

Valuation Report

File No	704237299	Project No	577040
Borrower's Name	MR SADHYA DRAVIT KUMAR	Type	INDIVIDUAL
Request Date	6/4/2025 5:19:57 PM	Assigned Agency/Date	VSJC1 / 04-Jun-2025 06:11 PM
Borrower's Contact Nos	9689037983	Co-borrower's Contact Nos	
Builders Name		Builder Contact Nos	
Property Name	ARIHANT AMBAR BLDG A	Property Category	RESIDENTIAL
Property Address	FLAT-202,FLOOR-2 ARIHANT AMBAR BLDG A ARIHANT AMBAR BLDG A S NO 2/2PT&2/5B,VILLAGE -GHOT PANVEL PANVEL 410206 MAHARASHTRA		
Property Address visited by Engineer (If Different)		Property type*	IBR
Building Name / Society Name (As per Sv)	ARIHANT AMBAR BLDG A	Name of the tenant	
Valuation of	Residential Flat	Rent being paid (approx) Rs./Month	
Stage of construction/progress	Ready Completed	For how long is this property locked (Months / Years)	
% progress	100		
Progress Remarks	Completed		
Total No of floors	G + 7th floors with 1 lift		
Status of property	VACANT		
For how long tenant is occupying the property (Months/Years)			
Door Locked	NO		
Name of the owner	NA		
Name mentioned on society board (for Society/builder flats)	Mr. Dravit Kumar Sadhya		
Comments	GOOD Maintenance of property is good		
Infrastructure & surrounding development	Good & Developed Area		
Age of building (approx)	2		
Nearby Popular Land Mark	Sai amber residency		

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

Description	Area(Sqft)	Rate(Rs.)	Total
Plot Area in sqm (if applicable)	0	0	0
Carpet area	395	9268	
BUA area	474	7723	
Super BUA area	572	6400	3660800
Others			
Terrace area	0		
Parking Charges	0		
Others (Free Field to update others)	0		
Total Value(approx.)			3660800
		Market value (Rs.)	3660800

GeoTagging:(Update Latitude and Longitude Details)

Latitude 19.083636174042677 Longitude 73.11184655770998

Boundaries of the property

Description	East	West	North	South
As per approved plan	Plan not given	Plan not given	Plan not given	Plan not given
As per site	Ghot Village	Sai amber residency	Ghot Road	Nala

Latitude MMMMM 19.083636174042677

Longitude 73.11184655770998

Remarks 1) Property Identified by Dravit (9689037983). 2) As per Physical Measurement 356.00 Sq. ft. Net Carpet area + 38.00 Sq. ft. Fungible area = 395.00 Sq. ft. Gross carpet area, 474.00 Sq. Ft. Gross Built- up Area (Loading 20% On Gross Carpet Area), 572.00 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 3.2KM away from Taloja Panchnand railway station, Public Transportation, Good internal roads, Hospitals, Banks, Atms etc. are available there. 5) No one is living in the flat, but there is the owner's luggage.

Deviations	No
Property Visited by:	Sunil Peravi
Name of the verifier	PAYAL PATIL
Date of Site Visit	6/6/2025 12:00:00 AM
Report sent to HDFC	
Date	

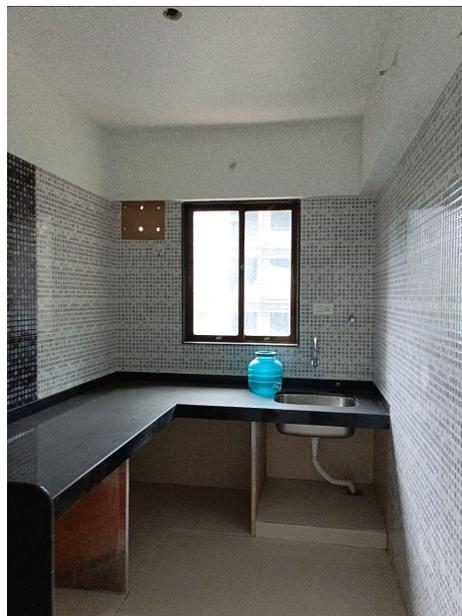
60638 V.S. JADON & CO. VALUERS LLP
PROPERTY VALUATION SHEET

Reference No.	1st Floor			2nd Floor		
	Item	L	W	Item	L	W
Hall	13	1	9	Open Balcony	4	1
Dining				Open Balcony	4	1
Kitchen	10	1	6	Open Balcony	4	1
Bedroom 1	11	7	9	Covered Balcony 1	5	3
Bedroom 2				Covered Balcony 2	4	3
Bedroom 3				Covered Balcony 3		
Bedroom 4				Covered Balcony 4		
Passage 1	4	1	3	Flower Bed 1		
Passage 2	4	2	3	Flower Bed 2		
Loft Area				Flower Bed 3		
				Veranda		
				Covered Area		

Extra Covered Area / GI Sheet / RCC Slab / Glass Sheet / Chartist Section

Diagrams - 1) 1st Flr Layout 2) 2nd Flr Layout

Remark:



ARIHANT AMBER 'A'

1st Floor	101	Ms. NEELAM RAJESH MISHRA Ms. GOVIND RAJESH MISHRA	102	Ms. TULSI NAGESH ARI CHANDRANI Ms. DELVIA DEVI CHANDRANI	103	Ms. ANIL ATKARI Ms. SHRIDADHA ATKARI
	104	Ms. ARUN BHANUDEV KULKARNI Ms. SUSHRA BHANUDEV KULKARNI	105	Ms. ANUP ANANDJI VALANKAR Ms. BHARATI SACHINJI VALANKAR	106	Ms. SUPRIYA SUDHAKAR Ms. NAGESH SUDHAKAR
2nd Floor	201	Ms. HARSHITA NIKHIL Ms. NIKHIL NIKHIL	202	Ms. CHAVITHI KUMAR SACHYA Ms. NIKHIL KUMAR SACHYA	203	Ms. SUPRIYA SUDHAKAR Ms. NAGESH SUDHAKAR
	204		205	Ms. NAGESH FALGUNI ANANDJI Ms. ANANDI ANANDJI	206	
3rd Floor	301	Ms. TULIKA PANDHAR Ms. ANANDI PANDHAR	302	Ms. NAGESH PUSHPATI CHANDRANI Ms. ANANDI PUSHPATI CHANDRANI	303	
	304	Ms. ZAHEDI AHMED MUHAMMAD Ms. AHMED AHMED MUHAMMAD	305	Ms. NIKHIL ANANDJI CHANDRANI Ms. ANANDI ANANDJI CHANDRANI	306	
4th Floor	401	Ms. SHRUTI NIKHIL KULKARNI Ms. NIKHIL NIKHIL KULKARNI	402	Ms. NIKHIL ANANDJI CHANDRANI Ms. ANANDI ANANDJI CHANDRANI	403	Ms. ANIL ATKARI Ms. SHRIDADHA ATKARI
	404	Ms. NIKHIL ANANDJI CHANDRANI Ms. ANANDI ANANDJI CHANDRANI	405	Ms. NIKHIL ANANDJI CHANDRANI Ms. ANANDI ANANDJI CHANDRANI	406	
5th Floor	501	Ms. KAVITA SANDIP CHAVHAN Ms. SANDIP DILIP CHAVHAN	502	Ms. NIKHIL ANANDJI CHANDRANI Ms. ANANDI ANANDJI CHANDRANI	503	
	504	Ms. PUSHPATI SURESH BHASKAR Ms. ANANDI SURESH BHASKAR	505	Ms. NIKHIL ANANDJI CHANDRANI Ms. ANANDI ANANDJI CHANDRANI	506	
6th Floor	601	Ms. ANIL ATKARI Ms. SHRIDADHA ATKARI	602	Ms. NIKHIL ANANDJI CHANDRANI Ms. ANANDI ANANDJI CHANDRANI	603	
	604	Ms. BIR BHANU SINGH HANDEGA Ms. NIKHIL HANDEGA	605	Ms. NIKHIL ANANDJI CHANDRANI Ms. ANANDI ANANDJI CHANDRANI	606	
7th Floor	701	Ms. MONIKA SOSOUZA Ms. ANANDI SOSOUZA	702	Ms. NIKHIL ANANDJI CHANDRANI Ms. ANANDI ANANDJI CHANDRANI	703	
	704	Ms. SONAM TIRPUDI Ms. ANANDI TIRPUDI	705	Ms. NIKHIL ANANDJI CHANDRANI Ms. ANANDI ANANDJI CHANDRANI	706	