

Valuation Report of the Immovable Property



30105
30 JAN 2023

Details of the property under consideration:

Name of Owner: Shri. Dilipkumar Heerachand Jain & Mrs. Rekha Dilipkumar Jain

Residential Flat No. 602, 6th Floor, Wing - B, Building No. 5, "Arham Co-op. Hsg. Soc. Ltd.", Doctor Compound, Dattaram Lad Marg, Chinchpokli (East), Mumbai, PIN Code - 400 011, State - Maharashtra, Country - India.

Latitude Longitude: 18°59'15.5"N 72°50'01.4"E

Valuation Done for:

State Bank of India
Nariman Point Branch

Dalmal House, Jamanalal Bajaj Marg, Nariman Point,
Mumbai - 400 021, State - Maharashtra, Country - India.

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121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch Manager,
State Bank of India
Nariman Point Branch
 Dalma House, Jamanlal Bajaj Marg,
 Nariman Point, Mumbai - 400 021,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF FLAT)

I		General
1.	Purpose for which the valuation is made	To assess value of the property for MSME Loan Purpose.
2.	a) Date of inspection	19.11.2021
	b) Date on which the valuation is made	03.12.2021
3.	List of documents produced for perusal:	i) Copy of Articles of Agreement dated 25.11.2014 ii) Copy of Commencement Certificate dated 30.03.2007 Documents No. EEBPC / 2231 / E / A issued by Municipal Corporation of Greater Mumbai.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Shri. Dilipkumar Heerachand Jain & Mrs. Rekha Dilipkumar Jain. <u>Address:</u> Residential Flat No. 602, 6 th Floor, Wing - B, Building No. 5, "Arham Co-op. Hsg. Soc. Ltd." Doctor Compound, Dattaram Lad Marg, Chinchpokli (East), Mumbai, PIN Code - 400 011, State - Maharashtra, Country - India. <u>Contact Person:</u> Shri. Dilipkumar Jain (Self) Joint Ownership Details of share are not available.
5.	Brief description of the property (Including Leasehold / freehold etc.)	The property is a Residential Flat No. 602 located on 6 th Floor. As per site inspection, the 1 BHK flat is converted into 2 Bedroom + Living + Kitchen + Toilet (2 BHK) flat. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilets. The property is at 230 Mts. travelling distance from nearest Railway station Chinchpokali.
6.	Location of property	
	a) Plot No. / Survey No.	-
	b) Door No.	Residential Flat No. 602
	c) C.T.S. No. / Village	Cadastral Survey No. 1A/782, 2/783, 783, 784, 785, 786 of Mazgaon Division
	d) Ward / Taluka	E Ward

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