

Valuation Report

File No	704190996	Project No	
Borrower's Name	MR AGGARWAL SAHIL PRAMOD	Type	INDIVIDUAL
Request Date	6/26/2025 2:58:57 PM	Assigned Agency/Date	VSJC1 / 26-Jun-2025 06:10 PM
Borrower's Contact Nos	9820804585	Co-borrower's Contact Nos	9820154596, 9833637170, 9820768851
Builders Name		Builder Contact Nos	
Property Name	HIRANANDANI GARDENS-NORITA CHSL		
Property Address	FLAT-2001A,2001B,2002,FLOOR-20,20,20 HIRANANDANI GARDENS-NORITA CHSL HIRANANDANI GARDENS-NORITA CHSL CTS 13, 14 & 16, SECTOR VI AADI SHANKARACHARYA MARGPOWAIMUMBAI MUMBAI 400076 MAHARASHTRA		
Property Address visited by Engineer (If Different)			
Building Name / Society Name (As per Sv)			
Valuation of	Residential Flat	Property Category	RESIDENTIAL
Stage of construction/progress	Ready Completed		
% progress	100		
Progress Remarks	Completed		
Total No of floors	G + 1st to 21st Floor with 2 lifts	Property type*	4BR
Status of property	VACANT	Name of the tenant	
For how long tenant is occupying the property (Months/Years)		Rent being paid (approx) Rs./Month	
Door Locked	NO	For how long is this property locked (Months / Years)	
Name of the owner	NA		
Name mentioned on society board (for Society/builder flats)	Mrs Sita Ruia		
Comments	GOOD Maintenance of the property is good		
Infrastructure & surrounding development	Good & Developed Area		
Age of building (approx)	3		
Nearby Popular Land Mark	Dental Surgeons Planet		

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	1614	43513	
BUA area	1937	36257	
Super BUA area	2341	30000	70230000
Others			
Terrace area	0		
Parking Charges	0		
Others (Free Field to update others)	0		
Total Value(approx.)			70230000
		Market value (Rs.)	70230000

GeoTagging:(Update Latitude and Longitude Details)

Latitude 19.118157255882284 Longitude 72.90813816035114

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	School	Road	Road	Building

Latitude MMMMM 19.118157255882284

Longitude 72.90813816035114

Remarks 1) Property Identified by Sahil-Client-9820804585. 2) As per Physical Measurement 1614.00Sq. ft. Net Carpet area, 1937.00Sq. Ft. Built- up Area (Loading 20% On Carpet Area), 2341.00Sq. ft. SBUA (Loading 45% On Carpet Area). 3) Amenities available in complex are Gated Community, lifts, 24/7 Water supply, Fire safety, Parking etc. 4) Location advantage of the property is around 3.5KM from Kanjurmarg railway station, Public Transportation, Good internal roads, Hospitals, Schools, Collages, Banks, Atms etc. are available there. 5) Realizable value of property is 70230000/-

Deviations 1) As per the inspection we found, Flat Nos. 2001A, 2001B and 2002 have been internally merged, having a single entrance. 2) On the site Flat Nos. 2001A and 2001B

which is named as Flat No. 2001.

Property Visited by:	Nainesh Tambe
Name of the verifier	Harshal Mhatre
Date of Site Visit	6/28/2025 12:00:00 AM
Report sent to HDFC Date	

