

**Valuation Report**

<b>File No</b>	677680731	<b>Project No</b>	
<b>Borrower's Name</b>	MR JHA SANJIV KUMAR SHIV CHANDRA	<b>Type</b>	INDIVIDUAL
<b>Request Date</b>	29/06/2022 19:01:15	<b>Assigned Agency/Date</b>	VSJC / 29/06/2022 19:01:15
<b>Request Status</b>	Site Visit Report /Feedback Partially Updated		
<b>Borrower's Contact Nos</b>	9773000509, SELLER_NAME:GAUTAM MANOJ KUMAR	<b>Coborrower's Contact Nos</b>	
<b>Builders Name</b>		<b>Builder Contact Nos</b>	
<b>Property Name</b>	NAHAR'S AMRIT SHAKTI-JONQUILLE		
<b>Property Address</b>	FLAT-1201,FLOOR-12 NAHAR'S AMRIT SHAKTI-JONQUILLE NAHAR'S AMRIT SHAKTI-JONQUILLE CTS 25B/1,26A,27,28A/1,29N,50ASECTOR R 12/9SAKI VIHAR RD, SAKI NAKANR CHANDIVALI STUDIOANDHERI [E] MUMBAI MUMBAI 400072 MAHARASHTRA		
<b>Property Address visited by Engineer (If Different)</b>			
<b>Building Name / Society Name (As per Sv)</b>	NAHAR'S AMRIT SHAKTI-JONQUILLE		
<b>Valuation of</b>	FLAT	<b>Property Category</b>	RESIDENTIAL
<b>Stage of construction/progress</b>	Ready Completed		
<b>% progress</b>	100		
<b>Progress Remarks</b>	Completed		
<b>Total No of floors</b>	B1+B2 + Stilt+ 20th floors with 2 lifts	<b>Property type*</b>	TWO BEDROOM
<b>Status of property</b>	RENT	<b>Name of the tenant</b>	Ms. Jain
<b>For how long tenant is occupying the property (Months/Years)</b>		<b>Rent being paid (apprx) Rs./Month</b>	
<b>Door Locked</b>	No	<b>For how long is this property locked (Months/Years)</b>	
<b>Name mentioned on society board (for Society/builder flats)</b>	Society board not installed		
<b>Comments</b>	GOOD Maintenance of the property is good		
<b>Infrastructure &amp; surrounding development</b>	Good and developed area		
<b>Age of building (approx)</b>	10		
<b>Nearby Popular Land Mark</b>	Near Jain mandir		

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

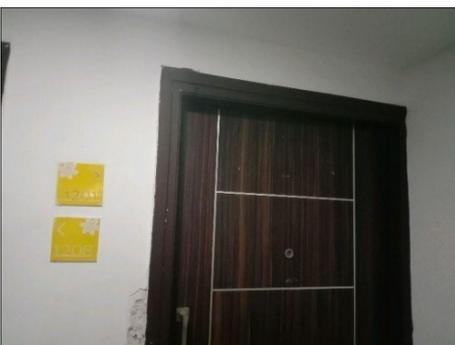
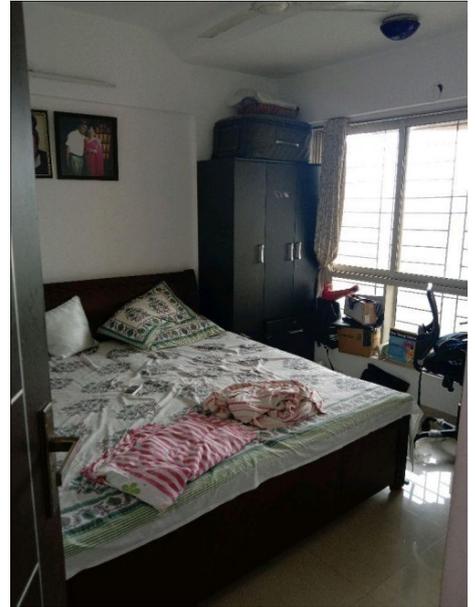
Description	Area(Sqft)	Rate(Rs.)	Total	GeoTagging:(Update Latitude and Longitude Details)	
Plot Area in sqm (if applicable)				Latitude	Longitude
Carpet area	699	26521		19.1055301	72.8986004
BUA area	839	22095			
Super BUA area	1013	18300	18537900		
Others					
Terrace area					
Parking Charges					
Others (Free Field to update others)					
Total Value(approx.)			18537900		
		<b>Market value (Rs.)</b>	18537900		

**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	Garden	Building	Building	Building
<b>Remarks</b>	1) Property identified by Jain (Tenant). 2) As per Physical Measurement 609.00 Sq. ft. Net Carpet area + 90.00 Sq. ft. Fungible area = 699.00 Sq. ft. Gross carpet area, 839.00 Sq. Ft. Gross Built up Area (Loading 20% On Gross Carpet Area), 1013.00 Sq. ft. SBUA (Loading 45% On Gross Carpet Area). 3) Amenities available in complex are Lift, Security, Children's Play Area, Landscaped Garden, Car Parking, Power Backup, gymnasium, Rain Water Harvesting, Sewage treatment plant etc. 4) Location advantages of property is 1.8 Km distance from Saki naka metro station, Public transportation, Good Internal road, Banks, Hospitals, ATMS Etc., available there.			
<b>Deviations</b>	No			
<b>Property Visited by:</b>	Chetan jadhav			
<b>Name of the verifier</b>	Prachi Chaudhari			
<b>Date of Site Visit</b>	2022-06-30			
<b>Report sent to HDFC Date</b>	2022-06-30			



8280 V. S. JADON & CO. VALUERS LLP  
PROPERTY VALUATION SHEET

Reference No.:	Area			Floor Area			Floor Ratio			Floor / Layer		
	sq. ft.	sq. m.	sq. ft.	sq. ft.	sq. m.	sq. ft.	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	
Unit	1786	164	179	Col. Board 1	33	3	1	1	Open Balcony	9	6	6
Living				Col. Board 2					Open Balcony			
Kitchen	114	10	120	Col. Board 3					Open Balcony			
Bedroom 1	112	10	120	Table 1	74	6	6	6	Common Balcony 1			
Bedroom 2	125	11	130	Table 2	7	6	6	6	Common Balcony 2			
Bedroom 3				Table 3					Common Balcony 3			
Bedroom 4				Table 4					Common Balcony 4			
Pantry 1	5	0	5	Table 5					Common Balcony 5			
Pantry 2	5	0	5	Table 6					Common Balcony 6			
Pantry 3	5	0	5	Table 7					Common Balcony 7			
Toilet Area				Table 8					Common Balcony 8			
DB	8	0	8						Common Area			

Extra Covered Area: Col. Board / RCC Slab / Cement Slab / Channel Section

Diagrams: 1) Plot Layout 2) Floor Layout

