



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

INDIABULLS

VALUATION REPORT

Date : 09-01-2024

APS/Lentra ID	Not Provided	Product	HL	Ref. No.:	VSJCVNM-IBHF-RTL-JAN-24-32643
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APPLICATION DETAILS :

1	Name of the Applicant	CFMARC trust-1 IHFL
2	Contact Person Name and Number	Gangadhar Hajare-9869108686
3	Developer's Name	M/S J P Infra Realty Pvt Ltd
4	Name of Current Property Owner (s)	Priya Chaudhary
5	Property Description	Residential Flat.
6	Holding Type	Freehold property
7	Property Usage Actual	Residential
8	Area Authorised for	Residential
9	Within Municipal Limit	Yes
10	Documents details	1. Copy Of Index II Verified : Ref.No:996/2018 Dated:19/01/2018 2. Copy Of CC Verified: Ref.No:MP/MNP/NR/1834/2017-18 Dated:09/08/2017 3. Copy Of OC Verified: Ref.No:MNP/NR/3759/2019-20 Dated: 24/10/2019
11	In Demolition list of Municipal Authority?	No

MUNICIPAL DETAILS :

12	Sanctioned plan provided	No	Sanction / Permit No.	NA
	Date of sanction	NA	Valid till	NA
	Number of floors	NA	Sanctioning authority	NA
	Compliance to Sanction Plan/Bylaws		Yes	
	Local Technical Norms Met		Yes	
	Completion/Occupation Certificate		Yes	



LOCATION DETAILS :

13	Address of the Property	As per Firing	Flat No 2208 22nd Floor 3b Wing Jp North Atria Vinay Nagar Mira Road East Thane Maharashtra 401107	
		On inspection with legal address	Flat No. 2208, 22th Floor, 3B- Wing, Jp North Atria Building, S.No. 22/2, Jp North Road, Ghodbandar, Mira Bhayander, Thane-401 107	
14	Person Met	Mr. Gautam	Relation with Applicant	Builder Person



15	Landmark	Near Podar International School			
16	Longitude & Latitude of property:	19.2821143109672, 72.88828438124658			
17	Site Boundaries	North	South	East	West
	As per document	NA	NA	NA	NA
	As per Site	Road	Internal Road	Road	Road
18	Boundaries Matching	NA			
19	Regularised Colony	YES			
20	Property Location	Urban			
21	Neighborhood Type/Classification	MIDDLE CLASS			
22	Marketability	Good			
23	Is Property Easily Locatable / Identifiable	Easy			
24	Connectivity	EASY			
25	Sentimental/Social Issue	YES			
26	Proximity to amenities	Most of the basic civic amenities are available nearby.			
27	Accessibility	EASY			
28	Road Width	20 Feet			
TECHNICAL DETAILS :					
29	Type of Property	Residential Flat.			
30	No. of Stories	Gr + P1 + P2 + 3rd to 23rd Floor			
31	Tenement Position (On Which Floor)	22th Floor			
32	Construction Type	R.C.C. framed structure			
33	Construction Quality	Good			
34	No. of Lifts, if any	3 Nos.			
35	Accommodation - (No Of Rooms)	1BHK			
36	Occupant Status	VACANT			
37	Occupant	NA			
38	Details of commercial usage if any	Yes			
39	Hazard Zones				
	Seismic Zone	Cyclone Zone	Flood Zone	ASI Zone	Landslide Zone
	Zone 3	(Zone 03)	Low risk	NO	NO
40	Finishes	Exterior	Smooth cement Plaster		
		Wall Finish	Smooth cement plaster		
		Flooring	Vitrified Tiles Flooring		
		Door/Window	Wooden Door & Sliding Glass Window		
		Kitchen	Normal		
		Fittings	Good		
41	Total Permissible area in Sq.Ft	NA			
42	Total constructed area in Sq.Ft	NA			





43	Land Area in Sq.Ft	NA				
44	Floor wise Area in sq.ft.	Basement	Gr. floor	1st floor	2nd floor	23 th Floor
	Constructed area	-	-	-	-	-
	Permissible area	-	-	-	-	-
COMPLETION STATUS :						
45	Stage of Construction	Progress in %	100%	Recommen ded %	100%	
46	Age of the Property	4		YEARS		
47	Residual Age	56		YEARS		
VALUATION :						
		Area	Rate (In Rs.)		Total Amount (In Rs.)	
	Land Area	-	-		-	
	Measured Area	Carpet Area: 410.00 Sq.Ft. Built Up Area: 492.00 Sq.Ft. Super Built Up Area: 615.00 Sq.Ft.				
48	Documented Area	Builtup Area: 427.00 Sq.Ft.				
	Adopted Area	534.00	11500		61 41 000	
	Coverd Car Parking					
	Circle Rate (Land)		1765.143069		0	
	Circle Rate (BUA)	427	6791.155704		2899823.486	
			Market Value		61 41 000	
			Realizable Value		61 41 000	
			Distress Value		52 19 850	
Remarks	Standard remarks :					
	1. We have Received Copy of CC, Part OC, Index II & RERA Certificate (P5170000700)					
	2. Copy of Approved plan not provided to us.					
	3. Copy of Part OC is for Building Type3A & 3B: Part Stilt . +1st & 2nd Podium + 3rd to 23rd Floors).					
	4. We have given valuation on Documented Super built up area (50% Loading on gross carpet area).					
	5. As per site inspection we found Notice on Door. Please check from your end.					





Property Photos:



Declaration:

1	We have no direct / indirect interest in the property valued.	
2	The information furnished above is true & correct to the best of our knowledge and belief and takes account information and or document submitted or shown to us by the client.	
3	Our report does not cover check of ownership, title clearance or legality of deal & structure.	
4	The fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties. The client is free to obtain other properties/localities may increase or decrease depending on the future market conditions. This report does not certify or confirm any ownership or title of the property that has been valued.	
5	Visit By : Mr.Ajay Rewale	2024
6	Valuer Name: V. S. JADON & CO. VALUERS LLP	Stamp and Signature: 



Gogal Map and Additional Photos

