



# V. S. JADON & CO. VALUERS LLP

1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, OPP. JUINAGAR RAILWAY STATION,  
SANPADA, NAVI MUMBAI 400 706.

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## Valuation Report

Name of Branch:	SBI RACPC Sion		Date: 25/07/2019					
Name of Customer (s)/ Borrowal Unit	Mr. Soma P. Dey & Mr. Prabir Dey.							
Customer Details								
1 Owner Name	Mr. Soma P. Dey & Mr. Prabir Dey.							
Apl No.	NA							
2 Property Details								
Address of the Property	Flat No. 401, 4th Floor, C-Wing, Building No. 3, Park View, Zone No. 11/43, Survey No. 242/1/1K/1, Village-Kavesar, Kasarvadavali, Thane (West), Tal & Dist-Thane, 400 615.							
Nearby Landmark/ Google Map Independent access to the property	Near Children's Traffic Park							
Longitude	72.971524	Latitude	19.2673967					
3 Document Details								
Layout Plan	No	NA	Approval No. NA Dated: NA					
Building Plan	No	NA	Approval No. NA Dated: NA					
Commencement Certificate	No	NA	Approval No. NA Dated: NA					
Legal Documents	1. Copy of Index II & Agreement for Sale Verified: 3882/2016 Dated: 21/03/2016 2. Copy of O.C. verified: TMC/S06/0141/12/TMC/TDD/OCC/0304/16 Dated: 29/11/2016							
4 Physical Details								
Adjoining Property	East	Building	West	Building	North	Road	South	Building
As per documents	East	NA	West	NA	North	NA	South	NA
Matching of Boundaries	NA	Plot Demarcated	Yes	Approved Land Use (Industrial / Commercial / Residential)	Residential	Type of Property	2 BHK Flat	
No of room	Living/Dining	1	Bed Room	2	Toilets/Bath	2	Kitchen	1
Total No of Floor	Stilt + 15th floors with 02 lift	Floor on which the property is located on 4th floor	Approx age of the Property	03 Years	Residual Age of the Property	57 Years	Type of structural – RCC framed/ Stone/ BB/ Masonry	RCC Frame Structure
5 Tenure/Occupancy Details								
Status of Tenure	Owner	No of years of Occupancy:	NA	Relationship of tenant or owner	NA			
6 Stage of Construction:								
Stage of Construction:	100%	Completed	If under construction, extent of completion:		NA			
7 Violations if any observed								
Nature and extent of Violations	NA							
8 Area Details of the property								