44,480/-**

Date: 10/05/2019

**For Aher Valuers & Engineers**

Place: Mumbai

**(P. M. Aher)**  
**B.E., Civil, FIV, FIE,**  
**Chartered Engineer**  
**Govt. Approved Value**  
**Approved Valuer of The Catholic Syrian Bank Ltd.**













