



Office No. J-1031, Akshar Business Park, Plot No. 03
Sector 25, Near APMC Market, Vashi, Navi Mumbai, Maharashtra 400703
TEL: 022-46090378/79/80 Email: vsjvaluer@gmail.com.
Web site: www.vsjadon.com

Valuation Report

File No	701370182	Project No	
Borrower's Name	MR RAI DHARMENDRA JIYALAL	Type	INDIVIDUAL
Request Date	06/12/2023 10:07:27	Assigned Agency/Date	VSJC / 06/12/2023 10:07:27
Request Status	Site Visit Report /Feedback Partially Updated		
Borrower's Contact Nos	9768231380, SELLER_NAME:A	Coborrower's Contact Nos	
Builders Name		Builder Contact Nos	
Property Name	SEA GLIMPSE CHSL-BLDG A1		
Property Address	FLAT-14,FLOOR-3 SEA GLIMPSE CHSL-BLDG A1 SEA GLIMPSE CHSL-BLDG A1 S NO 121-B,VILLAGE UMELE,NAIGAON WEST VASAI-VIRAR CITY 401207 MAHARASHTRA		
Property Address visited by Engineer (If Different)			
Building Name / Society Name (As per Sv)	SEA GLIMPSE CHSL-BLDG A1		
Valuation of	FLAT	Property Category	RESIDENTIAL
Stage of construction/progress	Ready Completed		
% progress	100		
Progress Remarks	Completed		
Total No of floors	G+3rd floors	Property type*	ONE BEDROOM
Status of property	VACANT	Name of the tenant	
For how long tenant is occupying the property (Months/Years)		Rent being paid (apprx) Rs./Month	
Door Locked	No	For how long is this property locked (Months/Years)	
Name mentioned on society board (for Society/builder flats)	Mrs. Roseline Franco		
Comments	GOOD Maintenance of property is average		
Infrastructure & surrounding development	Good and developed area		
Age of building (approx)	25		
Nearby Popular Land Mark	Saint Francis Xavier's High School		

Valuation of the property:-Unit Considered :Sqft, Area Considered :SBUA

Description	Area(Sqft)	Rate(Rs.)	Total	GeoTagging:(Update Latitude and Longitude Details)	
Plot Area in sqm (if applicable)				Latitude	Longitude
Carpet area	489	6670		19.3430218	72.8440726
BUA area	587	5556			
Super BUA area	709	4600	3261400		
Others					
Terrace area					
Parking Charges					
Others (Free Field to update others)					
Total Value(approx.)			3261400		
		Market value (Rs.)	3261400		

Boundaries of the property

Description	East	West	North	South
As per approved plan	Plan is not given	Plan is not given	Plan is not given	Plan is not given
As per site	Building	Building	Saint Francis Xavier's High	Building



Remarks	1) Property identified by Mr. Naik (Agent). 2) As per Physical Measurement 489.00 Sq. ft. Gross carpet area, 587.00 Sq. Ft. Gross Built- up Area (Loading 20% On Gross Carpet Area), 709.00 Sq. ft. SBUA (Loading 45% On Gross Carpet Area). 3) Location advantage of the property is around 1km from Naigaon railway station, Public Transportation, Good internal roads, Hospitals, Banks, Atms etc. are available there.
Deviations	The Property is under 50m Mangrove buffer zone - CRZ IA, Kindly verify at your end before proceeding further.
Property Visited by:	Navnath Bhatkar
Name of the verifier	Ruchira Patil
Date of Site Visit	2023-12-07
Report sent to HDFC Date	2023-12-07

