



# V. S. JADON & CO. VALUERS LLP

Office No. J-1031, Akshar Business Park, Plot No. 03  
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## Valuation Report

<b>File No</b>	702887510	<b>Project No</b>	
<b>Borrower's Name</b>	MR MISHRA GOVIND RAJESH	<b>Type</b>	INDIVIDUAL
<b>Request Date</b>	24/05/2024 16:09:46	<b>Assigned Agency/Date</b>	VSJC / 24/05/2024 16:09:46
<b>Request Status</b>	Site Visit Report /Feedback Partially Updated		
<b>Borrower's Contact Nos</b>	9869927811, 8879926628, SELLER_NAME:	<b>Coborrower's Contact Nos</b>	
<b>Builders Name</b>		<b>Builder Contact Nos</b>	
<b>Property Name</b>	ARIHANT AMBAR BLDG A		
<b>Property Address</b>	FLAT-A101,FLOOR-1 ARIHANT AMBAR BLDG A ARIHANT AMBAR BLDG A S NO 2/2PTu00262/5B,VILLAGE -GHOT PANVEL PANVEL 410206 MAHARASHTRA		
<b>Property Address visited by Engineer (If Different)</b>	FLAT-101, FLOOR-1, ARIHANT AMBAR BLDG A, S NO 2/2PTu00262/5B, VILLAGE -GHOT PANVEL PANVEL 410206 MAHARASHTRA		
<b>Building Name / Society Name (As per Sv)</b>	ARIHANT AMBAR BLDG A		
<b>Valuation of</b>	FLAT	<b>Property Category</b>	RESIDENTIAL
<b>Stage of construction/progress</b>	Ready Completed		
<b>% progress</b>	100		
<b>Progress Remarks</b>	Completed		
<b>Total No of floors</b>	G + 7th floors with 1 lift	<b>Property type*</b>	ONE BEDROOM
<b>Status of property</b>	RENT	<b>Name of the tenant</b>	Ahammed
<b>For how long tenant is occupying the property (Months/Years)</b>	0.1	<b>Rent being paid (apprx) Rs./Month</b>	6000
<b>Door Locked</b>	No	<b>For how long is this property locked (Months/Years)</b>	
<b>Name mentioned on society board (for Society/builder flats)</b>	Mrs. Neelam Rajesh Mishra Mr. Govind Rajesh Mishra		
<b>Comments</b>	GOOD Maintenance of property is good		
<b>Infrastructure &amp; surrounding development</b>	Good & Developed Area		
<b>Age of building (approx)</b>	0		
<b>Nearby Popular Land Mark</b>	Sai amber residency		

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	370	9416		19.0835553	73.1118494
BUA area	444	7847			
Super BUA area	536	6500	3484000		
Others					
Terrace area					
Parking Charges					
Others (Free Field to update others)					
<b>Total Value(approx.)</b>			3484000		
		<b>Market value (Rs.)</b>	3484000		

### Boundaries of the property

Description	East	West	North	South
As per approved plan	Plan is not given			



As per site	Open	Sai ambar	Road	Open plot
<b>Remarks</b>	1) Property Identified by Govind (Owner-986992781). 2) As per Physical Measurement 360.00 Sq. ft. Net Carpet area + 10.00 Sq. ft. Fungible area = 370.00 Sq. ft. Gross carpet area, 444.00 Sq. Ft. Gross Built- up Area (Loading 20% On Gross Carpet Area), 536.00 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 4.5KM away from Taloja Panchnand railway station, Public Transportation, Good internal roads, Hospitals, Banks, Atms etc. are available there.			
<b>Deviations</b>	No			
<b>Property Visited by:</b>	Sunil Peravi			
<b>Name of the verifier</b>	Priyanka Patil			
<b>Date of Site Visit</b>	2024-05-25			
<b>Report sent to HDFC Date</b>	2024-05-25			

