

**Valuation Report**

File No	701386997	Project No	
Borrower's Name	MR JOSHI VARAD VIDYADHAR	Type	INDIVIDUAL
Request Date	07/07/2023 10:06:53	Assigned Agency/Date	VSJC / 07/07/2023 10:06:53
Request Status	Site Visit Report /Feedback Partially Updated		
Borrower's Contact Nos	02225975794, 9920901604, 02225975794, 9920143640	Coborrower's Contact Nos	
Builders Name		Builder Contact Nos	
Property Name	CORAL HEIGHTS-A1		
Property Address	FLAT-1203,FLOOR-12 CORAL HEIGHTS -A1 S NO S NO.193/1,2&3,,VILLAGEKAVESAR, GHODBUNDER ROAD, THANE 400602 MAHARASHTRA		
Property Address visited by Engineer (If Different)			
Building Name / Society Name (As per Sv)	CORAL HEIGHTS-A1		
Valuation of	FLAT	Property Category	RESIDENTIAL
Stage of construction/progress	Ready Completed		
% progress	100		
Progress Remarks	Completed		
Total No of floors	S + P + 13th floors with 2 lifts	Property type*	TWO BEDROOM
Status of property	RENT	Name of the tenant	Debosree
For how long tenant is occupying the property (Months/Years)	11	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)	Mr. Arvind M. Patel (HUF)		
Comments	GOOD Maintenance of property is good		
Infrastructure & surrounding development	Good & Developed Area		
Age of building (approx)	11		
Nearby Popular Land Mark	Hotel Shambuji		

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)				
Carpet area	719	15816		
BUA area	862	13192		
Super BUA area	1043	10903	11371829	
Others				
Terrace area				
Parking Charges	1	700000	700000	
Others (Free Field to update others)				
Total Value(approx.)		12071829		
		Market value (Rs.)	12071829	

**Boundaries of the property**

Description	East	West	North	South
As per approved plan	Plan is not given			
As per site	Building A2	Compound	Garden	Road



<b>Remarks</b>	1) Property Identified by Deboshree. 2) As per Physical Measurement 677.00 Sq. ft. Net Carpet area + 42.00 Sq. ft. Fungible area = 719.00 Sq. ft. Gross carpet area, 862.00 Sq. Ft. Gross Built- up Area (Loading 20% On Gross Carpet Area), 1042.00 Sq. ft. SBUA (Loading 45% On Gross Carpet Area). 3) Amenities available in complex are Gated Community, lifts, 24/7 Water supply, Fire safety, Security, Parking etc. 4) Location advantage of the property is around walking distance 1.3KM from Ghodbunder Service Rd, Public Transportation, Good internal roads, Hospitals, Banks, ATMs etc. are available there.
<b>Deviations</b>	No
<b>Property Visited by:</b>	Ajay Songare
<b>Name of the verifier</b>	Harshal Mhatre
<b>Date of Site Visit</b>	2023-07-07
<b>Report sent to HDFC Date</b>	2023-07-07



