



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: vsjcvluer@gmail.com.
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Valuation Report

File No	703267952	Project No	
Borrower's Name	MR ALLIMIYA MOHAMMAD ASLAM PATHAN	Type	INDIVIDUAL
Request Date	23/08/2024 14:07:56	Assigned Agency/Date	VSJC / 23/08/2024 14:07:56
Request Status	Site Visit Report /Feedback Partially Updated		
Borrower's Contact Nos	966544271673, 8421832393, 9075353440, SELLER_NAME:	Coborrower's Contact Nos	
Builders Name		Builder Contact Nos	
Property Name	MASS INSIGNIA		
Property Address	FLAT-1504,FLOOR-15 MASS INSIGNIA PLOT 59,SECTOR 34/A,KHARGHAR PANVEL 410210 MAHARASHTRA		
Property Address visited by Engineer (If Different)			
Building Name / Society Name (As per Sv)	MASS INSIGNIA		
Valuation of	FLAT	Property Category	RESIDENTIAL
Stage of construction/progress	Under Construction RCC up to 7th Slab Completed; Other remaining work is in progress..		
% progress	22		
Progress Remarks	Under Construction		
Total No of floors	G + 4P + 5th to 22nd Floors with 3 lifts	Property type*	TWO 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)	Under Construction		
Comments	GOOD Under Construction		
Infrastructure & surrounding development	Good & Developed Area		
Age of building (approx)	0		
Nearby Popular Land Mark	Infinity Kids Preschool		

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	1	1		19.06948774	73.08352125
BUA area	1	1			
Super BUA area	1	1	1		
Others					
Terrace area					
Parking Charges					
Others (Free Field to update others)					
Total Value(approx.)			1		
			Market value (Rs.)	1	

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	Open plot	Open plot	Open plot	Internal road
Remarks	1) Property identified by Mr. Pradeep Singh (Sales person-9167211716). 2) Proposed amenities available in the complex are lift, security, parking, fire safety, 24/7 water supply etc. 3) Location advantage of the property is around distance 1.5KM away from Taloja Panchnand railway station, Public Transportation, Good internal roads, Hospitals, Banks, Atms etc. are available there.			
Deviations	1) At the time of visit, building is under construction & subjected floor is not constructed, so physical measurement & internal photographs of flat is not possible hence we are releasing Nil report. 2) Kindly provide documents to arrive value of subject property.			
Property Visited by:	Sunil Peravi			
Name of the verifier	Ruchira Patil			
Date of Site Visit	2024-08-24			
Report sent to HDFC Date	2024-08-24			

