

V S JADON CO. VALUERS LLP.

1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, OPP. JUINAGAR RAILWAY STATION, SANPADA, NAVI MUMBAI 400 706. TEL: 022-27758396/5 FAX :022-27758394. E mail : axisbank@vsjadon.com. vsjcvaluer@gmail.com. Web site : www.vsjadon.com					
<u>Valuation Report</u>					
Date	26/11/2016.				
CPC Name: AXIS Sanpada					
Name of Customer	Mr. Machhindranath Gundu Patil.			Customer ID	
Documents Provided	Copy of - 1. Commencement Certificate, 2. Sale Agreement, 3. Possession Letter				
Details of Documents Provided to us					
Copy of Commencement	CIDCO/ATPO/853			Dated : 21/08/2009	
Copy of Sale Agreement	8374/2013			Dated : 21/11/2013	
Possession Letter	By M/s Chopda Brothers			Dated : 10/07/2014	
Property Address & Details					
Property Address	Flat No - 102, "A" Wing, 1st Floor, Jayani Buliding, Plot No- 51, Sector No- 35 E, Kharghar, Navi Mumbai.				
Flat No.	Flat No. 102	Sector No./Hissa No./ Survey No. /Gut No.	Sector No- 35 E	Locality	Kharghar, Navi Mumbai.
Road	Secrtor 35E Internal Road.				
City	Navi Mumbai	Dist.	Raigad	Pin Code	410 210
Nearby Land Mark	Rose Tower			Distance from City Centre	About 2 KM From Taloja Railwy Station.
Availability of local transport (Metro/Local Train/Bus)				Transport facility are available	
Level of land with	Plane				
Class of Locality	Middle Class				
Quality of Infrastructure in Vicinity	Good				
Boundaries	North	South	East	West	
As per Agreement	NA				
At Site	Elite Homes Building	CIDCO Road	CIDCO Road	Open Land	
Does the Boundaries at Site match, as mentioned in documentation	NA				
Status of the Land/ Flat : Free Hold/Leased / Development Authority	Free Hold				
Type of Property :Bungalow/row house/Plot/ flat (1BHK/2BHK/3BHK) /commercial	Residential (2 BHK)				
Approved usage of Property :Agri/Industrial/ commercial/Residential/Mix (Restrictive covenants in regards to Land Use, if any)	Residential				
Actual Usage of the Property :Agri /Industrial/ commercial/Residential/Mix	Residential				
Type Of Structure : Load Bearing/ RCC/Aluform shuttering	RCC Framed Structure		No of Floors		Gr + 7th Upper Floors With 1 Lift.
Occupancy Details : Self Occupied /Rented/ Vacant	Tenant				

V S JADON CO. VALUERS LLP.

Does the property have Electricity / Water / Drainage connection:	Yes				
Proximity to civic amenities like school, hospital, market, etc.	Yes, all the mentioned amenities are within the radius of 2 to 3 KM				
Development of surrounding area:	Developing Area				
Latitude and Longitude of the property	Latitude =19.07, Longitude=73.07				
Approval Detail					
Layout Approval No	NA		Date of Approval	NA	Expiry Date - NA
Building plan approval No	NA		Date of Approval	NA	Expiry Date - NA
Date of Commencement of Construction		NA	Expected Completion		Completed
Construction Details					
Area of the Shop (Gross Carpet Area)	575 Sq. Ft. (As Per Sale Agreement)		Demarcation at site		NA
Built-up Area (As Per Derived From Gross Carpet Area)					690 Sq. Ft.
GF	NA	Current Usage		Parking+ Commercial	
1st to 7th	NA	Current Usage		Residential	
Approved No of Floors	NA		No of Floors at Site		G + 7th Upper floors
Recommended / Available Side Margin			NA		
Front Margin			NA		
Quality of construction			Good		
Maintenance of the Property (For LAP/Resale/top up/HIL) : excellent/very good/average/poor			Good		
Current Life of the structure	2 Years Approx		Projected Life of the Structure		58 Years
Current value of the property (Builder's Saleable Area)		Area	Unit	Rate	Total Amount Rs
		900.00	Sq. Ft.	8000.00	7,200,000
Estimated cost of construction		690.00	Sq. Ft.	2200.00	1,518,000
Stage of Construction		Completed			
% Work completed	100%		% Disbursement Recommended		100%
Current Value of the Property					7,200,000
Development Charges					NA
Floor Rise			floor	To	floor
Electrical Source Development Charges					NA
Club House Membership Charges					NA
Car Parking Value (If available)					NA
Gross value of Flat (Excluding VAT, Service Tax, Stamp Duty and Registration Charges)					7,200,000
Date Of Property Visit					25/11/2016.
Distressed valuation of the Property in Rs.					5,760,000
Rental value per month					12,000

V S JADON CO. VALUERS LLP.

Remarks :--

- 1. There are no negative factors affecting the value of property in terms of occupancy, specific community, approach road, frequent flooding or land lockness.**
- 2. The subjected property Flat No - 102, 1st Floor.**
- 3. The proposed building having Gr+ 7th Upper Floors.**

Undertaking :-

- 1). I/We have no direct or Indirect Interest in the property being valued
- 2). The information furnished above is true and correct to best of my/our knowledge
- 3). Legal title of the property is not verified by us

Authorized Signatory

Name & Seal of the agency