



V S JADON & CO. VALUERS LLP.

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VALUATION REPORT FOR AXIS BANK-SMALL BUSSINESS BANKING

Report Initiated by Area	Axis SBB Kalina	Name of Area	Navi Mumbai
Name of Owner	Mr. Machhindranath Gundu Patil.	Name of Customer	M/s. Goodman Chemist
Report Date.	04/07/2024.	Visit Date.	04/07/2024.
Agreement Description for which valuation done	8374/2013	Flat No. 102, 1st Floor, A Wing, Jayani CHSL, Plot No. 51, Sector No. 35E, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad 410210.	
Details of the Property Being Valued			
Location of Property	<input type="checkbox"/> Rural/Gram Panchayat <input type="checkbox"/> Semi Urban <input checked="" type="checkbox"/> Urban		
	<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Municipality <input type="checkbox"/> Town or Gram Panchayat or Rural		
	Type 1: Layout plan & Individual Construction both are approved by Town Planning Authority		
	Type 2A: Layout Plan approved by Town Planning Authority and construction approved by Grampanchayat		
Type 2B: Layout plan & Individual Construction both are approved by Grampanchayat but property now falls in Municipality			
Type 3: Layout plan & Individual Construction both are approved by Grampanchayat but property now falls outside Gram Panchayat			
Documents Provided :	<input checked="" type="checkbox"/> Sale Agreement <input checked="" type="checkbox"/> Possession Letter <input type="checkbox"/> Approved Building Plan <input checked="" type="checkbox"/> Commencement Certificate <input type="checkbox"/> Part OC <input type="checkbox"/> APF Report		
Copy of Title : Sale Agreement	8374/2013	Dated :	21/11/2013.
Copy of CC	CIDCO/ATPO/853	Dated :	21/08/2009.
Copy of Builder Possession letter.	By M/s. Chopda Brothers	Dated :	10/07/2014.
Property Address :	Flat No. 102, 1st Floor, A Wing, Jayani CHSL, Plot No. 51, Sector No. 35E, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad 410210.		
Plot No / S.NO/ G.No/ Khasra No	Plot No. 51	Road	Sector No. 35E Road



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Colony/Nagar/Sector	Sector No. 35E	Locality / Landmark:	Near Elite Homes
Village/Town/City	Kharghar	District	Raigad
State	Maharashtra	Pincode	410210
Distance from Area Office	15.6 Kms		
Latitude, Longitude and Coordinates of the site	19.0705129	73.0756218	
Type of Property			
(A) Plot/Under Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
	<input type="checkbox"/> Vacant <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Rented		
Level of land with topographical conditions	Plane		
Any construction observed on plot	-		
% of Construction, in case of under construction	100%		
Weather Vacant Land Property is demarcated	Yes		
(B) Residential Property:	<input type="checkbox"/> Independent house <input checked="" type="checkbox"/> 2 BHK Flat		
Civic Amenities like school, hospital, market, etc.	<input checked="" type="checkbox"/> Available, within the radius of 0.5 to 1.5 kms <input type="checkbox"/> Not Available		
(C) Commercial/Industrial Property:	<input type="checkbox"/> Office <input type="checkbox"/> Shop <input type="checkbox"/> Unit <input type="checkbox"/> Godown		
Accessibility/ Boundaries/Others			
Availability of local transport	<input type="checkbox"/> Metro <input checked="" type="checkbox"/> Local Train <input checked="" type="checkbox"/> Bus <input checked="" type="checkbox"/> Personal Transport		
Distance from Railway station	About 6.5 m Distance from Kharghar Railway Station	Bus stop/ Taxi/ Auto Stand	500 M
Does the approach road to the building is small and	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will it be able to accommodate a fire extinguisher	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property falls under land locked area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the property falls in a community dominated area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the boundaries at site match, as mentioned in documentation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Boundaries/Dimensions (As per Prop Doc/MAP)	Boundaries/Dimensions (As per Actual Site)		



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North	NA	North	Elite Homes
South	NA	South	Internal Road
East	NA	East	Vande Mataram Path
West	NA	West	Venus Alpine
Plot Area as per documents:		Plot area as per actual site:	
Class of locality :		<input type="checkbox"/> Posh <input type="checkbox"/> Higher Middle Class <input checked="" type="checkbox"/> Middle Class <input type="checkbox"/> Lower Middle Class <input type="checkbox"/> Poor	
Quality of Infrastructure in the vicinity		<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Poor	
Ownership Status of the Property		<input checked="" type="checkbox"/> Leased Hold <input type="checkbox"/> Free Hold <input type="checkbox"/> Reg. Lease <input type="checkbox"/> Govt. Authority, Specify	
Approved usage of property	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mix <input type="checkbox"/> Others / Agri	Actual usage of property	<input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mix <input type="checkbox"/> Others / Agri
Restrictive covenants in regards to Land Use, (if any)		-	
Type of Structure		RCC Structure	
No of Floors on Site		Gr. + 7th Floor with 02 Lifts	
Occupancy Details		<input type="checkbox"/> Owner <input type="checkbox"/> Builder <input checked="" type="checkbox"/> Rented	
If the property is on rent:			
Name of tenant/leasee:	NA	Number of years in tenancy	1 Year
Was there any resistance for valuation :	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, from the current occupants:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does property have basic amenities	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Drainage Connection	Development of surrounding area	<input type="checkbox"/> Underdeveloped <input type="checkbox"/> Developed <input checked="" type="checkbox"/> Developing
Approval Details			
Layout Approval Number :		Ref No :	
Date of Approval :	NA	Expiry Date :	NA
Building Plan Approval Number :		-	



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Date of Approval :	NA	Expiry Date :	NA	
Construction Details				
Area of the Property in Sq.ft. (As per Measurement)	Gross Carpet Area	570	Builtup Area	684
Area of the Property in Sq.ft. (As per Index II)	Gross Carpet Area	575	Builtup Area	690
Demarcation at Site	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Floor wise break up as follows	Current Usage			
Basement (in Sq.Ft.)	<input type="checkbox"/> Storage <input type="checkbox"/> Parking <input type="checkbox"/> Commercial <input type="checkbox"/> Residential			
Stilt (in Sq.Ft.)	<input type="checkbox"/> Storage <input type="checkbox"/> Parking <input type="checkbox"/> Commercial <input type="checkbox"/> Residential			
Ground Floor (in Sq.Ft.)	<input type="checkbox"/> Storage <input checked="" type="checkbox"/> Parking <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential			
1st Floor (in Sq.Ft.)	<input type="checkbox"/> Storage <input type="checkbox"/> Parking <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential			
12th Floor (in Sq.Ft.)	<input type="checkbox"/> Storage <input type="checkbox"/> Parking <input type="checkbox"/> Commercial <input type="checkbox"/> Residential			
Total Built Up area (in Sq.Ft) (As per Index II)	690	Carpet area (in Sq.Ft.) (Derived from Built up area @ Index II)	575	
Saleable area (in Sq.Ft) (Derived 50% loading on CA @ Index II)	891			
Whether the construction is as per approved building plan and / or local building bye laws:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Plan not provided			
FSI As per Plan approval / FSI As per Govt Guideline (in cases where plan approval not available) & Actual FSI (Please provide Both)	-			
Details of Extra Construction	-			
Percentage of Extra Construction	-			
Whether the extra construction is Compoundable OR Non-Compoundable?	-			
Quality of construction	Good			
Maintenance of the Property	Good			
Current Life of the structure	10 (As per site details)	Projected Life of the Structure	50 Years	
Value of the Property				
Market Value				



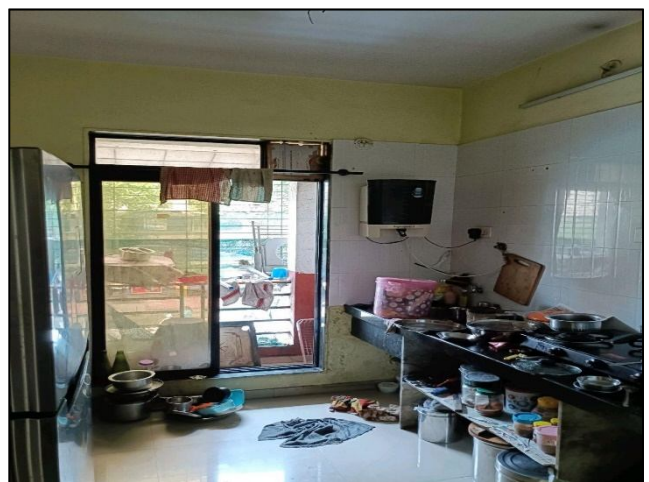
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Description	Area	Unit	Rate	Total
Current value of the property (Builder's Saleable Area)	900.00	Sq.ft	9500.00	₹ 85,50,000.00
Construction value of the property	690	Sq.ft	2500.00	₹ 17,25,000.00
B) Car Parking Value				NA
Market Value of the property (A + B)				₹ 85,50,000.00
Distressed/Forced Sale Value				₹ 72,67,500.00
Rental Value				₹ 20,000.00
Remarks:				
1. We have released report on the basis of the provided documents i.e. Copy of Sale Agreement, CC & Builder Possession letter. 2. Property identified by Mr. Kunal Jadhav. (Mob No. 9594897533) 3. Property was inspected by Mr. Sunil Peravi. (Engineer). 4. Property is good. 5. Property is occupied by Tenant. 6. We have consider age of property as per site details. 7. We have releasing report on builder saleable area as per old valuation report. 8. As per site inspection we found 110 sq.ft. area above shopline covered by GI sheets, we haven't consider this area for valuation. 9. We haven't check OC & Approved plan. 10. We have consider documented details from old valuation report done by us Ref No:AXIS0003408/VSJC, Dated: 26/11/2016				
Undertaking:				
1. I have personally visited the property & identified the same based on the documents provided 2. We have no direct or Indirect interest in the property being valued 3. The information furnished above is true and correct to my/our knowledge 4. I have not been penalized or convicted by any Bank/Financial institution/Government Department/PSU/Corporate 5. This valuation is prepared without any prejudice or bias to any person or institution 6. The value of land is taken into account by making due enquires in the locality and ascertaining the sales value of the properties in the locality 7. Any additions/alterations made to the property after the date of valuations shall not fall under the scope of this report				
Authorized Signatory :				
(Name & Seal of the agency)				
Date:				

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Customer Name: M/s. Goodman Chemist

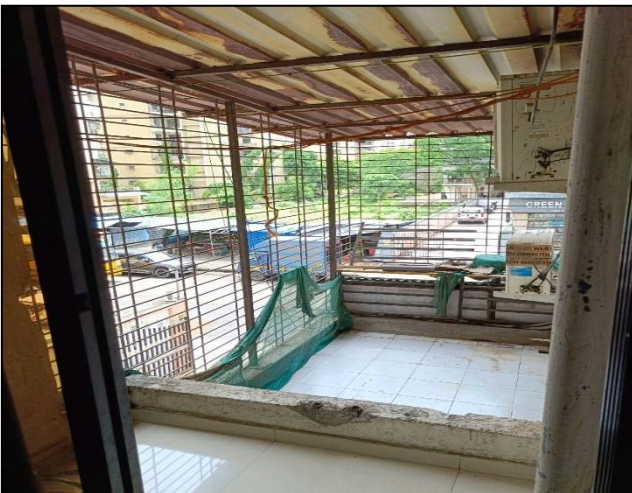
Property Photographs :



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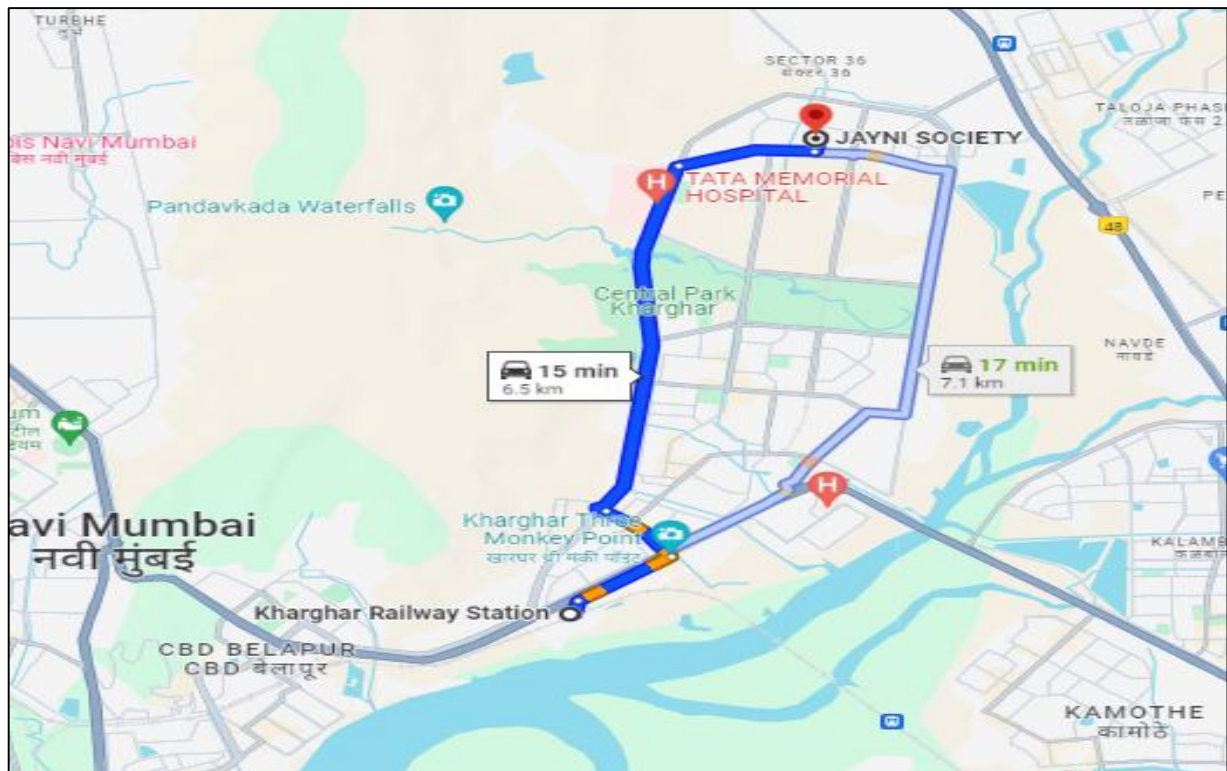
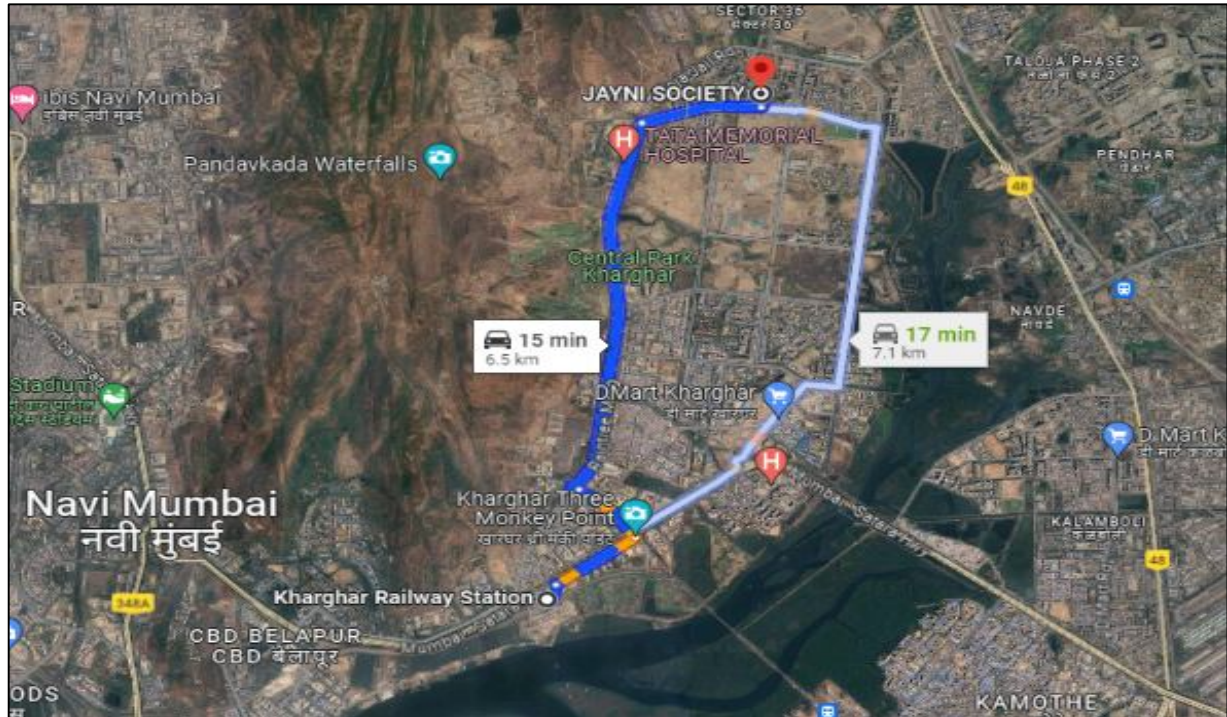
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Property Photographs :



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Google Maps :



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Property Sketch :

