



V. S. JADON & CO. VALUERS LLP

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.
Web site: www.vsjadon.com

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	Deboshree
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)				Latitude	Longitude
Carpet area	719	15816		19.25978613	72.97049244
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	Plan is not given	Plan is not given	Plan is not given
As per site	Building A2	Compound	Garden	Road



Remarks	1) Property Identified by Deboshree. 2) As per Physical Measurement 677.00 Sq. ft. Net Carpet area + 42.00 Sq. ft. Fungible area = 719.00Sq.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 distance1.3KM from Ghodbunder Service Rd, Public Transportation, Good internal roads, Hospitals, Banks, ATMs etc. are available there.
Deviations	No
Property Visited by:	Ajay Songare
Name of the verifier	Harshal Mhatre
Date of Site Visit	2023-07-07
Report sent to HDFC Date	2023-07-07



