



V. S. JADON & CO. VALUERS LLP

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Valuation Report

| | | | |
|---|---|--|----------------------------|
| File No | 701470054 | Project No | |
| Borrower's Name | MR DESHMUKH TUSHAR TANAJI | Type | INDIVIDUAL |
| Request Date | 02/11/2023 18:07:35 | Assigned Agency/Date | VSJC / 02/11/2023 18:07:35 |
| Request Status | Site Visit Report /Feedback Partially Updated | | |
| Borrower's Contact Nos | 9096501022, 9225387999, SELLER_NAME:DEVENDRA DAMODAR CHAWARE | Coborrower's Contact Nos | |
| Builders Name | | Builder Contact Nos | |
| Property Name | SVS RESIDENCY ROSABELLA CHSL | | |
| Property Address | FLAT-14,FLOOR-1 PLOT 2 ROSABELLA SVS RESIDENCY PLOT 2 ROSABELLA S NO 104/2,DAHIWALI TARFE NEED OPP. H.P.PETROL, KARJATMURBAD HIGHWAY, KARJAT, DIST-RAIGAD RAIGARH-MS 410201 MAHARASHTRA | | |
| Property Address visited by Engineer (If Different) | FLAT-14,FLOOR-1, SVS RESIDENCY ROSABELLA CHSL, PLOT 2, S NO 104/2,DAHIWALI TARFE NEED OPP. H.P.PETROL, KARJATMURBAD HIGHWAY, KARJAT, DIST-RAIGAD RAIGARH-MS 410201 MAHARASHTRA | | |
| Building Name / Society Name (As per Sv) | SVS RESIDENCY ROSABELLA CHSL | | |
| Valuation of | FLAT | Property Category | RESIDENTIAL |
| Stage of construction/progress | Ready Completed | | |
| % progress | 100 | | |
| Progress Remarks | Completed | | |
| Total No of floors | Gr. + 4th floors with 1 lift | Property type* | ONE BEDROOM |
| Status of property | VACANT | Name of the tenant | |
| For how long tenant is occupying the property (Months/Years) | | 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) | Mrs. Madhavi D. Chaware | | |
| Comments | GOOD Maintenance of property is good | | |
| Infrastructure & surrounding development | Good & Developing Area | | |
| Age of building (approx) | 6 | | |
| Nearby Popular Land Mark | ASCENT FORTUNE | | |

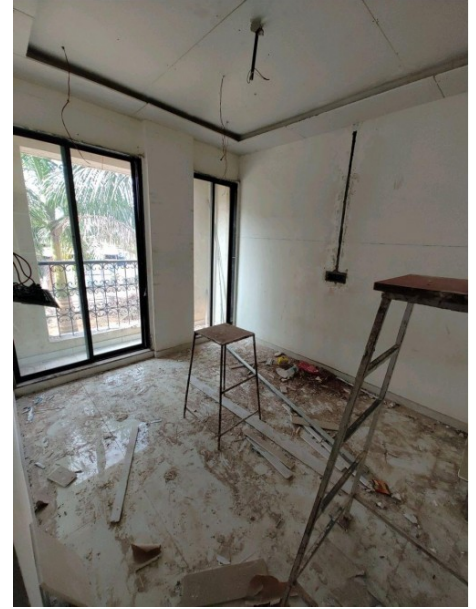
Valuation of the property:-Unit Considered :**Sqft**, Area Considered :**SBUA**

| Description | Area(Sqft) | Rate(Rs.) | Total | GeoTagging:(Update Latitude and Longitude Details) | |
|--------------------------------------|------------|-----------|--------------------|--|------------|
| Plot Area in sqm (if applicable) | | | | Latitude | Longitude |
| Carpet area | 435 | 4642 | | 18.9107000 | 73.3362068 |
| BUA area | 522 | 3868 | | | |
| Super BUA area | 631 | 3200 | 2019200 | | |
| Others | | | | | |
| Terrace area | | | | | |
| Parking Charges | | | | | |
| Others (Free Field to update others) | | | | | |
| Total Value(approx.) | | | 2019200 | | |
| | | | Market value (Rs.) | 2019200 | |

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 | Open | Road | Open | Open |
| Remarks | 1) Property Identified by Deshmukh (9225387999). 2) As per Physical Measurement 342.00 Sq. ft. Net Carpet area + 93.00 Sq. ft. Fungible area = 435.00Sq.ft. Gross carpet area, 522.00 Sq. Ft. Gross Built- up Area (Loading 20% On Gross Carpet Area), 630.00 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 distance 2.2KM away from Karjat railway station, Public Transportation, Good internal roads, Hospitals, Banks, ATMs etc. are available there. 5) As per site inspection flat renovation work is in progress. | | | |
| Deviations | No | | | |
| Property Visited by: | Naynesh Sunil Lovanshi | | | |
| Name of the verifier | Prachi Sawant | | | |
| Date of Site Visit | 2023-11-03 | | | |
| Report sent to HDFC Date | 2023-11-03 | | | |

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