



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	702670564	Project No	
Borrower's Name	MR SHEDGE MAHESH MAHADEV	Type	INDIVIDUAL
Request Date	04/04/2024 16:06:43	Assigned Agency/Date	VSJC / 04/04/2024 16:06:43
Request Status	Site Visit Report /Feedback Partially Updated		
Borrower's Contact Nos	9594143301, 9167004388, 9594847507, SELLER_NAME:	Coborrower's Contact Nos	
Builders Name		Builder Contact Nos	
Property Name	LK DAMAYANTI RESIDENCY B		
Property Address	FLAT-606, FLOOR-6, LK DAMAYANTI RESIDENCY B, PLOT 10, SECTOR 07, TALOJA, PHASE- I PANVEL 410208 MAHARASHTRA.		
Property Address visited by Engineer (If Different)			
Building Name / Society Name (As per Sv)	LK DAMAYANTI RESIDENCY B		
Valuation of	FLAT	Property Category	RESIDENTIAL
Stage of construction/progress	Under Construction All work Completed, Waiting for OC.		
% progress	98		
Progress Remarks	All work Completed		
Total No of floors	G + 1st to 9th Floor with 2 lifts	Property type*	ONE BEDROOM
Status of property	SELF	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)	Society board not installed		
Comments	GOOD Maintenance of property is good		
Infrastructure & surrounding development	Good and developing area		
Age of building (approx)	0		
Nearby Popular Land Mark	Sai Riverdale		

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

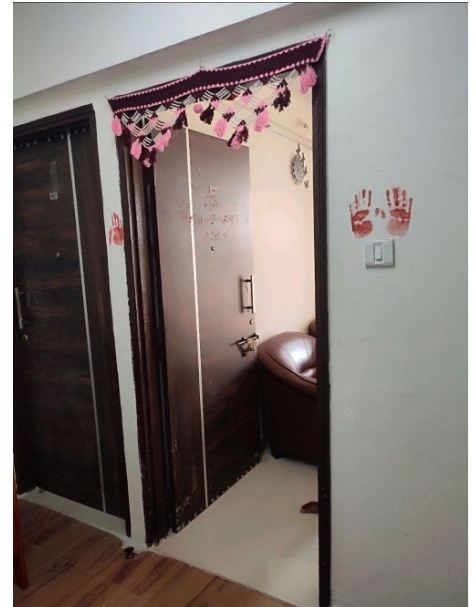
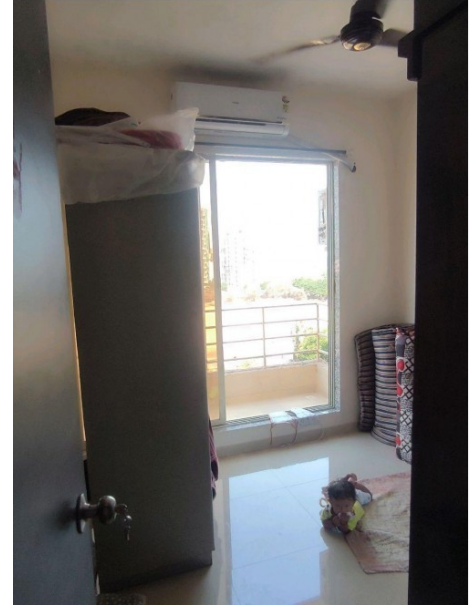
Description	Area(Sqft)	Rate(Rs.)	Total	GeoTagging:(Update Latitude and Longitude Details)	
Plot Area in sqm (if applicable)				Latitude	Longitude
Carpet area	400	8700		19.07841	73.097392
BUA area	480	7250			
Super BUA area	580	6000	3480000		
Others					
Terrace area					
Parking Charges					
Others (Free Field to update others)					
Total Value(approx.)			3480000		
		Market value (Rs.)	3480000		

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	Sai Riverdale	Rio heights	Open Plot	Road



Remarks	1) Property Identified by Mr. Mahesh Shedge (Costumer) - 9594143301. 2) As per Physical Measurement 314.00 Sq. ft. Net Carpet area + 86.00 Sq. ft. Fungible area = 400.00Sq.ft. Gross carpet area, 480.00 Sq. Ft. Gross Built- up Area (Loading 20% On Gross Carpet Area), 580.00 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 850m distance from Pethali-Taloja metro station & 1.3km away from Taloja Panchnand railway station, Public Transportation, Good internal roads, Hospitals, Schools, Collages, Banks, Atms etc. are available there. 5) As per site information, Builder has been given possession to customers but OC not received yet, kindly check before proceeding further.
Deviations	No
Property Visited by:	Sunil Peravi
Name of the verifier	Harshal Mhatre
Date of Site Visit	2024-04-05
Report sent to HDFC Date	2024-04-05



15388

V. S. JADON & CO. VALUERS LLP

PROPERTY VALUATION SHEET

Reference No. 1	Floor Plan				Type / Layer			
	Item	Fl	In	W	Item	Fl	In	W
Hall	15	1	0		Open Balcony	9	5	6
Dining					Open Balcony			
Kitchen	8	0	6	1	Open Balcony			
Bedroom 1	10	1	9	5	Covered Balcony 1	3	9	2
Bedroom 2					Covered Balcony 2	3	0	2
Bedroom 3					Covered Balcony 3			
Bedroom 4					Covered Balcony 4			
Passage 1	8	2	3	0	Flower Bed 1			
Passage 2					Flower Bed 2			
Passage 3					Flower Bed 3			
Loft Area					Covered Area			
					2200 Balcony	6	7	2

Extra Covered Area : Oil Sheet / RCC Slab / Concrete Sheet / Channel section

Diagrams :- 1) Floor Layout 2) Floor Layout

Remark :