

**Valuation Report**

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|--|---|---|----------------------------|
| 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 u0026 LOKMANYA 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) | | | | |
| Carpet area | 454 | 14783 | | |
| 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 |
| 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 |

