



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	701949180	Project No	
Borrower's Name	MR MARATHE DHIRAJ GOVIND	Type	INDIVIDUAL
Request Date	17/11/2023 19:05:59	Assigned Agency/Date	VSJC / 17/11/2023 19:05:59
Request Status	Site Visit Report /Feedback Partially Updated		
Borrower's Contact Nos	022022, 9870426420, 022022, 8879173637	Coborrower's Contact Nos	
Builders Name		Builder Contact Nos	
Property Name	SHREE LAXMI PARK PHASE II		
Property Address	FLAT-804,FLOOR-8 SHREE LAXMI PARK PHASE II BLDG NO 4 WING BS NO 223 u0026 224 H NO 1 u00262LOKMANYA NAGARMAJIWADETHANE WEST DIST THANE 400603 MAHARASHTRA		
Property Address visited by Engineer (If Different)			
Building Name / Society Name (As per Sv)	SHREE LAXMI PARK PHASE II		
Valuation of	FLAT	Property Category	RESIDENTIAL
Stage of construction/progress	Ready Completed		
% progress	100		
Progress Remarks	Completed		
Total No of floors	Gr. + 9th floors with 2 lifts	Property type*	ONE BEDROOM
Status of property	RENT	Name of the tenant	Robbert
For how long tenant is occupying the property (Months/Years)	1	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. Prabhakar S. Kakade		
Comments	GOOD Maintenance of property is good		
Infrastructure & surrounding development	Good & Developed Area		
Age of building (approx)	24		
Nearby Popular Land Mark	Shiv kailash society garden		

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	454	14783		19.2117067	72.9548033
BUA area	544	12338			
Super BUA area	658	10200	6711600		
Others					
Terrace area					
Parking Charges					
Others (Free Field to update others)					
Total Value(approx.)			6711600		
		Market value (Rs.)	6711600		

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	Road	Garden	Road	A Wing



Remarks	1) Property Identified by Robbert. 2) As per Physical Measurement 454.00Sq.ft. Gross carpet area, 544.00 Sq. Ft. Gross Built- up Area (Loading 20% On Gross Carpet Area), 658.00 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 5.6KM away from Thane railway station, 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	2023-11-18
Report sent to HDFC Date	2023-11-18

