



1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, OPP. JUINAGAR RAILWAY STATION,
SANPADA, NAVI MUMBAI 400 706.
TEL: 022-27758396/5 Email: vsjcvaluer@gmail.com.
Web site: www.vsjadon.com

Valuation Report

Date:	11/09/2020			
CPC Name:	AXIS VIRAR	Customer ID	NA	
Name of Customer	Mr. Vijay Laxman Yadav & Mrs. Sneha vijay Yadav.			
Name of Owner/Seller	Mr. Biplab Prasad Lahiri.			
Documents Provided	Copy Of Draft Agreement, Sale Agreement, NA Permission Letter & Tax receipt			
Details of Documents Provided to us				
Copy of Sale Agreement & Index II	9994/2010	Dated.	15/10/2010.	
Copy of Draft Agreement	Not Legible			
Copy of Tax Receipt	UL01/772/2 (2019-20)	Dated.	05/07/2019	
Copy Of NA Permission Letter	Reference No. MAP/SR/16/88 Dated : 11/08/1988.			
Property Address & Details				
Property Address:	Flat No. 02, Ground Floor, Building No. F-7, Garcia CHSL, Survey No. 51 to 57 (part) & 101/2 (part), Dias & Pereira Nagar, Village - Umele, Naigaon (W), Tal. Vasai, Dist. Palghar- 401 202.			
Locality:	Village - Umele			
Road:	Dias & Pereira Nagar Road			
Sector No./Hissa No./ Survey No. /Gut No.:	Survey No.	51 to 57 (part) & 101/2 (part)	Plot No.	NA
City:	Vasai	District.	Palghar	
Pin Code	401 202			
Nearby Land Mark:	BMC Ground			
Distance from City Centre:	About 550 Mtrs Distance From Naigaon railway Station			
Availability of local transport (Metro/Local Train/Bus):	All the mention Transport facilities are available.			
Level of land with topographical conditions:	Plane			
Class of Locality:	Middle Class			
Quality of Infrastructure in Vicinity:	Good			
Boundaries	East	West	North	South
As per Agreement	NA	NA	NA	NA
At Site	vijay Sneh	Road	Park Avenue	Building F -1
Does the Boundaries at Site match, as mentioned in documentation			NA	
Status of the Land/ Property: Free Hold/Lease Hold / Development Authority			Free Hold	
Type of Property: Bungalow / Row house/ Plot/ Property (1BHK/2BHK/3BHK) /commercial			01 BHK Flat	
Approved usage of Property: Agri/Industrial/			Residential	



commercial/Residential/Mix (Restrictive covenants in regards to Land Use, if any)					
Actual Usage of the Property: Agri /Industrial/ commercial/Residential/Mix				Residential	
Type Of Structure: Load Bearing/ RCC/Aluform shuttering	RCC Frame Structure	No. of Floors	Gr. + 2nd Floors without Lift		
Occupancy Details: Self Occupied /Rented/ Vacant				Vacant	
Does the property have Electricity / Water / Drainage connection:				Yes	
Proximity to civic amenities like school, hospital, market, etc.				Yes, all the proximity are nearby	
Development of surrounding area:		Developing			
Latitude and Longitude of the property		Latitude	19.346591	Longitude	72.845731
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 Property in Sq.ft. (As per Measurement)		Carpet Area	390 sq. ft.	Fungible Area	28 sq. ft.
		Gross Carpet Area	418 sq. ft.	Terrace Area	--
Area of the Property in Sq. ft. (As per Agreement or Index II)		Carpet Area	421 sq. ft.	Fungible Area	--
		Gross Carpet Area	421 sq. ft.	Terrace Area	--
Built Up Area of the Property in Sq. ft. (As per @ Agreement or Index II)		505 sq. ft.			
Demarcation at site		Yes			
Ground Floor		NA	Current Usage		Residential
Above Ground Floor		NA	Current Usage		Residential
Approved No of Floors	NA	No of Floors at Site		Gr. + 2nd Floors without lift	
Whether the Construction is as per Approved Plan &/or Local Building Bye Laws		Plan not Provided to us			
Recommended / Available Side Margin				NA	
Front Margin				NA	
Quality of construction				Good	



Maintenance of the Property (For LAP/ Resale/ topup/HIL): excellent/very good/average/poor				Good	
Current Life of the structure	23 Years	Projected Life of the Structure		37 Years	
Description	Area	Unit	Rate	Total Amount in Rs	
Current value of property on Builtup Area (As per @ Agreement or Index II)	505	sq. ft.	6,300	3181500	
Estimated cost of Construction	505	sq. ft.	1500	757500	
Stage of Construction	Completed				
% Work completed	100%	% Disbursement Recommended			100%
Current Value of the Property				3181500	
Development Charges				NA	
Floor Rise	floor	To	floor	NA	
Electrical Source Development Charges				NA	
Club House Membership Charges				NA	
Car Parking Value (If available)				100000	
Gross value of Property (Excluding VAT, Service Tax, Stamp Duty and Registration Charges)				3181500	
Date Of Property Visit				10/09/2020	
Valuation as per Government reckoner rates in Rs.				NA	
Distressed valuation of the Property in Rs.				25,45,200	
Rental value per month:				6000	
Remarks:					
1. We have released report on the basis of Draft Agreement, Sale Agreement, NA Permission Letter & Tax Receipt provided to us by bank.					
2. Maintenance of the property is good.					
3. As per the site inspection property identify by Mr. Suraj Naik.					
4. The property was inspected by Mr. Yogesh Khaire.					
5. As per the site inspection we found that each floor 03 flats.					
6. 1 lac car parking subject to documented proof.					
7. Property age has been consider as per Society Board.					
8. As per the site inspection we found exterior paint of the building is average.					
9 .At site we found internal maintenance of the property is good.					
10. OC not provided to us by bank.					
Undertaking:					
1) We 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 best of my/our knowledge					
4) Legal title of the property is not verified by us					
Authorized Signatory					



Name & Seal of the agency



PHOTOGRAPHS OF PROPERTY : Mr. Vijay Laxman Yadav & Mrs. Sneha vijay Yadav.

